

Transmittal Letter



TO
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Livonia, MI 48150

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ELECTRONIC COPIES TO
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Chuck Pinter (Ford)

DATE
October 4, 2022

PROJECT NUMBER
30146655

SUBJECT
Operation, Monitoring, and
Maintenance Field Notes - 34591 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.

34591 Beacon, 2020-05-19, Water Inspection

Created	2020-05-19 17:18:26 UTC by Andrew Banitt
Updated	2020-05-22 15:35:19 UTC by Andrew Banitt

General Information

System Inspector	Andrew Banitt
Date	2020-05-19
Time	13:18
System Details Link	34591 Beacon
Property Address	34591 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	60.98
Barometric Pressure	30.05

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	In front of access door and SW low spot
Can the source of water be identified?	Yes

Water on Barrier



Volume of Water on Barrier (gal)	50
Can water be felt under the barrier?	Yes
Describe Source Location	Runoff through access door and window.
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

Building Condition Comments: Good

Measurements and Valve Positions

MP-1, 13:31, -0.010

Vacuum ID Link 34591 Beacon, MP-1

Vacuum ID MP-1

Date 2020-05-19

Time 13:31

Vacuum Reading (in. w.c.) -0.010

Number Vacuum Reading -0.01

MP-2, 13:32, -0.023

Vacuum ID Link 34591 Beacon, MP-2

Vacuum ID MP-2

Date 2020-05-19

Time 13:32

Vacuum Reading (in. w.c.) -0.023

Number Vacuum Reading -0.023

MP-3, 13:35, -0.099

Vacuum ID Link 34591 Beacon, MP-3

Vacuum ID MP-3

Date 2020-05-19

Time 13:35

Vacuum Reading (in. w.c.) -0.099

Number Vacuum Reading -0.099

SSMP-1, 14:00, NA

Vacuum ID Link 34591 Beacon, SSMP-1

Vacuum ID SSMP-1

Date 2020-05-19

Time 14:00

Vacuum Reading (in. w.c.) NA

Number Vacuum Reading 0

U-Tube Manometer, 14:07, -3.5

Vacuum ID Link 34591 Beacon, U-Tube Manometer

Vacuum ID U-Tube Manometer

Date 2020-05-19

Time 14:07

Vacuum Reading (in. w.c.) -3.5

Number Vacuum Reading -3.5

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
email body

Engineer Notification

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

email body

Additional Notes and Photos

Notes Water will need to be removed on future date.

Photos





34591 Beacon, 2020-05-21, Water Inspection

Created	2020-05-21 18:08:04 UTC by Andrew Banitt
Updated	2020-05-22 15:33:24 UTC by Andrew Banitt

General Information

System Inspector	Andrew Banitt
Date	2020-05-21
Time	14:08
System Details Link	34591 Beacon
Property Address	34591 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	64.94
Barometric Pressure	30.21

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	In front of access door and SW corner
Can the source of water be identified?	Yes

Water on Barrier



Volume of Water on Barrier (gal)	100
Can water be felt under the barrier?	Yes
Describe Source Location	Peeled up tape underneath control panel box.
Do barrier seams need addition sealing or repair?	Yes
Describe Repair Location and Mark	Under control panel box

Barrier Repairs Needed



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?	Yes
How much water was removed?	80

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, 14:31, -0.013

Vacuum ID Link	34591 Beacon, MP-1
Vacuum ID	MP-1
Date	2020-05-21
Time	14:31
Vacuum Reading (in. w.c.)	-0.013
Number Vacuum Reading	-0.013

MP-2, 14:31, -0.02

Vacuum ID Link	34591 Beacon, MP-2
Vacuum ID	MP-2
Date	2020-05-21
Time	14:31
Vacuum Reading (in. w.c.)	-0.02
Number Vacuum Reading	-0.02

MP-3, 14:32, -0.097

Vacuum ID Link	34591 Beacon, MP-3
Vacuum ID	MP-3
Date	2020-05-21
Time	14:32
Vacuum Reading (in. w.c.)	-0.097
Number Vacuum Reading	-0.097

U-Tube Manometer, 14:33, -3.5

Vacuum ID Link	34591 Beacon, U-Tube Manometer
Vacuum ID	U-Tube Manometer
Date	2020-05-21
Time	14:33
Vacuum Reading (in. w.c.)	-3.5
Number Vacuum Reading	-3.5
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?	Yes
Were system repairs completed during this visit?	No
Additional sealing completed:	Taped hole near control box
Sealing Completion Date	2020-05-21

Sealing Repair Photos



Are there outstanding repairs to be completed?	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	

