

Transmittal Letter



TO
Thomas La Belle
34450 Beacon
Livonia, MI 48150

FROM
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ELECTRONIC COPIES TO
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Todd Walton (Ford)
Chuck Pinter (Ford)

DATE
October 4, 2022

PROJECT NUMBER
30146655

SUBJECT
Operation, Monitoring, and
Maintenance Field Notes - 34450 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 March 31, 2020 and March 31, 2022. Please let me know if you have any questions.

34450 Beacon, 2020-06-09, Water Inspection

Created	2020-06-09 18:07:53 UTC by Andrew Banitt
Updated	2020-06-09 18:47:31 UTC by Andrew Banitt

General Information

System Inspector	Andrew Banitt
Date	2020-06-09
Time	14:07
System Details Link	34450 Beacon
Property Address	34450 Beacon
Check Inspection(s) to be Completed	Water Inspection
Get weather data from National Weather Service Website for your current location?	N/A
Weather	Partly Cloudy
Ambient Temperature	84.92
Barometric Pressure	29.86

Water Inspections

Completed NPRCSE Checklist and Cleared the Crawlspace with the MultiRAE?	Yes
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Barrier

Is water observed on the barrier?	Yes
Location of Water on Barrier	Low points on barrier
Can the source of water be identified?	Yes

Water on Barrier





Volume of Water on Barrier (gal)	28
Can water be felt under the barrier?	No
Describe Source Location	Suction point penetration

Do barrier seams need addition sealing or repair? Yes

Describe Repair Location and Mark Next to suction point penetration

Barrier Repairs Needed



Drains

Does the barrier have drains? No

Plumbing

Are plumbing repairs needed? No

Water Removal

Has water been removed today? Yes

How much water was removed? 28 gallons

Inspection Measurements

Pre-Measurement Conditions

Are vacuum readings being taken under closed building conditions? Yes

Building Condition Comments: Good

Measurements and Valve Positions

MP-1, 14:13, -0.068

Vacuum ID Link 34450 Beacon, MP-1

Vacuum ID MP-1

Date 2020-06-09

Time	14:13
Vacuum Reading (in. w.c.)	-0.068
Number Vacuum Reading	-0.068

MP-2, 14:13, -0.143

Vacuum ID Link	34450 Beacon, MP-2
Vacuum ID	MP-2
Date	2020-06-09
Time	14:13
Vacuum Reading (in. w.c.)	-0.143
Number Vacuum Reading	-0.143
Were interim vacuum readings taken between initial and final vacuum readings?	No

Inspection Reading Analysis

SSMP/MPs

Alarm Testing

Sensaphone Link	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?	No
Were system repairs completed during this visit?	No
Are there outstanding repairs to be completed?	Yes

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	

34450 Beacon, 2020-08-04, Water Inspection

Created	2020-08-04 17:44:28 UTC by Heather Woodrum
Updated	2020-08-04 17:50:05 UTC by Heather Woodrum

General Information

System Inspector	Heather Woodrum
Date	2020-08-04
Time	13:44
System Details Link	34450 Beacon
Property Address	34450 Beacon
Check Inspection(s) to be Completed	Water Inspection
Get weather data from National Weather Service Website for your current location?	N/A
Weather	Cloudy
Ambient Temperature	75.02
Barometric Pressure	29.95

Water Inspections

Completed NPRCSE Checklist and Cleared the Crawlspace with the MultiRAE?	Yes
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Barrier

Is water observed on the barrier?	No
Can water be felt under the barrier?	No
Do barrier seams need addition sealing or repair?	No

Drains

Does the barrier have drains?	No
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Plumbing

Are plumbing repairs needed?	No
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Water Removal

Has water been removed today?	No
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Inspection Measurements

Pre-Measurement Conditions

Are vacuum readings being taken under closed building conditions?	Yes
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Measurements and Valve Positions

MP-1, 13:44, -0.076

Vacuum ID Link	34450 Beacon, MP-1
Vacuum ID	MP-1
Date	2020-08-04
Time	13:44
Vacuum Reading (in. w.c.)	-0.076

Number Vacuum Reading	-0.076
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MP-2, 13:45, -0.137

Vacuum ID Link	34450 Beacon, MP-2
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Vacuum ID	MP-2
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Date	2020-08-04
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Time	13:45
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Vacuum Reading (in. w.c.)	-0.137
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Number Vacuum Reading	-0.137
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Were interim vacuum readings taken between initial and final vacuum readings?	No
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Inspection Reading Analysis

