



October 19, 2020

Mr. Joe Jursenas
Mojo Franklin St LLC
530 Franklin St.
Oconomowoc, WI 53066

BRRTS #: 07-68-586215
FID #: 268189680

Sent Via Email: jjursenas@briohn.com

Subject: Liability Clarification Letter Concerning Environmental Liability for
Quick Cleaners – Former, 530 Franklin St., Oconomowoc, Wisconsin

Dear Mr. Jursenas:

Purpose

The purpose of this letter is to provide you with clarifications regarding the environmental liability that a current owner may have for a property located at 530 Franklin Street in Oconomowoc, Wisconsin (the Property). The Property consists of approximately 0.75 acres of land located at 530 Franklin Street in Waukesha County, Wisconsin. According to Waukesha County Land Records, the Property is owned by Mojo Franklin St, LLC and is designated as parcel number OCOC0560254. The Department of Natural Resources (DNR) has agreed to provide you with a letter clarifying the environmental liability associated with contaminants detected at the Property and respond to your specific concerns.

Summary Determination

Hazardous substance discharges have occurred on the Property. However, after an investigation and remediation was completed, the DNR has approved a site closure and determined that no additional actions are required. The continuing obligations issued at time of closure are still in effect. Any changes to the required barriers, site use or vapor mitigation system will require prior DNR approval.

The conditions of closure and continuing obligations required were based on the Property being used as a storage facility or commercial use. The DNR understands there is an unoccupied residential unit at the Property. A vapor assessment must be conducted before the unit is occupied or the use changes to residential. The assessment may need to include sub-slab vapor sampling or indoor air sampling. The site will be reopened if the Property is used for residential purposes without conducting further vapor assessment.

Request

On August 4, 2020, Katherine Juno from LF Green Development, LLC requested on your behalf that the DNR address the environmental liability that a current owner of the Property may have related to any existing contamination at the Property. You also asked that the DNR answer the following questions:

- What assurances does a party receive from the DNR once a cleanup is complete?
- What cleanup responsibility does a purchaser of the Property have if contamination is subsequently discovered on or beneath the Property?

- Mr. Joe Jursenas of Mojo Franklin St LLC requested written clarification from the DNR for proposed changes to the continuing obligations imposed at the time of closure, specifically:
 - The barrier cap specified at the time of closure is not warranted for this Property and is therefore not subject to continuing obligations or maintenance.
 - The Property is zoned for residential use, and future development at the Property for residential use will not require DNR approval.
 - Mojo Franklin St LLC will maintain the sub-slab vapor mitigation system unless sub-slab testing is completed at the Property and the results indicate that the system is not warranted for the current Property building. Mojo Franklin St LLC will notify DNR prior to changing the construction of the building and any changes to the vapor mitigation system. The need for a vapor mitigation system for any new construction will be addressed at that time.
 - Mojo Franklin St LLC will properly manage any soil excavated from the Property, including characterizing the soil for onsite management in accordance with NR 718 or landfill disposal as solid waste.
 - A post-closure modification will be required if changes to the building construction or vapor mitigation system are implemented.

The DNR received the \$700 fee for providing assistance on August 4, 2020, as required by Wis. Admin. Code § NR 749.04(1).

Summary of Environmental Conditions

A drycleaner previously operated at the Property. During investigation of the Property, chlorinated volatile organic compound (CVOC) impacts were discovered in the soil and groundwater. Responses included groundwater monitoring and installation of a dual fan vapor mitigation system (also referred to as a double-vapor mitigation system). Residual CVOC impacts remain at the Property in the soil and groundwater. The entire Property has a groundwater infiltration barrier consisting of a building, pavement and a landscaped cover. This barrier is required to limit further groundwater contamination at the Property.

Case closure with continuing obligations was issued on July 10, 2017. The conditions of closure and continuing obligations required were based on the Property being used as a storage facility. These continuing obligations are required of any current or future property owners.

Liability Clarification

This letter will clarify the DNR's position on environmental liability associated with the Property in the following situations:

- circumstances under which the DNR would "reopen" cases that were previously "closed," and require further investigation or cleanup;
- liability of a new purchaser or lessee of the Property;
- continuing obligations at the Property, including:
 - barrier cap;

- DNR approval of future development at the Property for residential use;
- vapor mitigation at the Property;
- contaminated soil management; and
- post-closure modification requirements.

1. What assurances does a party receive from the DNR once a cleanup is complete?

The State issues what is commonly referred to as a closure letter once the site investigation and cleanup have been completed. It indicates that the State has determined that no further environmental response action is necessary at the site, based upon the information available to the State at that time. The DNR can only require further action to address a previously closed case if certain criteria are met, including if information regarding the site or facility conditions indicates that contamination on or from the site or facility poses a threat to public health, safety, welfare or the environment, or if the property owner has not complied with the continuing obligations applied in the closure approval (Wis. Admin. Code § NR 727.13). Approximately 27,000 clean-up cases have been closed by the DNR, but fewer than 150 have been reopened in the past 20 years.

Thus, before the DNR can require further action to address residual contamination in existence at the time that the site (i.e., the area of contamination at the Property that was the subject of the closure letter) was closed, the DNR must make a determination that information meets the reopening criteria and that further action is required.

2. What cleanup responsibility does a purchaser of the Property have if contamination is subsequently discovered on or beneath the Property?

The known areas of contamination on the Property have been closed, and thus the State will not require current or future Property owners to take any additional action to investigate or remediate the residual contamination, unless the case would need to be reopened, as described in the response to Question #1. However, you should be aware that the State's hazardous substance spill law, Wis. Stats. § 292.11, imposes liability on anyone who possesses or controls contaminated property where hazardous substances are continuing to discharge to the environment. This liability exists even if another person, such as a prior owner or tenant caused the contamination.