Additional Notes and Photos

Notes	Water will need to be pumped on future date.
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34591 Beacon, 2020-05-28, Water Inspection

Created	2020-05-28 15:13:22 UTC by Andrew Banitt
Updated	2020-05-29 00:06:01 UTC by Andrew Banitt

General Information

System Inspector	Andrew Banitt
Date	2020-05-28
Time	11:13
System Details Link	34591 Beacon
Property Address	34591 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	69.08
Barometric Pressure	29.96

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	In front of access door and SW low area
Can the source of water be identified?	Yes

Water on Barrier



Volume of Water on Barrier (gal)	26
Can water be felt under the barrier?	No
Describe Source Location	Window and door
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?	Yes
Are plumbing repairs on a supply/waste line?	Yes
Plumbing Repair Location	In front of access door

Plumbing Repair Photos



Water Removal

Has water been removed today?	Yes
How much water was removed?	26 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-2, 13:01, -0.069

Vacuum ID Link	34591 Beacon, MP-2
Vacuum ID	MP-2
Date	2020-05-28
Time	13:01
Vacuum Reading (in. w.c.)	-0.069
Number Vacuum Reading	-0.069

MP-1, 13:02, -0.010

Vacuum ID Link	34591 Beacon, MP-1
Vacuum ID	MP-1
Date	2020-05-28
Time	13:02
Vacuum Reading (in. w.c.)	-0.010
Number Vacuum Reading	-0.01

MP-3, 13:03, -0.021

Vacuum ID Link	34591 Beacon, MP-3
Vacuum ID	MP-3
Date	2020-05-28
Time	13:03
Vacuum Reading (in. w.c.)	-0.021
Number Vacuum Reading	-0.021

U-Tube Manometer, 13:05, -3.5

Vacuum ID Link	34591 Beacon, U-Tube Manometer
Vacuum ID	U-Tube Manometer
Date	2020-05-28
Time	13:05
Vacuum Reading (in. w.c.)	-3.5
Number Vacuum Reading	-3.5
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?	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

Additional Notes and Photos

Notes

Removed remaining water. No loose seams found. Pictures taken of back window.

Photos





34591 Beacon, 2020-06-30, Water Inspection

Created	2020-06-30 16:38:41 UTC by Heather Woodrum
Updated	2020-07-16 18:40:44 UTC by Andrew Banitt

General Information

System Inspector	Heather Woodrum
Date	2020-06-30
Time	12:38
System Details Link	34591 Beacon
Property Address	34591 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	64.94
Barometric Pressure	29.98

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	Back bath tub
Can the source of water be identified?	No

Water on Barrier



Volume of Water on Barrier (gal)	20
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? 25

Inspection Measurements

Pre-Measurement Conditions

Are vacuum readings being taken under closed building conditions? Yes

Measurements and Valve Positions

MP-1, 12:52, -0.011

Vacuum ID Link 34591 Beacon, MP-1

Vacuum ID MP-1

Date 2020-06-30

Time 12:52

Vacuum Reading (in. w.c.) -0.011

Number Vacuum Reading -0.011

MP-2, 12:57, -0.037

Vacuum ID Link 34591 Beacon, MP-2

Vacuum ID MP-2

Date 2020-06-30

Time 12:57

Vacuum Reading (in. w.c.) -0.037

Number Vacuum Reading -0.037

MP-3, 12:57, -0.022

Vacuum ID Link 34591 Beacon, MP-3

Vacuum ID MP-3

Date 2020-06-30

Time 12:57

Vacuum Reading (in. w.c.) -0.022

Number Vacuum Reading -0.022

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
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Were system repairs completed during this visit?	No
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Are there outstanding repairs to be completed?	Yes
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Repair Status	Possible window sealing, discuss with team
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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

Additional Notes and Photos

Photos





34591 Beacon, 2020-07-13, Water Inspection

Created	2020-07-13 17:35:10 UTC by Patrick Labadie
Updated	2020-07-13 18:11:47 UTC by Patrick Labadie

General Information

System Inspector	Patrick Labadie
Date	2020-07-13
Time	13:35
System Details Link	34591 Beacon
Property Address	34591 Beacon
Check Inspection(s) to be Completed	Water Inspection
Get weather data from National Weather Service Website for your current location?	N/A
Weather	Mostly Cloudy
Ambient Temperature	75.92
Barometric Pressure	29.97

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	Under the metal pipe near crawlspace entrance
Can the source of water be identified?	Yes