SSMP/MPs

Alarm Testing

Sensaphone Link	N/A
-----------------	-----

Repairs

Sample Delay

Send Sample Delay Email	N/A
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email body

Repair Completion

Were seam repairs completed during this visit?	No
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Were system repairs completed during this visit?	No
--	----

Are there outstanding repairs to be completed?	No
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Engineer Notification

Send Inspection Completion Email	N/A
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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

34450 Beacon, 2020-11-12, Full System Inspection

Created	2020-11-12 17:55:17 UTC by Seth Turner
Updated	2020-11-12 18:23:58 UTC by Seth Turner

General Information

System Inspector	Seth Turner
Date	2020-11-12
Time	12:55
System Details Link	34450 Beacon
Property Address	34450 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	Clear
Ambient Temperature	44.06
Barometric Pressure	30.21
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?	No
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

Garage Retrocoat

Is retrocoat damaged or missing? No

Crawlspace Barrier

Is water present on the vapor barrier? No

Labels

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

Garage Retrocoat Label Photos



Are labels present at the garage retrocoat? Yes

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

SSMP-3, 12:59, -0.087

Vacuum ID Link	34450 Beacon, SSMP-3
Vacuum ID	SSMP-3
Date	2020-11-12
Time	12:59
Vacuum Reading (in. w.c.)	-0.087

Number Vacuum Reading	-0.087
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SSMP-4, 13:00, -0.089

Vacuum ID Link	34450 Beacon, SSMP-4
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Vacuum ID	SSMP-4
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Date	2020-11-12
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Time	13:00
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Vacuum Reading (in. w.c.)	-0.089
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Number Vacuum Reading	-0.089
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MP-2, 13:06, -0.136

Vacuum ID Link	34450 Beacon, MP-2
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Vacuum ID	MP-2
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Date	2020-11-12
------	------------

Time	13:06
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Vacuum Reading (in. w.c.)	-0.136
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Number Vacuum Reading	-0.136
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MP-1, 13:06, -0.082

Vacuum ID Link	34450 Beacon, MP-1
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Vacuum ID	MP-1
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Date	2020-11-12
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Time	13:06
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Vacuum Reading (in. w.c.)	-0.082
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Number Vacuum Reading	-0.082
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U-Tube Manometer, 13:09, -2.3

Vacuum ID Link	34450 Beacon, U-Tube Manometer
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Vacuum ID	U-Tube Manometer
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Date	2020-11-12
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Time	13:09
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Vacuum Reading (in. w.c.)	-2.3
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Number Vacuum Reading	-2.3
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SSMP-2, 13:13, -0.759

Vacuum ID Link	34450 Beacon, SSMP-2
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Vacuum ID	SSMP-2
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Date	2020-11-12
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Time	13:13
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Vacuum Reading (in. w.c.)	-0.759
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Number Vacuum Reading	-0.759
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SSMP-5, 13:14, -0.690

Vacuum ID Link	34450 Beacon, SSMP-5
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Vacuum ID	SSMP-5
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Date	2020-11-12
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Time	13:14
Vacuum Reading (in. w.c.)	-0.690
Number Vacuum Reading	-0.69

BV-2, 13:03, 100

Valve ID Link	34450 Beacon, BV-2
Valve ID	BV-2
Date	2020-11-12
Time	13:03
Valve Position at Arrival (% Open)	100
Valve Position at Departure (% Open)	100

BV-1, 13:04, 80

Valve ID Link	34450 Beacon, BV-1
Valve ID	BV-1
Date	2020-11-12
Time	13:04
Valve Position at Arrival (% Open)	80
Valve Position at Departure (% Open)	80

BV-4, 13:05, 10

Valve ID Link	34450 Beacon, BV-4
Valve ID	BV-4
Date	2020-11-12
Time	13:05
Valve Position at Arrival (% Open)	10
Valve Position at Departure (% Open)	10

BV-3, 13:05, 40

Valve ID Link	34450 Beacon, BV-3
Valve ID	BV-3
Date	2020-11-12
Time	13:05
Valve Position at Arrival (% Open)	40
Valve Position at Departure (% Open)	40
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
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Do all vacuum monitoring points meet -0.02 in w.c. threshold? Yes

Were any ball valve positions changed? No

Alarm Testing

Sensaphone Link N/A

Does the vacuum switch alarm work? Test the alarm condition and verify an alarm registers. Yes