Whenever possible, the DNR requires the person who caused the hazardous substance discharge to take the appropriate response actions. However, if these persons cannot be located or are unable to pay, the owner of the Property is responsible for taking the appropriate actions. The DNR will take the steps available to it through state law to compel the person that the DNR believes to have caused the discharge on the Property to take the response action necessary to address that threat. The DNR would only require the person in current possession or control of the Property to address that threat if the DNR were unable to compel the person who caused the discharge to take the appropriate response action.

3. What are the continuing obligations at the Property?

Barriers which include the building, pavement and landscaped cover shown on the attached map, D1 Soil Maintenance Plan Map, dated October 2016, shall be maintained according to the attached Soil Maintenance Plan, dated September 21, 2015, in order to minimize infiltration of groundwater and prevent further groundwater contamination. The barriers approved at closure were designed to be protective of a commercial use setting. The approved barriers may not be protective if the Property use was to change to residential. Before using the Property for residential purposes, you must notify the DNR at least 45 days before taking an action, to determine if additional response actions are warranted.

The building contains a dual fan vapor mitigation system which must be operated, maintained and inspected according to the attached Vapor Mitigation Plan, dated September 21, 2015. If the decision is made to no longer use the vapor mitigation system, or to make a change to the vapor mitigation system, you must notify the DNR at least 45 days before shutting the vapor mitigation system off, or before making any other changes to the system, and evaluate whether conditions are protective of public health and safety. Additional response actions may be necessary.

The integrity of the building floor must be maintained in compliance with the attached maintenance plan. This will help ensure proper functioning of the vapor mitigation system by limiting vapor intrusion to indoor air spaces.

Residual soil contamination remains at the Property as indicated on the attached map, Post Remedial Soil Contamination Map, Attachment B.2.b, dated June 2016. If soil in these locations is excavated in the future, you must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, you will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules.

Contaminated soil may be managed in accordance with Wis. Admin. Code ch. NR 718, with prior approval. Excavation and/or replacement of the contaminated soil may pose an inhalation or other direct contact hazard and as a result, special precautions may need to be taken to prevent a direct contact health threat to humans.

Construction over contaminated soils or groundwater may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor intrusion and potential for migration should be evaluated when planning any future redevelopment, and measure should be taken to ensure the continued protection of public health, safety, welfare and the environment at the Property.

The DNR understands the local municipality has designated the zoning of the Property as Residential. The DNR issued the case closure based on the Property use as commercial. The continuing obligations are based on commercial use and may not be protective of public health if the Property is used for residential housing. The DNR understands there is an unoccupied residential unit at the Property. A vapor assessment must be conducted before the unit is occupied or the proposed use of the Property changes to residential. The assessment may need to include sub-slab vapor sampling or indoor air sampling.

The continuing obligations issued at time of closure are still in effect. As previously stated, any changes to the barriers, site use or vapor mitigation system requires prior DNR approval. Approval is also required before any future development occurs at the Property, including single or multi-family residential units. An approval may be requested by submitting a Post-Closure Modification (PCM) request to the DNR. A PCM request should be submitted with the requisite review and database fees at least 45 days before any changes affecting the required continuing obligations occur at the Property.

Please understand that this letter clarifies a new or current owner's liability related to residual contamination on the Property based only on the information presently available to the DNR. The DNR has made no determination concerning the presence or absence of hazardous substance discharges other than those identified in the reports provided. In the future, if the DNR becomes aware of new information concerning the contamination referenced above, or the presence of other contaminants on the Property not previously identified, the DNR will need to evaluate that data to determine if response actions may be required.

The Bureau for Remediation and Redevelopment Tracking System (BRRTS) identification number for this activity is shown at the top of this letter. The DNR tracks information on all determinations such as this in a DNR database, “BRRTS on the Web,” that is available on the Internet at <http://dnr.wi.gov/topic/Brownfields/botw.html>.

The DNR hopes that this letter helps clarify what known areas of residual contamination on the Property may require further environmental response action under Wisconsin law, and who is responsible for conducting these actions. If you have any questions, please contact David Hanson at (414) 639-4156 or by email at david.hanson@wisconsin.gov.