Water on Barrier



Volume of Water on Barrier (gal)	0.05
Can water be felt under the barrier?	No
Describe Source Location	Rusted metal sanitary pipe
Do barrier seams need addition sealing or repair?	Yes
Describe Repair Location and Mark	Metal pipe at tape

Barrier Repairs Needed



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?	Yes
How much water was removed?	0.05 gal small puddle

Inspection Measurements

Pre-Measurement Conditions

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

MP-3, 13:52, -0.291

Vacuum ID Link	34591 Beacon, MP-3
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Vacuum ID	MP-3
Date	2020-07-13
Time	13:52
Vacuum Reading (in. w.c.)	-0.291
Number Vacuum Reading	-0.291

MP-1, 13:55, -0.008

Vacuum ID Link	34591 Beacon, MP-1
Vacuum ID	MP-1
Date	2020-07-13
Time	13:55
Vacuum Reading (in. w.c.)	-0.008
Number Vacuum Reading	-0.008

MP-2, 13:56, -0.006

Vacuum ID Link	34591 Beacon, MP-2
Vacuum ID	MP-2
Date	2020-07-13
Time	13:56
Vacuum Reading (in. w.c.)	-0.006
Number Vacuum Reading	-0.006

U-Tube Manometer, 13:58, -3.5

Vacuum ID Link	34591 Beacon, U-Tube Manometer
Vacuum ID	U-Tube Manometer
Date	2020-07-13
Time	13:58
Vacuum Reading (in. w.c.)	-3.5
Number Vacuum Reading	-3.5

SSMP-1, 14:01, -0.003

Vacuum ID Link	34591 Beacon, SSMP-1
Vacuum ID	SSMP-1
Date	2020-07-13
Time	14:01
Vacuum Reading (in. w.c.)	-0.003
Number Vacuum Reading	-0.003
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?	Yes
Were system repairs completed during this visit?	No
Additional sealing completed:	Sikaflex around pipe near tape
Sealing Completion Date	2020-07-13
Sealing Repair Photos	



Are there outstanding repairs to be completed?	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	

34591 Beacon, 2020-07-16, Water Inspection

Created	2020-07-16 18:29:04 UTC by Andrew Banitt
Updated	2020-07-16 21:08:06 UTC by Andrew Banitt

General Information

System Inspector	Andrew Banitt
Date	2020-07-16
Time	14:29
System Details Link	34591 Beacon
Property Address	34591 Beacon
Check Inspection(s) to be Completed	Water Inspection
Get weather data from National Weather Service Website for your current location?	N/A
Weather	Fog/Mist
Ambient Temperature	75.02
Barometric Pressure	29.96

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

U-Tube Manometer, 14:30, -3.6

Vacuum ID Link	34591 Beacon, U-Tube Manometer
Vacuum ID	U-Tube Manometer
Date	2020-07-16
Time	14:30
Vacuum Reading (in. w.c.)	-3.6

Number Vacuum Reading	-3.6
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MP-2, 14:31, -0.033

Vacuum ID Link	34591 Beacon, MP-2
Vacuum ID	MP-2
Date	2020-07-16
Time	14:31
Vacuum Reading (in. w.c.)	-0.033
Number Vacuum Reading	-0.033

MP-1, 14:37, -0.015

Vacuum ID Link	34591 Beacon, MP-1
Vacuum ID	MP-1
Date	2020-07-16
Time	14:37
Vacuum Reading (in. w.c.)	-0.015
Number Vacuum Reading	-0.015

MP-3, 14:40, -0.026

Vacuum ID Link	34591 Beacon, MP-3
Vacuum ID	MP-3
Date	2020-07-16
Time	14:40
Vacuum Reading (in. w.c.)	-0.026
Number Vacuum Reading	-0.026
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?	No

Engineer Notification

Send Inspection Completion Email N/A

email body

Engineer Notification

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

email body

34591 Beacon, 2020-07-20, Water Inspection

Created	2020-07-20 18:45:25 UTC by Patrick Labadie
Updated	2020-07-21 19:59:17 UTC by Andrew Banitt

General Information

System Inspector	Patrick Labadie
Date	2020-07-20
Time	14:45
System Details Link	34591 Beacon
Property Address	34591 Beacon
Check Inspection(s) to be Completed	Water Inspection
Get weather data from National Weather Service Website for your current location?	N/A
Weather	Mostly Cloudy
Ambient Temperature	84.92
Barometric Pressure	29.99

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	West most area of crawlspace.
Can the source of water be identified?	Yes

Water on Barrier



Volume of Water on Barrier (gal)	0.1
Can water be felt under the barrier?	No

Describe Source Location	It's running from window that is partially below grade.
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?	Yes
How much water was removed?	0.10 gal