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

Repairs

Sample Delay

Send Sample Delay Email N/A
email body

Repair Completion

Were seam repairs completed during this visit? No

Were system repairs completed during this visit? No

Are there outstanding repairs to be completed? No

Owner/Tenant Observations

Have there been any changes to the fan noise level or vibration? No

Have any structures been built or modified that require vapor mitigation? No

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

34450 Beacon, 2021-02-26, Full System Inspection

Created	2021-02-26 13:29:58 UTC by Seth Turner
Updated	2021-02-26 14:27:03 UTC by Seth Turner

General Information

System Inspector	Seth Turner
Date	2021-02-26
Time	09:00
System Details Link	34450 Beacon
Property Address	34450 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	22F, sunny
Ambient Temperature	22F
Barometric Pressure	30.11
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?	No
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

Garage Retrocoat

Is retrocoat damaged or missing? No

Crawlspace Barrier

Is water present on the vapor barrier? No

Labels

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

Common Label Photos



Are labels present at the garage retrocoat? Yes

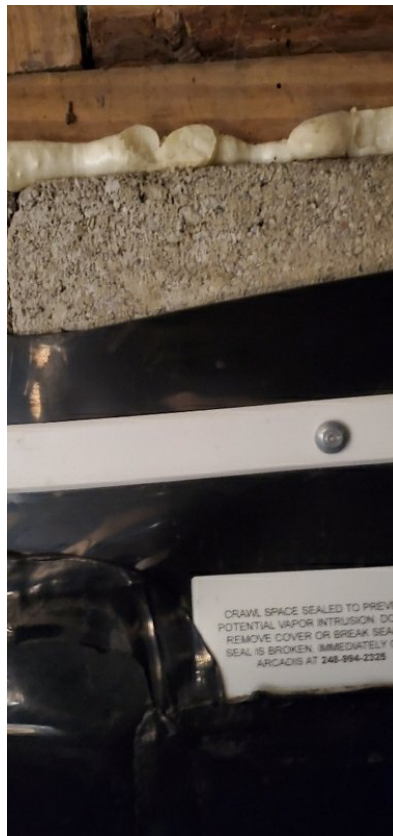
Garage Retrocoat Label Photos



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

SSMP-2, 09:00, -0.576

Vacuum ID Link	34450 Beacon, SSMP-2
Vacuum ID	SSMP-2
Date	2021-02-26
Time	09:00
Vacuum Reading (in. w.c.)	-0.576
Number Vacuum Reading	-0.576

SSMP-5, 09:01, -0.375

Vacuum ID Link	34450 Beacon, SSMP-5
Vacuum ID	SSMP-5
Date	2021-02-26
Time	09:01
Vacuum Reading (in. w.c.)	-0.375
Number Vacuum Reading	-0.375

U-Tube Manometer, 09:04, -2.1

Vacuum ID Link	34450 Beacon, U-Tube Manometer
Vacuum ID	U-Tube Manometer
Date	2021-02-26
Time	09:04
Vacuum Reading (in. w.c.)	-2.1
Number Vacuum Reading	-2.1

SSMP-4, 09:05, -0.048

Vacuum ID Link	34450 Beacon, SSMP-4
Vacuum ID	SSMP-4
Date	2021-02-26
Time	09:05

Vacuum Reading (in. w.c.)	-0.048
Number Vacuum Reading	-0.048

SSMP-3, 09:06, -0.048

Vacuum ID Link	34450 Beacon, SSMP-3
Vacuum ID	SSMP-3
Date	2021-02-26
Time	09:06
Vacuum Reading (in. w.c.)	-0.048
Number Vacuum Reading	-0.048

MP-2, 09:09, -0.132

Vacuum ID Link	34450 Beacon, MP-2
Vacuum ID	MP-2
Date	2021-02-26
Time	09:09
Vacuum Reading (in. w.c.)	-0.132
Number Vacuum Reading	-0.132

MP-1, 09:10, -0.087

Vacuum ID Link	34450 Beacon, MP-1
Vacuum ID	MP-1
Date	2021-02-26
Time	09:10
Vacuum Reading (in. w.c.)	-0.087
Number Vacuum Reading	-0.087

SSMP-2, 09:19, -0.496

Vacuum ID Link	34450 Beacon, SSMP-2
Vacuum ID	SSMP-2
Date	2021-02-26
Time	09:19
Vacuum Reading (in. w.c.)	-0.496
Number Vacuum Reading	-0.496