Sincerely,

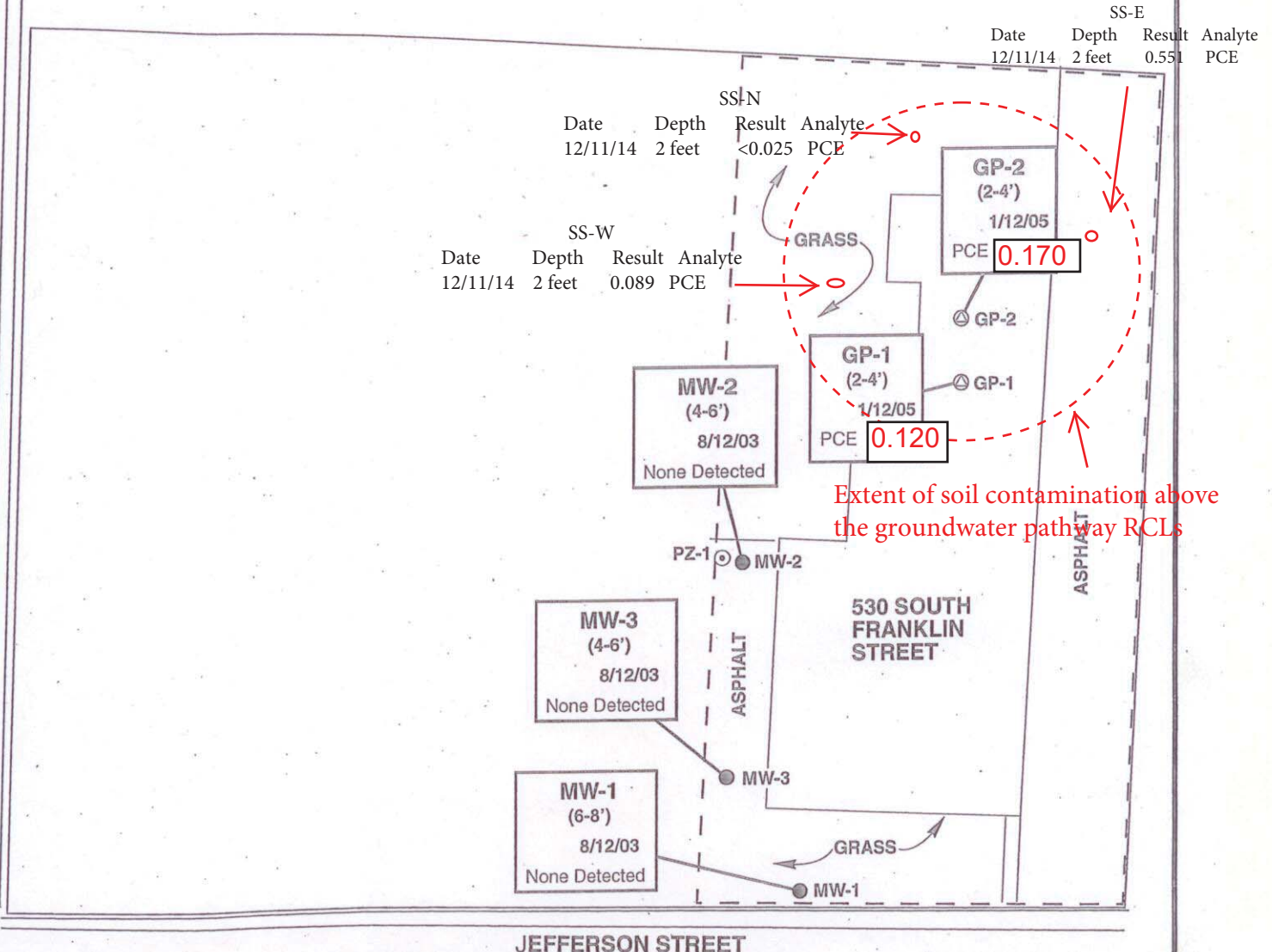


Pamela A. Mylotta
Southeast Region Team Supervisor
Remediation and Redevelopment Program

Attachments: D1 Soil Maintenance Plan Map, dated October 2016
Soil Maintenance Plan, dated September 21, 2015
Vapor Mitigation Plan, dated September 21, 2015
Post Remedial Soil Contamination Map, Attachment 8.2.b, dated June 2016

cc: Katherine Juno, LF Green Development, LLC (electronic)
David Hanson, SER (electronic)

B.2.b Post Remedial Soil Contamination Map



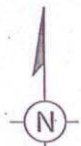
JEFFERSON STREET

LEGEND

- MONITORING WELL LOCATION
- ⊙ PIEZOMETER LOCATION
- - - PROPERTY BOUNDARY
- ⊗ GEOPROBE LOCATION



PCE Tetrachloroethene parts per million (ppm)



0 25 50
SCALE IN FEET

Created June 2016

Original map provided by:



SOIL MAINTENANCE PLAN

September 21, 2015

Property Located at:
Parcel # OCOC 0560-254
530 Franklin Street
Former Quick Cleaners
Oconomowoc, WI 53235

WDNR BRRTS **-02-68-280310**

Introduction

This document is the Maintenance Plan for a pavement/building cover at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing pavement and building located over the contaminated groundwater plume and impacted soil on the site. The groundwater and soil are contaminated with chlorinated compounds. The location of the building and paved surfaces to be maintained in accordance with this Maintenance Plan is identified in the attached map (Exhibit D.1).

More specific information about this property can be found in the WDNR Southeast Regional Office located at 141 Barstow Ave NW, Waukesha, WI. And on the WDNR BRRTs database.

Description of Contamination:

Soil and groundwater contamination by chlorinated compounds is located at a depth of 2-4 feet at location identified in the attached Exhibit D.1.

Description of Pavement/Building Cover to be maintained:

The pavement located on the eastside of the building and parts of the western and south sides of the building and the building itself provides a barrier on the central part of the property.

The building footprint and pavement will serve as the barrier cap to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The areas identified in this maintenance plan and in the attached Exhibit D1 overlying the contaminated soil will be inspected once a year. The inspection will be performed by the property owner or owner's representative.

A log of the inspections and any repairs will be maintained by the property owner unless instructed to submit the inspection logs to the WDNR in the final closure documents.

The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the paved surfaces overlying the contaminated soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the paved surfaces will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of WDNR Prior to Actions Affecting a Cover or Cap

The following activities are prohibited on any portion of the property where the barrier cap and building is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources:

- 1) removal of the existing barrier;
- 2) replacement with another barrier;
- 3) excavating or grading of the land surface;
- 4) filling on capped or paved areas;
- 5) plowing for agricultural cultivation;
- 6) construction or placement of a building or other structure.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information

