

Transmittal Letter



TO
Christopher & Gina Lane
34380 Beacon
Livonia, MI 48150

FROM
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ELECTRONIC COPIES TO
Jeanne Schlaufman (EGLE)
Todd Walton (Ford)
Chuck Pinter (Ford)

DATE
October 5, 2022

PROJECT NUMBER
30146655

SUBJECT
Operation, Monitoring, and
Maintenance Field Notes - 34380 Beacon

We are sending you:

Copies	Delivery Date	Description
1	10/6/2022	Operation, monitoring, and maintenance field notes.

Action*

- | | | |
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Comments:

Attached are the interim preemptive mitigation (IPM) system Operation, Monitoring, and Maintenance (OM&M) field notes. These field notes were recorded during OM&M visits at the property between November 30, 2020 and April 22, 2022. Please let me know if you have any questions.

34380 Beacon, 2021-02-22, Full System Inspection

Created	2021-02-22 18:54:50 UTC by Seth Turner
Updated	2021-02-22 20:41:59 UTC by Seth Turner

General Information

System Inspector	Seth Turner
Date	2021-02-22
Time	15:00
System Details Link	34380 Beacon
Property Address	34380 Beacon
Check Inspection(s) to be Completed	Full System Inspection
Get weather data from National Weather Service Website for your current location?	N/A
Weather	35F cloudy
Ambient Temperature	35F
Barometric Pressure	29.73
Indoor Temperature	70

Design Components

Does the house have a basement?	No
Does the house have a sump?	No
Does the house have garage retrocoat?	Yes
Does the house have shed retrocoat?	Yes
Does the house have basement retrocoat?	No
Does the house have a crawlspace barrier?	Yes
Does the house have an inaccessible crawlspace?	No
Does the house have a water sensor?	No

System Inspection

Fan

Fan(s) operating?	Yes
Are there any unusual fan noises?	No

Piping

Is any caulking required around pipe penetrations, slab cracks, expansion joints, or foundation walls?	No
Are piping, piping joints, and brackets intact and secure?	Yes
Is the insulation and insulation jacket damaged or missing in garage or exterior piping?	No

Valves

Upon arrival, are all valves in the same position as the prior visit (reference Power BI)?	Yes
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Drains

Do any drain seals need to be repaired or replaced?	No
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Garage Retrocoat

Is retrocoat damaged or missing?	No
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Shed Retrocoat

Is retrocoat damaged or missing?	No
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Crawlspace Barrier

Is water present on the vapor barrier?	No
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Labels

Are labels present at the pipe, control panel, u-tube, and breaker?	Yes
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Common Label Photos



Are labels present at the garage retrocoat?	Yes
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Garage Retrocoat Label Photos



Are labels present at the shed retrocoat?

Yes

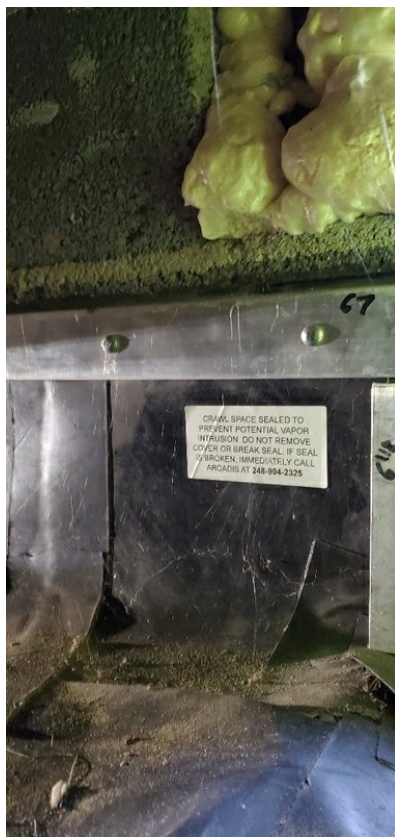
Shed Retrocoat Label Photos



Are labels present at the crawlspace barrier?

Yes

Barrier Label Photos



Vacuum Monitoring

Is the u-tube accurate (test with micromanometer/manometer, rezero/replace as needed)?	Yes
Is the vacuum switch accurate (test with micromanometer)?	Yes
Do any monitoring points (MP/SSMP) need to be repaired or replaced?	No
If multiple systems are present, were both inspected?	N/A

Inspection Measurements

Pre-Measurement Conditions

Are vacuum readings being taken under closed building conditions?	Yes
Do any monitoring points have transmitters?	No

Measurements and Valve Positions

MP-4, 15:06, -0.033

Vacuum ID Link	34380 Beacon, MP-4
Vacuum ID	MP-4
Date	2021-02-22
Time	15:06
Vacuum Reading (in. w.c.)	-0.033

Number Vacuum Reading	-0.033
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MP-5, 15:07, -0.040