SSMP-5, 09:20, -0.445

Vacuum ID Link	34450 Beacon, SSMP-5
Vacuum ID	SSMP-5
Date	2021-02-26
Time	09:20
Vacuum Reading (in. w.c.)	-0.445
Number Vacuum Reading	-0.445

SSMP-4, 09:20, -0.078

Vacuum ID Link	34450 Beacon, SSMP-4
Vacuum ID	SSMP-4

Date	2021-02-26
Time	09:20
Vacuum Reading (in. w.c.)	-0.078
Number Vacuum Reading	-0.078

SSMP-3, 09:21, -0.075

Vacuum ID Link	34450 Beacon, SSMP-3
Vacuum ID	SSMP-3
Date	2021-02-26
Time	09:21
Vacuum Reading (in. w.c.)	-0.075
Number Vacuum Reading	-0.075

MP-1, 09:22, -0.079

Vacuum ID Link	34450 Beacon, MP-1
Vacuum ID	MP-1
Date	2021-02-26
Time	09:22
Vacuum Reading (in. w.c.)	-0.079
Number Vacuum Reading	-0.079

MP-2, 09:22, -0.148

Vacuum ID Link	34450 Beacon, MP-2
Vacuum ID	MP-2
Date	2021-02-26
Time	09:22
Vacuum Reading (in. w.c.)	-0.148
Number Vacuum Reading	-0.148

U-Tube Manometer, 09:23, -2.0

Vacuum ID Link	34450 Beacon, U-Tube Manometer
Vacuum ID	U-Tube Manometer
Date	2021-02-26
Time	09:23
Vacuum Reading (in. w.c.)	-2.0
Number Vacuum Reading	-2.0

BV-2, 09:07, 100

Valve ID Link	34450 Beacon, BV-2
Valve ID	BV-2
Date	2021-02-26
Time	09:07
Valve Position at Arrival (% Open)	100
Valve Position at Departure (% Open)	100

BV-1, 09:07, 80

Valve ID Link	34450 Beacon, BV-1
Valve ID	BV-1
Date	2021-02-26
Time	09:07
Valve Position at Arrival (% Open)	80
Valve Position at Departure (% Open)	80

BV-3, 09:08, 40

Valve ID Link	34450 Beacon, BV-3
Valve ID	BV-3
Date	2021-02-26
Time	09:08
Valve Position at Arrival (% Open)	40
Valve Position at Departure (% Open)	40

BV-4, 09:08, 15

Valve ID Link	34450 Beacon, BV-4
Valve ID	BV-4
Date	2021-02-26
Time	09:08
Valve Position at Arrival (% Open)	10
Valve Position at Departure (% Open)	15
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?	Yes
Did you take final readings?	Yes

Alarm Testing

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

Repairs

Sample Delay

Send Sample Delay Email N/A
email body

Repair Completion

Were seam repairs completed during this visit? No

Were system repairs completed during this visit? Yes

System repairs completed: Fan cleaned

System Repair Completion Date 2021-02-26

System Repair Photos



Are there outstanding repairs to be completed? No

Owner/Tenant Observations

Have there been any changes to the fan noise level or vibration? No

Have any structures been built or modified that require vapor mitigation? No

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

34450 Beacon, 2021-03-29, Water Inspection

Created	2021-03-29 18:14:18 UTC by Andrew Banitt
Updated	2021-03-29 18:15:56 UTC by Andrew Banitt

General Information

System Inspector	Andrew Banitt
Date	2021-03-29
Time	14:14
System Details Link	34450 Beacon
Property Address	34450 Beacon
Check Inspection(s) to be Completed	Water Inspection
Get weather data from National Weather Service Website for your current location?	N/A
Weather	Clear
Ambient Temperature	42.08
Barometric Pressure	30.23

Water Inspections

Completed NPRCSE Checklist and Cleared the Crawlspace with the MultiRAE?	Yes
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Barrier

Is water observed on the barrier?	No
Can water be felt under the barrier?	No
Do barrier seams need addition sealing or repair?	No

Drains

Does the barrier have drains?	No
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Plumbing

Are plumbing repairs needed?	No
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Water Removal

Has water been removed today?	No
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Inspection Measurements

Pre-Measurement Conditions

Are vacuum readings being taken under closed building conditions?	Yes
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Measurements and Valve Positions