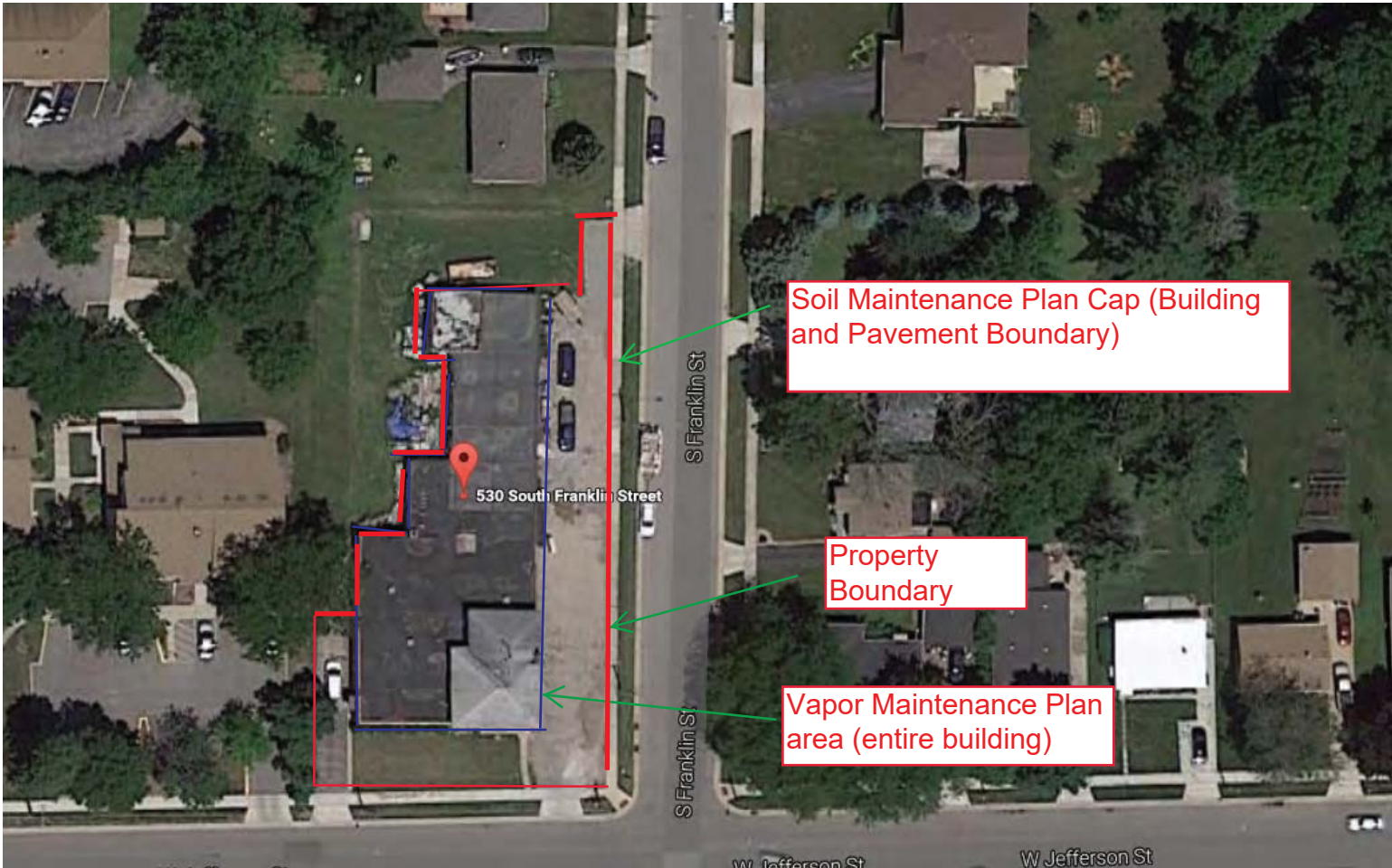
Site Owner and Operator: Bob Rummel
1802 Maybank Highway
Charleston, South Carolina 29412

Consultant: LF Green Development, LLC
5600 W. Brown Deer Road, Suite 120
Milwaukee, WI 53223
414-254-4813

WDNR: James C. Delwiche, Hydrogeologist
Wisconsin Department of Natural Resources
141 NW Barstow Street, Room 180,
Waukesha, WI 53188

D1 Soil Maintenance Plan Map

530 S Franklin St



Soil Maintenance Plan Cap (Building and Pavement Boundary)

Property Boundary

Vapor Maintenance Plan area (entire building)

50 ft



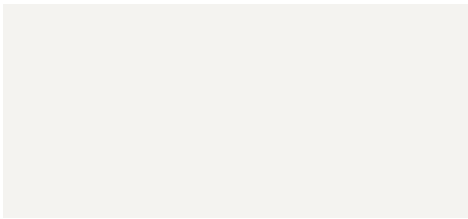
Created October 2016 by LF Green Development

530 Franklin Street
View of pavement on west side of building facing north



530 Franklin Street
East side of building showing pavement. Facing South

Subject Building



530 Franklin - North boundary of building. Facing West



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 Former Quick Cleaners	BRRTS No. 02-68-280310
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Inspections are required to be conducted (see closure approval letter):

annually
 semi-annually
 other – specify _____

When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):

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?
		<input type="checkbox"/> monitoring well <input checked="" 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
		<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

{Click to Add/Edit Image}

Date added:

Title:

{Click to Add/Edit Image}

Date added:

Title:

VAPOR MAINTENANCE PLAN

September 21, 2015

Property Located at:
530 Franklin Street

PParcel Number OCOC 0560-254
Former Quick Cleaners
Oconomowoc, WI 53235
WDNR BRRTS **-02-68-280310**

Introduction

This document is the Maintenance Plan for a vapor mitigation system at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the active system installed at the site based on the groundwater exceedances present at the site of chlorinated compounds. The area to be covered by the vapor maintenance plan is identified in the attached map (Exhibit D-1.1).

More specific information about this property can be found in the WDNR Southeast Regional Office located at 141 Barstow Ave NW, Waukesha, WI. And on the WDNR BRRTs database.

Description of Contamination:

Soil and groundwater contamination by chlorinated compounds and lead is located at a depth of 2-4 feet beneath the building.