Vacuum ID Link	34380 Beacon, MP-5
Vacuum ID	MP-5
Date	2021-02-22
Time	15:07
Vacuum Reading (in. w.c.)	-0.040
Number Vacuum Reading	-0.04

U-Tube Manometer, 15:07, -2.5

Vacuum ID Link	34380 Beacon, U-Tube Manometer
Vacuum ID	U-Tube Manometer
Date	2021-02-22
Time	15:07
Vacuum Reading (in. w.c.)	-2.5
Number Vacuum Reading	-2.5

MP-2, 15:08, -0.087

Vacuum ID Link	34380 Beacon, MP-2
Vacuum ID	MP-2
Date	2021-02-22
Time	15:08
Vacuum Reading (in. w.c.)	-0.087
Number Vacuum Reading	-0.087

MP-3, 15:08, -0.052

Vacuum ID Link	34380 Beacon, MP-3
Vacuum ID	MP-3
Date	2021-02-22
Time	15:08
Vacuum Reading (in. w.c.)	-0.052
Number Vacuum Reading	-0.052

MP-1, 15:08, -0.526

Vacuum ID Link	34380 Beacon, MP-1
Vacuum ID	MP-1
Date	2021-02-22
Time	15:08
Vacuum Reading (in. w.c.)	-0.526
Number Vacuum Reading	-0.526

SSMP-2, 15:13, -0.333

Vacuum ID Link	34380 Beacon, SSMP-2
Vacuum ID	SSMP-2
Date	2021-02-22

Time	15:13
Vacuum Reading (in. w.c.)	-0.333
Number Vacuum Reading	-0.333

BV-1, 15:09, 100

Valve ID Link	34380 Beacon, BV-1
Valve ID	BV-1
Date	2021-02-22
Time	15:09
Valve Position at Arrival (% Open)	100
Valve Position at Departure (% Open)	100

BV-2, 15:09, 100

Valve ID Link	34380 Beacon, BV-2
Valve ID	BV-2
Date	2021-02-22
Time	15:09
Valve Position at Arrival (% Open)	100
Valve Position at Departure (% Open)	100

BV-3, 15:10, 100

Valve ID Link	34380 Beacon, BV-3
Valve ID	BV-3
Date	2021-02-22
Time	15:10
Valve Position at Arrival (% Open)	100
Valve Position at Departure (% Open)	100

BV-4, 15:11, 100

Valve ID Link	34380 Beacon, BV-4
Valve ID	BV-4
Date	2021-02-22
Time	15:11
Valve Position at Arrival (% Open)	100
Valve Position at Departure (% Open)	100
Were interim vacuum readings taken between initial and final vacuum readings?	No

Inspection Reading Analysis

Manometer

Is the system manometer steady?	Yes
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SSMP/MPs

Were any vacuum monitoring points not accessible? Please specify.	No
Do all vacuum monitoring points meet -0.02 in w.c. threshold?	Yes

Were any ball valve positions changed?	No
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Alarm Testing

Sensaphone Link	N/A
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Does the vacuum switch alarm work? Test the alarm condition and verify an alarm registers.	Yes
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Does the fan disconnect alarm work? Test the alarm condition and verify an alarm registers.	Yes
---	-----

Does the transmitter alarm work? Test the alarm condition and verify an alarm registers.	N/A
--	-----

Check the alarm history on the disconnect for the fan. Was it off for any length of time?	No
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Is the cloud logging vacuum readings properly (log in to check)?	N/A
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Repairs

Sample Delay

Send Sample Delay Email	N/A
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email body	
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Repair Completion

Were seam repairs completed during this visit?	No
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Were system repairs completed during this visit?	Yes
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System repairs completed:	Fan cleaned
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System Repair Completion Date	2021-02-22
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System Repair Photos

Are there outstanding repairs to be completed?	No
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Owner/Tenant Observations

Have there been any changes to the fan noise level or vibration?	No
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Have any structures been built or modified that require vapor mitigation?	No
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Engineer Notification

Send Inspection Completion Email	N/A
email body	

Engineer Notification

Send Inspection Completion Email - add any repairs, repair needs, or critical communications in email text	N/A
email body	

34380 Beacon, 2022-04-22, Full System Inspection

Created	2022-04-22 14:37:11 UTC by Seth Turner
Updated	2022-04-22 16:23:33 UTC by Seth Turner

General Information

System Inspector	Seth Turner
Date	2022-04-22
Time	11:00
System Details Link	34380 Beacon
Property Address	34380 Beacon
Check Inspection(s) to be Completed	Full System Inspection
Get weather data from National Weather Service Website for your current location?	N/A
Weather	50F, cloudy
Ambient Temperature	50
Barometric Pressure	29.92
Indoor Temperature	70