Inspection Measurements

Pre-Measurement Conditions

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

MP-3, 15:11, -0.120

Vacuum ID Link	34591 Beacon, MP-3
Vacuum ID	MP-3
Date	2020-07-20
Time	15:11
Vacuum Reading (in. w.c.)	-0.120
Number Vacuum Reading	-0.12

MP-1, 15:12, -0.009

Vacuum ID Link	34591 Beacon, MP-1
Vacuum ID	MP-1
Date	2020-07-20
Time	15:12
Vacuum Reading (in. w.c.)	-0.009
Number Vacuum Reading	-0.009

MP-2, 15:13, -0.007

Vacuum ID Link	34591 Beacon, MP-2
Vacuum ID	MP-2
Date	2020-07-20
Time	15:13
Vacuum Reading (in. w.c.)	-0.007
Number Vacuum Reading	-0.007
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
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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

34591 Beacon, 2020-08-04, Water Inspection

Created	2020-08-04 18:05:19 UTC by Heather Woodrum
Updated	2020-08-04 18:20:03 UTC by Heather Woodrum

General Information

System Inspector	Heather Woodrum
Date	2020-08-04
Time	14:05
System Details Link	34591 Beacon
Property Address	34591 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?	Yes
Location of Water on Barrier	Far bathtub & opposite of entrance
Can the source of water be identified?	Yes

Water on Barrier



Volume of Water on Barrier (gal)	30
Can water be felt under the barrier?	Yes

Describe Source Location	Window and small seam under water
Do barrier seams need addition sealing or repair?	Yes
Describe Repair Location and Mark	Small seam opposite entrance

Barrier Repairs Needed



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

U-Tube Manometer, 14:05, -3.6

Vacuum ID Link	34591 Beacon, U-Tube Manometer
Vacuum ID	U-Tube Manometer
Date	2020-08-04
Time	14:05

Vacuum Reading (in. w.c.)	-3.6
Number Vacuum Reading	-3.6

MP-1, 14:06, -0.009

Vacuum ID Link	34591 Beacon, MP-1
Vacuum ID	MP-1
Date	2020-08-04
Time	14:06
Vacuum Reading (in. w.c.)	-0.009
Number Vacuum Reading	-0.009

MP-2, 14:07, -0.007

Vacuum ID Link	34591 Beacon, MP-2
Vacuum ID	MP-2
Date	2020-08-04
Time	14:07
Vacuum Reading (in. w.c.)	-0.007
Number Vacuum Reading	-0.007

MP-3, 14:08, -0.003

Vacuum ID Link	34591 Beacon, MP-3
Vacuum ID	MP-3
Date	2020-08-04
Time	14:08
Vacuum Reading (in. w.c.)	-0.003
Number Vacuum Reading	-0.003
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
Repair Status	To be completed August 5

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

Additional Notes and Photos

Notes

Crawl space entrance blocked with cinder block

Photos



34591 Beacon, 2020-08-31, Water Inspection

Created	2020-08-31 15:27:17 UTC by Andrew Banitt
Updated	2020-08-31 16:12:11 UTC by Andrew Banitt

General Information

System Inspector	Andrew Banitt
Date	2020-08-31
Time	11:27
System Details Link	34591 Beacon
Property Address	34591 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 Sunny
Ambient Temperature	73
Barometric Pressure	29.9

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	Southwest corner (bathtub)
Can the source of water be identified?	Yes

Water on Barrier



Volume of Water on Barrier (gal)	100
Can water be felt under the barrier?	No
Describe Source Location	Window
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, 11:35, -0.010

Vacuum ID Link	34591 Beacon, MP-1
Vacuum ID	MP-1
Date	2020-08-31
Time	11:35
Vacuum Reading (in. w.c.)	-0.010
Number Vacuum Reading	-0.01

MP-2, 11:36, -0.050

Vacuum ID Link	34591 Beacon, MP-2
Vacuum ID	MP-2
Date	2020-08-31
Time	11:36
Vacuum Reading (in. w.c.)	-0.050
Number Vacuum Reading	-0.05

MP-3, 11:38, -0.021

Vacuum ID Link	34591 Beacon, MP-3
Vacuum ID	MP-3
Date	2020-08-31
Time	11:38
Vacuum Reading (in. w.c.)	-0.021
Number Vacuum Reading	-0.021

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

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

email body

Engineer Notification

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

email body

34591 Beacon, 2020-09-09, Water Inspection

Created	2020-09-09 16:37:11 UTC by Seth Turner
Updated	2020-09-09 17:12:55 UTC by Seth Turner