MP-1, 14:14, -0.082

Vacuum ID Link	34450 Beacon, MP-1
Vacuum ID	MP-1
Date	2021-03-29
Time	14:14
Vacuum Reading (in. w.c.)	-0.082

Number Vacuum Reading	-0.082
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MP-2, 14:15, -0.144

Vacuum ID Link	34450 Beacon, MP-2
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Vacuum ID	MP-2
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Date	2021-03-29
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Time	14:15
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Vacuum Reading (in. w.c.)	-0.144
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Number Vacuum Reading	-0.144
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Were interim vacuum readings taken between initial and final vacuum readings?	No
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Inspection Reading Analysis

SSMP/MPs

Alarm Testing

Sensaphone Link	N/A
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Repairs

Sample Delay

Send Sample Delay Email	N/A
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email body

Repair Completion

Were seam repairs completed during this visit?	No
--	----

Were system repairs completed during this visit?	No
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Are there outstanding repairs to be completed?	No
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Engineer Notification

Send Inspection Completion Email	N/A
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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

34450 Beacon, 2021-07-06, System Check, Water Inspection

Created	2021-07-06 18:16:46 UTC by Seth Turner
Updated	2021-07-06 18:37:13 UTC by Seth Turner

General Information

System Inspector	Seth Turner
Date	2021-07-06
Time	14:16
System Details Link	34450 Beacon
Property Address	34450 Beacon
Check Inspection(s) to be Completed	System Check, Water Inspection
Get weather data from National Weather Service Website for your current location?	N/A
Weather	87 F, humid
Ambient Temperature	87F
Barometric Pressure	30.02

Water Inspections

Completed NPRCSE Checklist and Cleared the Crawlspace with the MultiRAE?	Yes
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Barrier

Is water observed on the barrier?	No
Can water be felt under the barrier?	No
Do barrier seams need addition sealing or repair?	No

Drains

Does the barrier have drains?	No
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Plumbing

Are plumbing repairs needed?	No
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Water Removal

Has water been removed today?	No
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Inspection Measurements

Pre-Measurement Conditions

Are vacuum readings being taken under closed building conditions?	Yes
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Measurements and Valve Positions

MP-1, 14:18, -0.081

Vacuum ID Link	34450 Beacon, MP-1
Vacuum ID	MP-1
Date	2021-07-06
Time	14:18
Vacuum Reading (in. w.c.)	-0.081

Number Vacuum Reading	-0.081
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MP-2, 14:18, -0.145

Vacuum ID Link	34450 Beacon, MP-2
Vacuum ID	MP-2
Date	2021-07-06
Time	14:18
Vacuum Reading (in. w.c.)	-0.145
Number Vacuum Reading	-0.145

U-Tube Manometer, 14:26, -2.1

Vacuum ID Link	34450 Beacon, U-Tube Manometer
Vacuum ID	U-Tube Manometer
Date	2021-07-06
Time	14:26
Vacuum Reading (in. w.c.)	-2.1
Number Vacuum Reading	-2.1
Were interim vacuum readings taken between initial and final vacuum readings?	No

Inspection Reading Analysis

SSMP/MPs

Alarm Testing

Sensaphone Link	N/A
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Repairs

Sample Delay

Send Sample Delay Email	N/A
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email body

Repair Completion

Were seam repairs completed during this visit?	No
Were system repairs completed during this visit?	No
Are there outstanding repairs to be completed?	No

Engineer Notification

Send Inspection Completion Email	N/A
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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

34450 Beacon, 2021-08-16, Water Inspection

Created	2021-08-16 14:48:23 UTC by Andrew Banitt
Updated	2021-08-16 14:49:16 UTC by Andrew Banitt

General Information

System Inspector	Andrew Banitt
Date	2021-08-16
Time	10:48
System Details Link	34450 Beacon
Property Address	34450 Beacon
Check Inspection(s) to be Completed	Water Inspection
Get weather data from National Weather Service Website for your current location?	N/A
Weather	Cloudy
Ambient Temperature	68.00
Barometric Pressure	30.14

Water Inspections

Completed NPRCSE Checklist and Cleared the Crawlspace with the MultiRAE?	Yes
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Barrier

Is water observed on the barrier?	No
Can water be felt under the barrier?	No
Do barrier seams need addition sealing or repair?	No

Drains

Does the barrier have drains?	No
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Plumbing