Design Components

Does the house have a basement?	No
Does the house have a sump?	No
Does the house have garage retrocoat?	Yes
Does the house have shed retrocoat?	Yes
Does the house have basement retrocoat?	No
Does the house have a crawlspace barrier?	Yes
Does the house have an inaccessible crawlspace?	No
Does the house have a water sensor?	No

System Inspection

Fan

Fan(s) operating?	Yes
Are there any unusual fan noises?	No

Piping

Is any caulking required around pipe penetrations, slab cracks, expansion joints, or foundation walls?	No
Are piping, piping joints, and brackets intact and secure?	Yes
Is the insulation and insulation jacket damaged or missing in garage or exterior piping?	No

Valves

Upon arrival, are all valves in the same position as the prior visit (reference Power BI)?	Yes
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Drains

Do any drain seals need to be repaired or replaced?	No
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Garage Retrocoat

Is retrocoat damaged or missing?	No
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Shed Retrocoat

Is retrocoat damaged or missing?	No
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Crawlspace Barrier

Is water present on the vapor barrier?	No
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Labels

Are labels present at the pipe, control panel, u-tube, and breaker?	Yes
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Common Label Photos



Are labels present at the garage retrocoat?	Yes
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Garage Retrocoat Label Photos



Are labels present at the shed retrocoat?

Yes

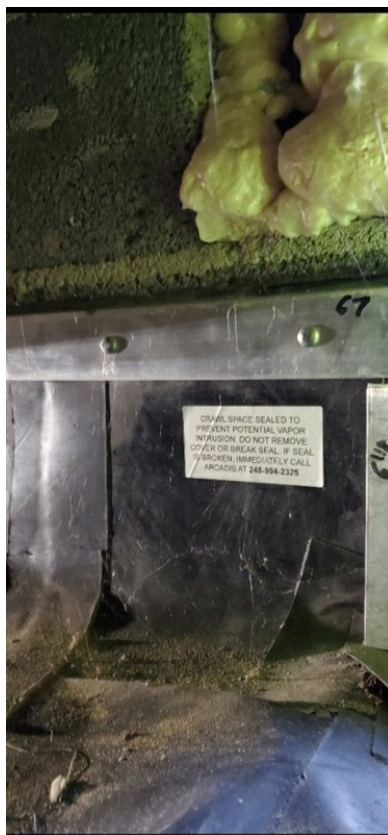
Shed Retrocoat Label Photos



Are labels present at the crawlspace barrier?

Yes

Barrier Label Photos



Vacuum Monitoring

Is the u-tube accurate (test with micromanometer/manometer, rezero/replace as needed)?	Yes
Is the vacuum switch accurate (test with micromanometer)?	Yes
Do any monitoring points (MP/SSMP) need to be repaired or replaced?	No
If multiple systems are present, were both inspected?	N/A

Inspection Measurements

Pre-Measurement Conditions

Are vacuum readings being taken under closed building conditions?	Yes
Do any monitoring points have transmitters?	No

Measurements and Valve Positions

U-Tube Manometer, 11:01, -3.2

Vacuum ID Link	34380 Beacon, U-Tube Manometer
Vacuum ID	U-Tube Manometer
Date	2022-04-22
Time	11:01
Vacuum Reading (in. w.c.)	-3.2

Number Vacuum Reading	-3.2
MP-2, 11:08, -0.069	
Vacuum ID Link	34380 Beacon, MP-2
Vacuum ID	MP-2
Date	2022-04-22
Time	11:08
Vacuum Reading (in. w.c.)	-0.069
Number Vacuum Reading	-0.069
MP-3, 11:09, -0.037	
Vacuum ID Link	34380 Beacon, MP-3
Vacuum ID	MP-3
Date	2022-04-22
Time	11:09
Vacuum Reading (in. w.c.)	-0.037
Number Vacuum Reading	-0.037
MP-1, 11:10, -0.499	
Vacuum ID Link	34380 Beacon, MP-1
Vacuum ID	MP-1
Date	2022-04-22
Time	11:10
Vacuum Reading (in. w.c.)	-0.499
Number Vacuum Reading	-0.499
MP-5, 11:10, -0.033	
Vacuum ID Link	34380 Beacon, MP-5
Vacuum ID	MP-5
Date	2022-04-22
Time	11:10
Vacuum Reading (in. w.c.)	-0.033
Number Vacuum Reading	-0.033
MP-4, 11:11, -0.039	
Vacuum ID Link	34380 Beacon, MP-4
Vacuum ID	MP-4
Date	2022-04-22
Time	11:11
Vacuum Reading (in. w.c.)	-0.039
Number Vacuum Reading	-0.039
SSMP-2, 11:15, -0.369	
Vacuum ID Link	34380 Beacon, SSMP-2
Vacuum ID	SSMP-2
Date	2022-04-22