General Information

System Inspector	Seth Turner
Date	2020-09-09
Time	12:37
System Details Link	34591 Beacon
Property Address	34591 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	65
Barometric Pressure	30.29

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	Front right corner of house
Can the source of water be identified?	No

Water on Barrier



Volume of Water on Barrier (gal)	10
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-2, 12:39, -0.07

Vacuum ID Link	34591 Beacon, MP-2
Vacuum ID	MP-2
Date	2020-09-09
Time	12:39
Vacuum Reading (in. w.c.)	-0.07
Number Vacuum Reading	-0.07

MP-3, 12:39, -0.004

Vacuum ID Link	34591 Beacon, MP-3
Vacuum ID	MP-3
Date	2020-09-09
Time	12:39
Vacuum Reading (in. w.c.)	-0.004
Number Vacuum Reading	-0.004

MP-1, 12:41, -0.003

Vacuum ID Link	34591 Beacon, MP-1
Vacuum ID	MP-1
Date	2020-09-09
Time	12:41
Vacuum Reading (in. w.c.)	-0.003
Number Vacuum Reading	-0.003
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
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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

34591 Beacon, 2020-11-05, Full System Inspection

Created	2020-11-05 13:34:18 UTC by Andrew Banitt
Updated	2020-11-05 16:07:46 UTC by Andrew Banitt

General Information

System Inspector	Andrew Banitt
Date	2020-11-05
Time	08:34
System Details Link	34591 Beacon
Property Address	34591 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	Mostly Cloudy
Ambient Temperature	51.98
Barometric Pressure	30.16
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?	No
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

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 crawlspace barrier? No



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?	Yes

SSMP-1

Monitoring Point with Transmitter?	SSMP-1
Transmitter Ambient Reading (iwc, transmitter inlet tubing disconnected)	0
Transmitter Reading (iwc, with fan operating)	-0.003
Micromanometer Ambient Reading (iwc, transmitter inlet tubing disconnected)	0
Micromanometer Fan Reading (iwc, with fan operating)	-0.003
Calibration Calc	0
Transmitter off by >0.0003, recalibrate/fix transmitter	

Measurements and Valve Positions

SSMP-1, 08:45, -0.003

Vacuum ID Link	34591 Beacon, SSMP-1
Vacuum ID	SSMP-1
Date	2020-11-05
Time	08:45
Vacuum Reading (in. w.c.)	-0.003
Number Vacuum Reading	-0.003

MP-1, 08:46, -0.008

Vacuum ID Link	34591 Beacon, MP-1
Vacuum ID	MP-1
Date	2020-11-05
Time	08:46
Vacuum Reading (in. w.c.)	-0.008
Number Vacuum Reading	-0.008

MP-2, 08:48, -0.006

Vacuum ID Link	34591 Beacon, MP-2
Vacuum ID	MP-2
Date	2020-11-05
Time	08:48
Vacuum Reading (in. w.c.)	-0.006
Number Vacuum Reading	-0.006

MP-3, 08:55, -0.006

Vacuum ID Link	34591 Beacon, MP-3
Vacuum ID	MP-3
Date	2020-11-05
Time	08:55
Vacuum Reading (in. w.c.)	-0.006
Number Vacuum Reading	-0.006

U-Tube Manometer, 08:56, -3.6

Vacuum ID Link	34591 Beacon, U-Tube Manometer
Vacuum ID	U-Tube Manometer
Date	2020-11-05
Time	08:56
Vacuum Reading (in. w.c.)	-3.6
Number Vacuum Reading	-3.6

BV-1, 08:59, 30

Valve ID Link	34591 Beacon, BV-1
Valve ID	BV-1
Date	2020-11-05
Time	08:59
Valve Position at Arrival (% Open)	30

Valve Position at Departure (% Open)	30
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BV-2, 08:59, 40

Valve ID Link	34591 Beacon, BV-2
Valve ID	BV-2
Date	2020-11-05
Time	08:59
Valve Position at Arrival (% Open)	40
Valve Position at Departure (% Open)	40

BV-3, 08:59, 100

Valve ID Link	34591 Beacon, BV-3
Valve ID	BV-3
Date	2020-11-05
Time	08:59
Valve Position at Arrival (% Open)	100
Valve Position at Departure (% Open)	100