Are plumbing repairs needed?	No
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Water Removal

Has water been removed today?	No
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Inspection Measurements

Pre-Measurement Conditions

Are vacuum readings being taken under closed building conditions?	Yes
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Measurements and Valve Positions

MP-1, 10:48, -0.071

Vacuum ID Link	34450 Beacon, MP-1
Vacuum ID	MP-1
Date	2021-08-16
Time	10:48
Vacuum Reading (in. w.c.)	-0.071

Number Vacuum Reading	-0.071
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MP-2, 10:48, -0.164

Vacuum ID Link	34450 Beacon, MP-2
Vacuum ID	MP-2
Date	2021-08-16
Time	10:48
Vacuum Reading (in. w.c.)	-0.164
Number Vacuum Reading	-0.164

U-Tube Manometer, 10:49, -2.4

Vacuum ID Link	34450 Beacon, U-Tube Manometer
Vacuum ID	U-Tube Manometer
Date	2021-08-16
Time	10:49
Vacuum Reading (in. w.c.)	-2.4
Number Vacuum Reading	-2.4
Were interim vacuum readings taken between initial and final vacuum readings?	No

Inspection Reading Analysis

SSMP/MPs

Alarm Testing

Sensaphone Link	N/A
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Repairs

Sample Delay

Send Sample Delay Email	N/A
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email body

Repair Completion

Were seam repairs completed during this visit?	No
Were system repairs completed during this visit?	No
Are there outstanding repairs to be completed?	No

Engineer Notification

Send Inspection Completion Email	N/A
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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

34450 Beacon, 2021-09-27, Water Inspection

Created	2021-09-27 15:18:03 UTC by Andrew Banitt
Updated	2021-09-27 15:45:30 UTC by Andrew Banitt

General Information

System Inspector	Andrew Banitt
Date	2021-09-27
Time	11:18
System Details Link	34450 Beacon
Property Address	34450 Beacon
Check Inspection(s) to be Completed	Water Inspection
Get weather data from National Weather Service Website for your current location?	N/A
Weather	Partly Cloudy
Ambient Temperature	69.98
Barometric Pressure	29.81

Water Inspections

Completed NPRCSE Checklist and Cleared the Crawlspace with the MultiRAE?	Yes
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Barrier

Is water observed on the barrier?	Yes
Location of Water on Barrier	Low spot next to column
Can the source of water be identified?	No

Water on Barrier



Volume of Water on Barrier (gal)	6
Can water be felt under the barrier?	No
Do barrier seams need addition sealing or repair?	No

Drains

Does the barrier have drains? No

Plumbing

Are plumbing repairs needed? No

Water Removal

Has water been removed today? Yes

How much water was removed? 6 gallons

Inspection Measurements

Pre-Measurement Conditions

Are vacuum readings being taken under closed building conditions? Yes

Measurements and Valve Positions

MP-2, 11:19, -0.158

Vacuum ID Link 34450 Beacon, MP-2

Vacuum ID MP-2

Date 2021-09-27

Time 11:19

Vacuum Reading (in. w.c.) -0.158

Number Vacuum Reading -0.158

MP-1, 11:19, -0.082

Vacuum ID Link 34450 Beacon, MP-1

Vacuum ID MP-1

Date 2021-09-27

Time 11:19

Vacuum Reading (in. w.c.) -0.082

Number Vacuum Reading -0.082

Were interim vacuum readings taken between initial and final vacuum readings? No

Inspection Reading Analysis

SSMP/MPs

Alarm Testing

Sensaphone Link N/A

Repairs

Sample Delay

Send Sample Delay Email N/A

email body

Repair Completion

Were seam repairs completed during this visit?	No
Were system repairs completed during this visit?	No
Are there outstanding repairs to be completed?	No

Engineer Notification

Send Inspection Completion Email	N/A
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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

34450 Beacon, 2021-10-27, Water Inspection

Created	2021-10-27 16:07:16 UTC by Andrew Banitt
Updated	2021-10-27 16:18:52 UTC by Andrew Banitt

General Information

System Inspector	Andrew Banitt
Date	2021-10-27
Time	12:07
System Details Link	34450 Beacon
Property Address	34450 Beacon
Check Inspection(s) to be Completed	Water Inspection
Get weather data from National Weather Service Website for your current location?	N/A
Weather	Light Drizzle and Fog/Mist
Ambient Temperature	45
Barometric Pressure	30.04