Time	11:15
Vacuum Reading (in. w.c.)	-0.369
Number Vacuum Reading	-0.369

U-Tube Manometer, 11:39, -3.2

Vacuum ID Link	34380 Beacon, U-Tube Manometer
Vacuum ID	U-Tube Manometer
Date	2022-04-22
Time	11:39
Vacuum Reading (in. w.c.)	-3.2
Number Vacuum Reading	-3.2

MP-2, 11:39, -0.069

Vacuum ID Link	34380 Beacon, MP-2
Vacuum ID	MP-2
Date	2022-04-22
Time	11:39
Vacuum Reading (in. w.c.)	-0.069
Number Vacuum Reading	-0.069

MP-3, 11:39, -0.037

Vacuum ID Link	34380 Beacon, MP-3
Vacuum ID	MP-3
Date	2022-04-22
Time	11:39
Vacuum Reading (in. w.c.)	-0.037
Number Vacuum Reading	-0.037

MP-1, 11:39, -0.499

Vacuum ID Link	34380 Beacon, MP-1
Vacuum ID	MP-1
Date	2022-04-22
Time	11:39
Vacuum Reading (in. w.c.)	-0.499
Number Vacuum Reading	-0.499

MP-5, 11:39, -0.033

Vacuum ID Link	34380 Beacon, MP-5
Vacuum ID	MP-5
Date	2022-04-22
Time	11:39
Vacuum Reading (in. w.c.)	-0.033
Number Vacuum Reading	-0.033

MP-4, 11:39, -0.039

Vacuum ID Link	34380 Beacon, MP-4
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Vacuum ID	MP-4
Date	2022-04-22
Time	11:39
Vacuum Reading (in. w.c.)	-0.039
Number Vacuum Reading	-0.039

SSMP-2, 11:39, -0.369

Vacuum ID Link	34380 Beacon, SSMP-2
Vacuum ID	SSMP-2
Date	2022-04-22
Time	11:39
Vacuum Reading (in. w.c.)	-0.369
Number Vacuum Reading	-0.369

BV-1, 11:03, 100

Valve ID Link	34380 Beacon, BV-1
Valve ID	BV-1
Date	2022-04-22
Time	11:03
Valve Position at Arrival (% Open)	100
Valve Position at Departure (% Open)	100

BV-2, 11:05, 100

Valve ID Link	34380 Beacon, BV-2
Valve ID	BV-2
Date	2022-04-22
Time	11:05
Valve Position at Arrival (% Open)	100
Valve Position at Departure (% Open)	100

BV-3, 11:07, 100

Valve ID Link	34380 Beacon, BV-3
Valve ID	BV-3
Date	2022-04-22
Time	11:07
Valve Position at Arrival (% Open)	100
Valve Position at Departure (% Open)	100

BV-4, 11:07, 100

Valve ID Link	34380 Beacon, BV-4
Valve ID	BV-4
Date	2022-04-22
Time	11:07
Valve Position at Arrival (% Open)	100
Valve Position at Departure (% Open)	100

Were interim vacuum readings taken between initial and final vacuum readings?	No
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Inspection Reading Analysis

Manometer

Is the system manometer steady?	Yes
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SSMP/MPs

Were any vacuum monitoring points not accessible? Please specify.	No.
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Do all vacuum monitoring points meet -0.02 in w.c. threshold?	Yes
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Were any ball valve positions changed?	No
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Alarm Testing

Sensaphone Link	N/A
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Does the vacuum switch alarm work? Test the alarm condition and verify an alarm registers.	Yes
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Does the fan disconnect alarm work? Test the alarm condition and verify an alarm registers.	Yes
---	-----

Does the transmitter alarm work? Test the alarm condition and verify an alarm registers.	N/A
--	-----

Check the alarm history on the disconnect for the fan. Was it off for any length of time?	No
---	----

Is the cloud logging vacuum readings properly (log in to check)?	N/A
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Repairs

Sample Delay

Send Sample Delay Email	N/A
email body	

Repair Completion

Were seam repairs completed during this visit?	Yes
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Were system repairs completed during this visit?	Yes
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Additional sealing completed:	Around SP-2 and SP-3
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Sealing Completion Date	2022-04-22
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Sealing Repair Photos	
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System repairs completed:	Fan cleaned.
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System Repair Completion Date	2022-04-22
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System Repair Photos	
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Are there outstanding repairs to be completed?	No
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Owner/Tenant Observations

Have there been any changes to the fan noise level or vibration?	No
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Have any structures been built or modified that require vapor mitigation?	No
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Engineer Notification

Send Inspection Completion Email	N/A
email body	

Engineer Notification

Send Inspection Completion Email - add any repairs, repair needs, or critical communications in email text	N/A
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email body	
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Additional Notes and Photos

Notes	Chip in shed retrocoat repaired.
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Photos