BV-4, 08:59, 100

Valve ID Link	34591 Beacon, BV-4
Valve ID	BV-4
Date	2020-11-05
Time	08:59
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
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Do all vacuum monitoring points meet -0.02 in w.c. threshold?	No
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Which ones don't and why?	All
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Proposed modifications to address vacuum?	Smoke test to find leaks
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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.	Yes
Check the alarm history on the disconnect for the fan. Was it off for any length of time?	Yes
How long was the fan off and for what reason?	Less than a day due to loss of power.
Is the cloud logging vacuum readings properly (log in to check)?	Yes

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
Repair Status	NA

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	

34591 Beacon, 2021-02-15, Full System Inspection

Created	2021-02-15 15:12:25 UTC by Andrew Banitt
Updated	2021-02-15 16:39:31 UTC by Andrew Banitt

General Information

System Inspector	Andrew Banitt
Date	2021-02-15
Time	10:12
System Details Link	34591 Beacon
Property Address	34591 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	Snowing, 12 degrees Fahrenheit
Ambient Temperature	12.20
Barometric Pressure	30.34
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?	No
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
Fan Comments	Fan cleaned with vacuum

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)?	No
List Changed Valves	BV-1 and BV-2 are at 5% and 10%

Drains

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

Crawlspace Barrier

Is water present on the vapor barrier?	No
--	----

Labels

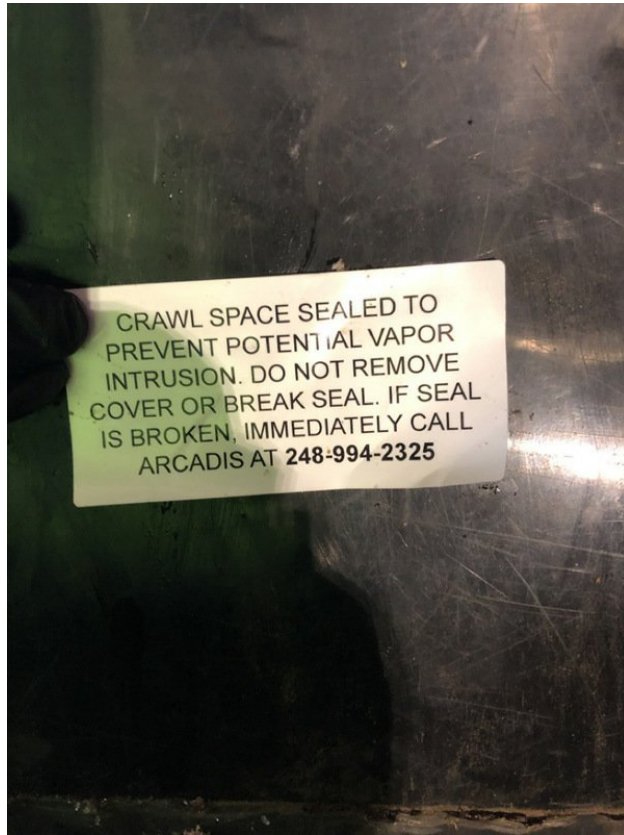
Are labels present at the pipe, control panel, u-tube, and breaker?	Yes
---	-----

Common Label Photos



Are labels present at the crawlspace barrier?	Yes
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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?	Yes

SSMP-1

Monitoring Point with Transmitter?	SSMP-1
Transmitter Ambient Reading (iwc, transmitter inlet tubing disconnected)	0
Transmitter Reading (iwc, with fan operating)	-0.004
Micromanometer Ambient Reading (iwc, transmitter inlet tubing disconnected)	0

Micromanometer Fan Reading (iwc, with fan operating)	-0.003
Calibration Calc	0.001
Transmitter off by >0.0003, recalibrate/fix transmitter	

Measurements and Valve Positions

MP-1, 10:24, -0.006

Vacuum ID Link	34591 Beacon, MP-1
Vacuum ID	MP-1
Date	2021-02-15
Time	10:24
Vacuum Reading (in. w.c.)	-0.006
Number Vacuum Reading	-0.006

MP-3, 10:25, -0.009

Vacuum ID Link	34591 Beacon, MP-3
Vacuum ID	MP-3
Date	2021-02-15
Time	10:25
Vacuum Reading (in. w.c.)	-0.009
Number Vacuum Reading	-0.009

MP-2, 10:25, -0.006

Vacuum ID Link	34591 Beacon, MP-2
Vacuum ID	MP-2
Date	2021-02-15
Time	10:25
Vacuum Reading (in. w.c.)	-0.006
Number Vacuum Reading	-0.006

U-Tube Manometer, 10:26, -3.6

Vacuum ID Link	34591 Beacon, U-Tube Manometer
Vacuum ID	U-Tube Manometer
Date	2021-02-15
Time	10:26
Vacuum Reading (in. w.c.)	-3.6
Number Vacuum Reading	-3.6