Description of Vapor System to be maintained:

The vapor mitigation system is installed within the building and has a dual venting system and 2 fans extracting the sub-slab vapors from the building. The system includes a pipe extending through the concrete foundation (there is no basement) and is then connected to the pressure gauge. The pipe then goes through the exterior wall and is connected to a fan then the piping goes up to the highest spot on the roof.

The components of the two systems are outlined on the attached Exhibit D-1. 2.

The radon (vapor) system will prevent any potential VOC vapors from migrating into the building. Based on the current and future use of the property, the system should function as intended unless disturbed.

Annual Inspection

The vapor mitigation systems as depicted in Exhibit D-1.2 will be inspected once a year, to verify the fans are working properly and a negative pressure is observed on the pressure gauge within the building. The warranty of the fan is estimated to be 5 years. The inspections will be performed by the property owner or owner's representative to evaluate damage due to increasing age and other factors.

A log of the inspections and any repairs will be maintained by the property owner, unless the final closure requires that the inspection logs be submitted to the WDNR, and is included in the Inspection Log. The log will include recommendations for necessary repairs. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be maintained at the property.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. The property owner, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover or Cap

The following activities are prohibited on the system as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources:

- 1) Removal of the existing system;

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information:

Site Owner and Operator: Bob Rummel

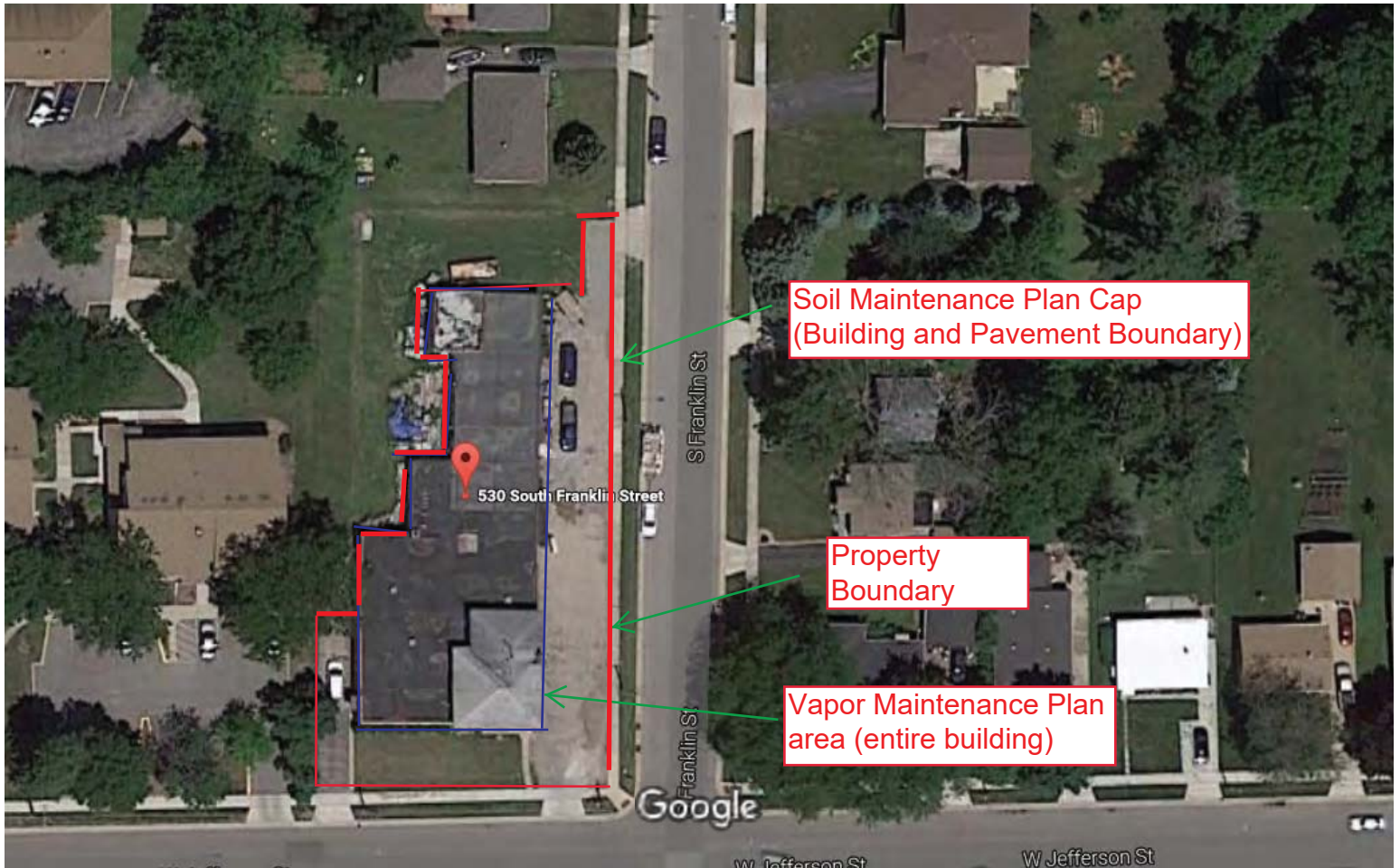
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WDNR: James C. Delwiche, Hydrogeologist
Wisconsin Department of Natural Resources
141 NW Barstow Street, Room 180,
Waukesha, WI 53188

D1.1 Vapor Maintenance Plan Map

530 S Franklin St



Soil Maintenance Plan Cap
(Building and Pavement Boundary)