Water Inspections

Completed NPRCSE Checklist and Cleared the Crawlspace with the MultiRAE?	Yes
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Barrier

Is water observed on the barrier?	Yes
Location of Water on Barrier	Next to column
Can the source of water be identified?	No

Water on Barrier



Volume of Water on Barrier (gal)	2
Can water be felt under the barrier?	No
Do barrier seams need addition sealing or repair?	No

Drains

Does the barrier have drains? No

Plumbing

Are plumbing repairs needed? No

Water Removal

Has water been removed today? Yes

How much water was removed? 2

Inspection Measurements

Pre-Measurement Conditions

Are vacuum readings being taken under closed building conditions? Yes

Measurements and Valve Positions

MP-1, 12:18, -0.081

Vacuum ID Link 34450 Beacon, MP-1

Vacuum ID MP-1

Date 2021-10-27

Time 12:18

Vacuum Reading (in. w.c.) -0.081

Number Vacuum Reading -0.081

MP-2, 12:18, -0.147

Vacuum ID Link 34450 Beacon, MP-2

Vacuum ID MP-2

Date 2021-10-27

Time 12:18

Vacuum Reading (in. w.c.) -0.147

Number Vacuum Reading -0.147

Were interim vacuum readings taken between initial and final vacuum readings? No

Inspection Reading Analysis

SSMP/MPs

Alarm Testing

Sensaphone Link N/A

Repairs

Sample Delay

Send Sample Delay Email N/A

email body

Repair Completion

Were seam repairs completed during this visit?	No
Were system repairs completed during this visit?	No
Are there outstanding repairs to be completed?	No

Engineer Notification

Send Inspection Completion Email	N/A
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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

34450 Beacon, 2022-01-19, Full System Inspection

Created	2022-01-19 14:05:57 UTC by Seth Turner
Updated	2022-01-19 15:03:59 UTC by Seth Turner

General Information

System Inspector	Seth Turner
Date	2022-01-19
Time	09:00
System Details Link	34450 Beacon
Property Address	34450 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	45F, cloudy
Ambient Temperature	45
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?	No
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
--	-----

Drains

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

Garage Retrocoat

Is retrocoat damaged or missing? No

Crawlspace Barrier

Is water present on the vapor barrier? No

Labels

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

Common Label Photos



Are labels present at the garage retrocoat? Yes

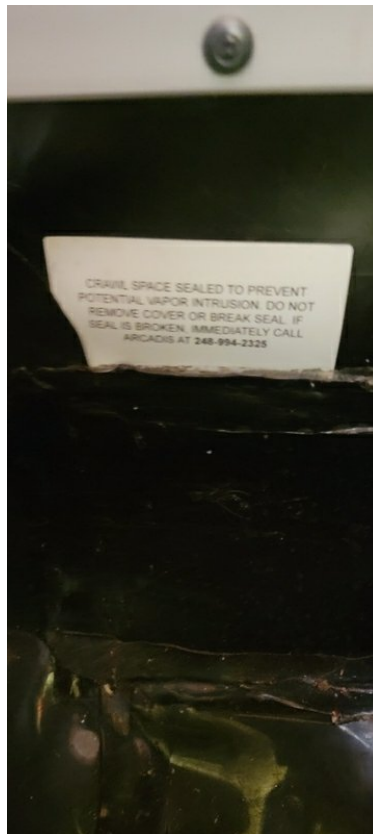
Garage Retrocoat Label Photos



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

SSMP-2, 09:09, -0.554

Vacuum ID Link	34450 Beacon, SSMP-2
Vacuum ID	SSMP-2
Date	2022-01-19
Time	09:09
Vacuum Reading (in. w.c.)	-0.554
Number Vacuum Reading	-0.554

SSMP-5, 09:11, -0.502

Vacuum ID Link	34450 Beacon, SSMP-5
Vacuum ID	SSMP-5
Date	2022-01-19
Time	09:11
Vacuum Reading (in. w.c.)	-0.502
Number Vacuum Reading	-0.502

SSMP-4, 09:15, -0.072

Vacuum ID Link	34450 Beacon, SSMP-4
Vacuum ID	SSMP-4
Date	2022-01-19
Time	09:15
Vacuum Reading (in. w.c.)	-0.072
Number Vacuum Reading	-0.072