SSMP-1, 10:34, -0.002

Vacuum ID Link	34591 Beacon, SSMP-1
Vacuum ID	SSMP-1
Date	2021-02-15
Time	10:34
Vacuum Reading (in. w.c.)	-0.002
Number Vacuum Reading	-0.002

MP-1, 11:37, -0.106

Vacuum ID Link	34591 Beacon, MP-1
Vacuum ID	MP-1
Date	2021-02-15
Time	11:37
Vacuum Reading (in. w.c.)	-0.106
Number Vacuum Reading	-0.106

MP-2, 11:37, -0.089

Vacuum ID Link	34591 Beacon, MP-2
Vacuum ID	MP-2
Date	2021-02-15
Time	11:37
Vacuum Reading (in. w.c.)	-0.089
Number Vacuum Reading	-0.089

MP-3, 11:38, -0.013

Vacuum ID Link	34591 Beacon, MP-3
Vacuum ID	MP-3
Date	2021-02-15
Time	11:38
Vacuum Reading (in. w.c.)	-0.013
Number Vacuum Reading	-0.013

U-Tube Manometer, 11:38, -2.9

Vacuum ID Link	34591 Beacon, U-Tube Manometer
Vacuum ID	U-Tube Manometer
Date	2021-02-15
Time	11:38
Vacuum Reading (in. w.c.)	-2.9
Number Vacuum Reading	-2.9

SSMP-1, 11:38, -0.003

Vacuum ID Link	34591 Beacon, SSMP-1
Vacuum ID	SSMP-1
Date	2021-02-15
Time	11:38
Vacuum Reading (in. w.c.)	-0.003
Number Vacuum Reading	-0.003

BV-2, 10:20, 60

Valve ID Link	34591 Beacon, BV-2
Valve ID	BV-2
Date	2021-02-15
Time	10:20
Valve Position at Arrival (% Open)	5

Valve Position at Departure (% Open)	60
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BV-3, 10:20, 100

Valve ID Link	34591 Beacon, BV-3
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Valve ID	BV-3
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Date	2021-02-15
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Time	10:20
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Valve Position at Arrival (% Open)	100
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Valve Position at Departure (% Open)	100
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BV-4, 10:20, 100

Valve ID Link	34591 Beacon, BV-4
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Valve ID	BV-4
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Date	2021-02-15
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Time	10:20
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Valve Position at Arrival (% Open)	100
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Valve Position at Departure (% Open)	100
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BV-1, 10:29, 40

Valve ID Link	34591 Beacon, BV-1
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Valve ID	BV-1
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Date	2021-02-15
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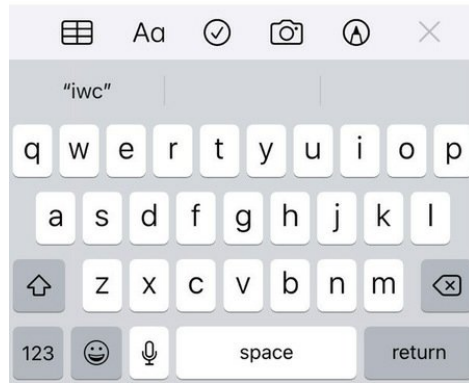
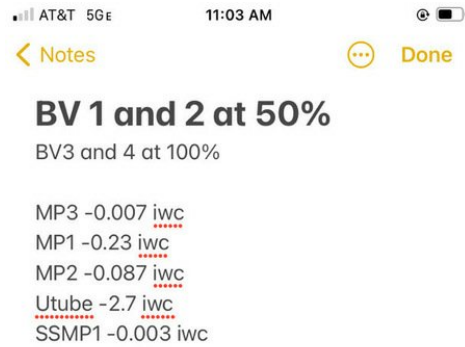
Time	10:29
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Valve Position at Arrival (% Open)	10
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Valve Position at Departure (% Open)	40
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Were interim vacuum readings taken between initial and final vacuum readings?	Yes
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Upload photo/screenshot of vacuum/valve position adjustments



Inspection Reading Analysis

Manometer

Is the system manometer steady? Yes

SSMP/MPs

Were any vacuum monitoring points not accessible? Please specify. No

Do all vacuum monitoring points meet -0.02 in w.c. threshold? No

Which ones don't and why? All, SSMP-1 has transmitter

Proposed modifications to address vacuum? BV changes

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. Yes

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)? Yes

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

Additional Notes and Photos

Photos





34591 Beacon, 2021-03-29, Water Inspection

Created	2021-03-29 18:23:23 UTC by Andrew Banitt
Updated	2021-03-29 19:59:58 UTC by Andrew Banitt