Property
Boundary

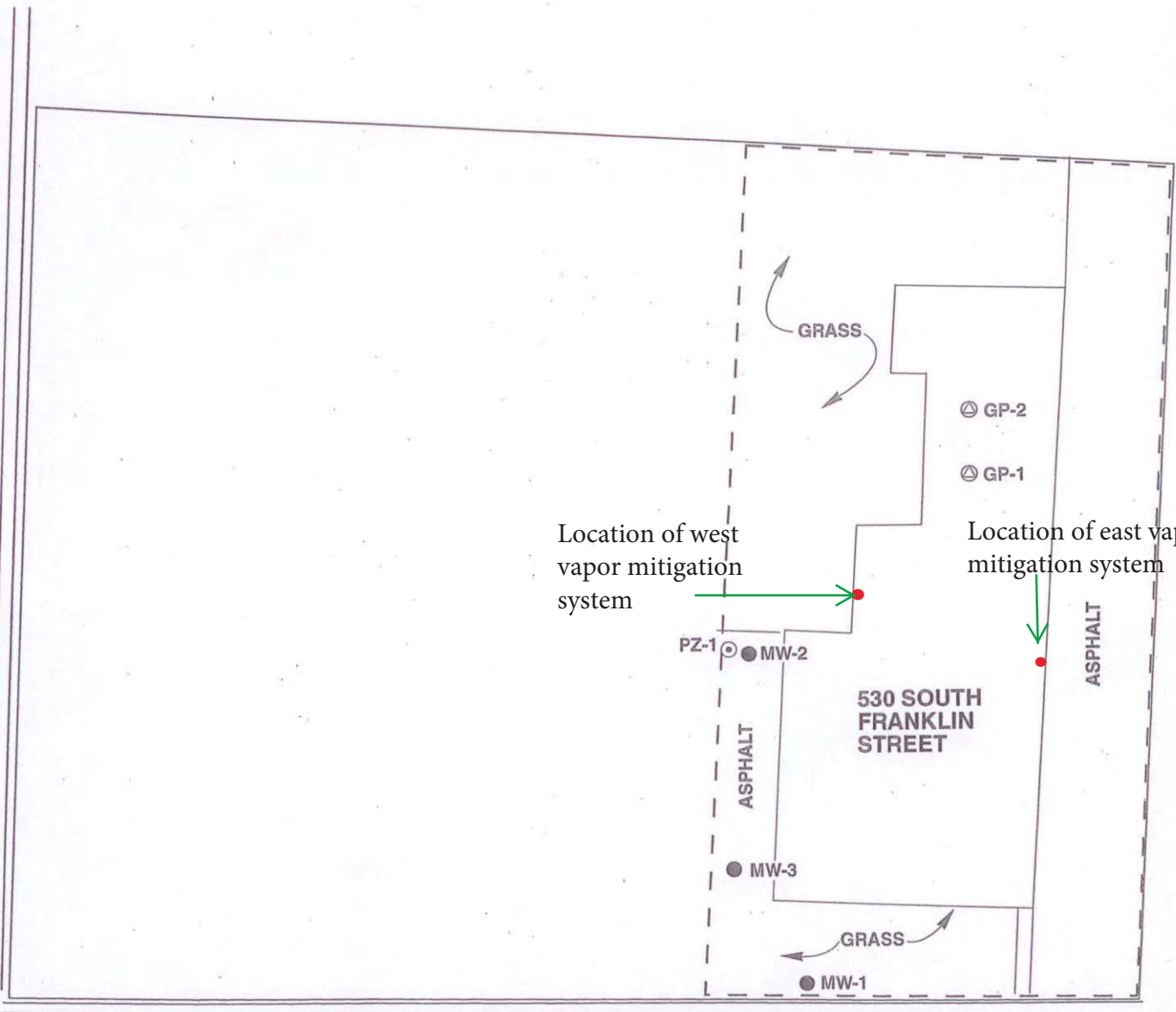
Vapor Maintenance Plan
area (entire building)

50 ft

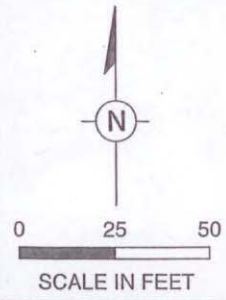


Created October 2016 by LF Green Development

D-1.2 Vapor Systems Location Map



JEFFERSON STREET

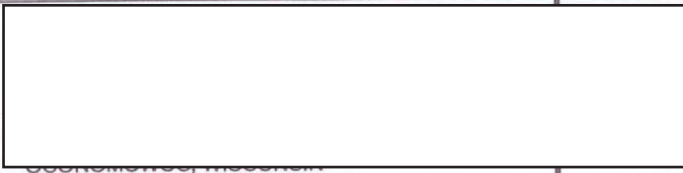


- LEGEND**
- MONITORING WELL LOCATION
 - ⊙ PIEZOMETER LOCATION
 - - - PROPERTY BOUNDARY
 - ⊗ GEOPROBE LOCATION

Created June 2016



original map created by
ARCADIS





System Fan

Vapor system located on the east side of the building.



East vapor extraction system interior piping showing the piping going into the sub slab and venting outside of the building.