SSMP-3, 09:17, -0.074

Vacuum ID Link	34450 Beacon, SSMP-3
Vacuum ID	SSMP-3
Date	2022-01-19
Time	09:17

Vacuum Reading (in. w.c.)	-0.074
Number Vacuum Reading	-0.074

U-Tube Manometer, 09:18, -2.1

Vacuum ID Link	34450 Beacon, U-Tube Manometer
Vacuum ID	U-Tube Manometer
Date	2022-01-19
Time	09:18
Vacuum Reading (in. w.c.)	-2.1
Number Vacuum Reading	-2.1

MP-1, 09:20, -0.081

Vacuum ID Link	34450 Beacon, MP-1
Vacuum ID	MP-1
Date	2022-01-19
Time	09:20
Vacuum Reading (in. w.c.)	-0.081
Number Vacuum Reading	-0.081

MP-2, 09:21, -0.135

Vacuum ID Link	34450 Beacon, MP-2
Vacuum ID	MP-2
Date	2022-01-19
Time	09:21
Vacuum Reading (in. w.c.)	-0.135
Number Vacuum Reading	-0.135

MP-1, 09:44, -0.082

Vacuum ID Link	34450 Beacon, MP-1
Vacuum ID	MP-1
Date	2022-01-19
Time	09:44
Vacuum Reading (in. w.c.)	-0.082
Number Vacuum Reading	-0.082

MP-2, 09:44, -0.139

Vacuum ID Link	34450 Beacon, MP-2
Vacuum ID	MP-2
Date	2022-01-19
Time	09:44
Vacuum Reading (in. w.c.)	-0.139
Number Vacuum Reading	-0.139

U-Tube Manometer, 09:45, -2.2

Vacuum ID Link	34450 Beacon, U-Tube Manometer
Vacuum ID	U-Tube Manometer

Date	2022-01-19
Time	09:45
Vacuum Reading (in. w.c.)	-2.2
Number Vacuum Reading	-2.2

SSMP-3, 09:45, -0.076

Vacuum ID Link	34450 Beacon, SSMP-3
Vacuum ID	SSMP-3
Date	2022-01-19
Time	09:45
Vacuum Reading (in. w.c.)	-0.076
Number Vacuum Reading	-0.076

SSMP-4, 09:45, -0.073

Vacuum ID Link	34450 Beacon, SSMP-4
Vacuum ID	SSMP-4
Date	2022-01-19
Time	09:45
Vacuum Reading (in. w.c.)	-0.073
Number Vacuum Reading	-0.073

SSMP-5, 09:46, -0.504

Vacuum ID Link	34450 Beacon, SSMP-5
Vacuum ID	SSMP-5
Date	2022-01-19
Time	09:46
Vacuum Reading (in. w.c.)	-0.504
Number Vacuum Reading	-0.504

SSMP-2, 09:46, -0.554

Vacuum ID Link	34450 Beacon, SSMP-2
Vacuum ID	SSMP-2
Date	2022-01-19
Time	09:46
Vacuum Reading (in. w.c.)	-0.554
Number Vacuum Reading	-0.554

BV-2, 09:21, 100

Valve ID Link	34450 Beacon, BV-2
Valve ID	BV-2
Date	2022-01-19
Time	09:21
Valve Position at Arrival (% Open)	100
Valve Position at Departure (% Open)	100

BV-1, 09:22, 80

Valve ID Link	34450 Beacon, BV-1
Valve ID	BV-1
Date	2022-01-19
Time	09:22
Valve Position at Arrival (% Open)	80
Valve Position at Departure (% Open)	80

BV-3, 09:23, 40

Valve ID Link	34450 Beacon, BV-3
Valve ID	BV-3
Date	2022-01-19
Time	09:23
Valve Position at Arrival (% Open)	40
Valve Position at Departure (% Open)	40

BV-4, 09:23, 15

Valve ID Link	34450 Beacon, BV-4
Valve ID	BV-4
Date	2022-01-19
Time	09:23
Valve Position at Arrival (% Open)	15
Valve Position at Departure (% Open)	15
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

Alarm Testing

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

Repairs

Sample Delay

Send Sample Delay Email N/A

email body

Repair Completion

Were seam repairs completed during this visit? Yes

Were system repairs completed during this visit? Yes

Additional sealing completed: Seam repairs made where tape was lifting.

Sealing Completion Date 2022-01-19

Sealing Repair Photos







System repairs completed:	Fan was cleaned out.
System Repair Completion Date	2022-01-19

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
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email body

Engineer Notification

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

email body