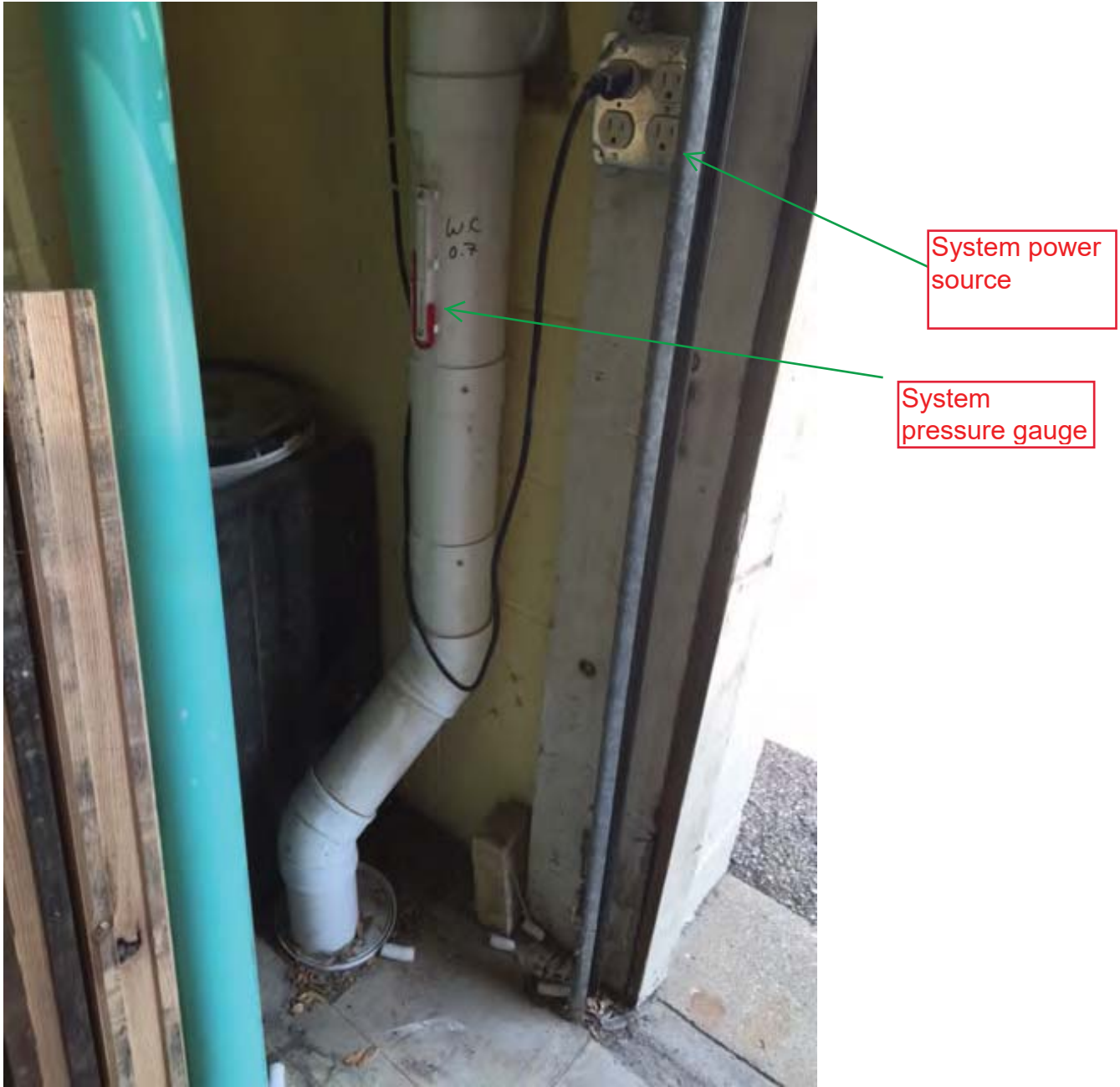


Vapor system located on the east side of the building showing the vent piping going up to the roof line of building.



Vent
piping

Vapor system located on the west side of the building showing the vent piping going up to the roof line of building.



Vapor extraction system on the west side of the building. Interior piping showing the piping going into the sub slab and venting outside of the building.



Vapor system located on the west side of the building showing the fan and vent piping going up to the roof line of building.

How Your System Works

Always Protecting

Your S.W.A.T. Environmental Radon Mitigation System is designed to run continuously 24/7 to maintain a balance of negative pressure and suction beneath your home.

Manometer

The pressure gauge on your radon mitigation pipe should be located inline with the piping and be located between the fan and the lowest suction point. This pressure gauge is designed to keep you alert to activity within the mitigation system piping. The pressure gauge uses red dye inside of a "U" shaped clear plastic tube acts on the same physics of a straw in your drink; when the fan is sucking or moving air, the pressure gauge should be higher on one side. If the fan ever stopped running the pressure gauge would "zero out" and be even on both sides.

***IF YOUR PRESSURE GAUGE EVER READS ZERO OR BOTH SIDES ARE EVEN, THE FOLLOWING SHOULD BE CHECKED:**

- 1) Check the on/off switch power plug for the Vapor Mitigation System. This is important because of the nature of system installations and designs, power supplies are almost never consistently located in the same locations at every house.
- 2) Go outside and check to see if there is a switch on the fan, if it is in the off position, turn it on.
- 3) Go around your home and check all of your GFCI outlets. There is a strong chance that a GFCI outlet has tripped in a location other than the power supply of the radon system.
- 4) Make sure that the plastic tube to the pressure gauge is plugged into the pipe. If the plastic tube is not fed into the pipe the pressure gauge will not have access to the interior of the tube. (This usually what happens when your gauge is zero and your fan seems to be running.)
- 5) If none of the previous methods causes your fan to turn back on, then please give our office a call and we will further assist you.

Vapor Mitigation Piping

This component of the mitigation system is nearly maintenance free but there are a few commonly asked questions that you may be thinking of.

- 1) S.W.A.T. Environmental's mitigation systems do not have covers or bends at the tops of the discharge stack. This is because over the years we have found that the amount of force from the air flow coming from inside of the pipe is enough to keep 99% of debris and foreign objects out of the system.
- 2) You may notice that your piping is starting to fade a little. Do not worry this is a natural part of the PVC pipe and plastic. One good way to prevent this is to paint the radon piping. S.W.A.T. offers this service.
- 3) Condensation and moisture. There is a large difference between the temperature under your home and the air inside your home. If you see that there are water droplets on the piping in your basement or in your attic, please continue to monitor this closely. Excessive moisture can do damage to carpet and drywall and should this moisture get excessive, turn your system off and call the S.W.A.T. service department.

Sump Cover

Here at S.W.A.T. Environmental, we see many types of homes and about 50% of all homes that we install radon mitigation systems in, have sump pumps. Sump pumps are very important to every home, as they help protect it from another threat, water. There are a couple of things to remember about the relationship between your sump pit and your radon mitigation system.

- 1) Your mitigation system does not affect the performance of your sump pump. It is a common concern among customers that the amount of pressure beneath the sump cover can manipulate the functionality of the sump pump. This is not true. Remember that your mitigation fan is strong, but it is not that strong, so if you test your sump pump and it does not work; please remember to call a plumber for assistance.
- 2) The sump cover is clear so you can see through it and it is removable in case you ever have to change the sump pump. The caulking on the seal is sturdy but easy to remove with a putty knife. The material is a flexible thick plastic called Lexan.
- 3) If you have a pedestal sump pump, we highly recommend switching to a Submersible Sump Pump. In order to adequately seal your sump pump, a pedestal sump pump just does not compare to a submersible sump pump. Pedestal sump pumps also pose dangers of having their float get stuck on the clear cover over the sump pump.

4) If you see your sump crock filling up with water please test your sump pump and try to pump the water out of the crock. If the sump does not turn on, please call your plumber.

5) There are virtually no parts of the system that need to be maintained by you but the only part that may need some up keep is your sump cover. Sometimes the cover may shift or water can eat away at the caulking on the seal. Since it is against EPA Radon Mitigation Standards to use a permanent seal on the cover, you will be required to replace caulk should this happen.

The System Fan

Your mitigation fan is meant to run continuously and should if avoidable, never to be turned off.

Through S.W.A.T. Environmental you have an extended 5 year manufacturer's warranty on the system mitigation fan.

DISCLAIMER







The content of this User's Manual is based upon ASTM E2121-13 and industry best practices. Please note that while every effort was made to provide accurate information in a concise and understandable format, variations in State or Local regulations or ordinances may impose additional design, operation, measurement, or inspection requirements which lie outside of the general scope of this content.

If you have questions regarding the specific regulations governing mitigation in your State, please contact your State Radon Program. Contact information for State Radon Programs can be found on the EPA Website at: <http://www.epa.gov/radon/whereyoulive.html>

SITE LOCATION: 530 FRANKLIN STREET

OCONOMOWOC, WI

BRRTS: 02-68-280310

SYSTEM COMPONENT		WHAT DOES IT DO?	WHAT DO I CHECK?	WHAT SHOULD I SEE?	WHAT TO FIX?	ANNUAL INSEPECTION					
NAME	PHOTO					DATE	NOTES	DATE	NOTES	DATE	NOTES
Fan - East side of building		Fan creates a vaccum and lowers pressure below foundation. The fan also removes soil gases from below foundation for discharge to atmosphere.	Fan Operation Fan Location Motor Noise	Fan is on Fan mounted outside & secure Fan motor is quiet (loud motor may indicate problem)	Fan may need to be replaced every 15 to 20 years. Replacement fan to have similar specifications as original with respect to flow and vacuum. ORIGINAL = RP 265 M/N 23033-2						
Fan - west side of the building		Fan creates a vaccum and lowers pressure below foundation. The fan also removes soil gases from below foundation for discharge to atmosphere.	Fan Operation Fan Location Motor Noise	Fan is on Fan mounted outside & secure Fan motor is quiet (loud motor may indicate problem)	Fan may need to be replaced every 15 to 20 years. Replacement fan to have similar specifications as original with respect to flow and vacuum. ORIGINAL = RP 265 M/N 23033-2						
Suction Drop Point w/Vent Pipe (two systems in building)		Suction Pit: Soil gases are collected in a pit below the foundation, and tight seal prevents soil gas from getting inside home. Vent Pipe: Pipe conveys the vacuum from the fan, and collects soil gases for discharge to the atmosphere.	Suction Pit Seal Vent Pipe Condition	Seal is air tight around pipe penetration. Vent pipe is connected to fan, has not cracked	Suction pit seal or vent pipe may need to be sealed or replaced if cracks or leaks appear. See NOTE below regarding pipe alternations. Have professional test pressures if pipes are modified						
Manometer or Differential Pressure Gauge (one on each vent pipe)		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	Liquid level in manometer is between 0.1 and 0.03 on the Right-hand side.	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. Troubleshoot or hire professional to identify cause and repair if needed.		MANOMETER LEVEL		MANOMETER LEVEL		MANOMETER LEVEL
Outdoor Vent Pipe (one on the west side of the building and one on the east side of the building)		Pipe carries soil gas outside and vents them to the atmosphere.	Vent Pipe Condition Vent Pipe Location	The vent pipe extends above the roof line. The vent pipes should be inspected to verify that they are free of debris, such as snow, ice and leaves.	Vent pipe may require replacement, or clearing to remove ice or debris. See NOTE below regarding pipe alternations. Have professional test pressures if pipes are modified.						
Foundation Floor		Foundation is a barrier that minimizes soil gas entry into building, and helps fan to work efficiently.	Foundation Condition Foundation Footprint		Seal cracks or other penetrations as you would to prevent water from entering. If building floor plan has changed, contact a professional contractor and/or the DNR to evaluate if modifications to the vapor mitigation system are necessary.						

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 Former Quick Cleaners	BRRTS No. 02-68-280310
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Inspections are required to be conducted (see closure approval letter):

annually
 semi-annually
 other – specify _____

When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):

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?
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input checked="" 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
		<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

02-68-280310
BRRTS No.

Former Quick Cleaners
Activity (Site) Name

Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (2/14)

Page 2 of 2

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Date added:

Title:

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