General Information

System Inspector	Andrew Banitt
Date	2021-03-29
Time	14:23
System Details Link	34591 Beacon
Property Address	34591 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, 14:25, -0.070

Vacuum ID Link	34591 Beacon, MP-1
Vacuum ID	MP-1
Date	2021-03-29
Time	14:25
Vacuum Reading (in. w.c.)	-0.070

Number Vacuum Reading	-0.07
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MP-2, 14:26, -0.065

Vacuum ID Link	34591 Beacon, MP-2
Vacuum ID	MP-2
Date	2021-03-29
Time	14:26
Vacuum Reading (in. w.c.)	-0.065
Number Vacuum Reading	-0.065

U-Tube Manometer, 14:26, -2.9

Vacuum ID Link	34591 Beacon, U-Tube Manometer
Vacuum ID	U-Tube Manometer
Date	2021-03-29
Time	14:26
Vacuum Reading (in. w.c.)	-2.9
Number Vacuum Reading	-2.9

MP-3, 14:26, -0.014

Vacuum ID Link	34591 Beacon, MP-3
Vacuum ID	MP-3
Date	2021-03-29
Time	14:26
Vacuum Reading (in. w.c.)	-0.014
Number Vacuum Reading	-0.014
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

email body

Engineer Notification

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

email body

34591 Beacon, 2021-06-22, Water Inspection

Created	2021-06-22 17:48:58 UTC by Andrew Banitt
Updated	2021-06-22 20:18:41 UTC by Andrew Banitt

General Information

System Inspector	Andrew Banitt
Date	2021-06-22
Time	13:48
System Details Link	34591 Beacon
Property Address	34591 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	62.06
Barometric Pressure	30.01

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	Back "bath tub" area
Can the source of water be identified?	No

Water on Barrier



Volume of Water on Barrier (gal)	15
Can water be felt under the barrier?	No
Do barrier seams need addition sealing or repair?	No

Drains

Does the barrier have drains?	Yes
Are the drains plugged with well caps?	Yes
Do the drains need to be cleaned?	No

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, 13:58, -0.080

Vacuum ID Link	34591 Beacon, MP-1
Vacuum ID	MP-1
Date	2021-06-22
Time	13:58
Vacuum Reading (in. w.c.)	-0.080
Number Vacuum Reading	-0.08

MP-2, 13:58, -0.073

Vacuum ID Link	34591 Beacon, MP-2
Vacuum ID	MP-2
Date	2021-06-22
Time	13:58
Vacuum Reading (in. w.c.)	-0.073
Number Vacuum Reading	-0.073

MP-3, 14:00, -0.022

Vacuum ID Link	34591 Beacon, MP-3
Vacuum ID	MP-3
Date	2021-06-22
Time	14:00
Vacuum Reading (in. w.c.)	-0.022
Number Vacuum Reading	-0.022

U-Tube Manometer, 14:00, -2.9

Vacuum ID Link	34591 Beacon, U-Tube Manometer
Vacuum ID	U-Tube Manometer
Date	2021-06-22
Time	14:00
Vacuum Reading (in. w.c.)	-2.9

Number Vacuum Reading	-2.9
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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
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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

34591 Beacon, 2021-07-06, System Check, Water Inspection

Created	2021-07-06 14:16:43 UTC by Seth Turner
Updated	2021-07-06 14:40:09 UTC by Seth Turner

General Information

System Inspector	Seth Turner
Date	2021-07-06
Time	10:16
System Details Link	34591 Beacon
Property Address	34591 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	80 F, humid
Ambient Temperature	80F
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?	Yes
Location of Water on Barrier	Back of crawlspace
Can the source of water be identified?	Yes

Water on Barrier



Volume of Water on Barrier (gal)	8
Can water be felt under the barrier?	No
Describe Source Location	Crawlspace window
Do barrier seams need addition sealing or repair?	No

Drains

Does the barrier have drains?	Yes
Are the drains plugged with well caps?	Yes
Do the drains need to be cleaned?	No

Plumbing

Are plumbing repairs needed?	No
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Water Removal

Has water been removed today?	Yes
How much water was removed?	8

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, 10:17, -0.081

Vacuum ID Link	34591 Beacon, MP-1
Vacuum ID	MP-1
Date	2021-07-06
Time	10:17
Vacuum Reading (in. w.c.)	-0.081
Number Vacuum Reading	-0.081

MP-2, 10:17, -0.076

Vacuum ID Link	34591 Beacon, MP-2
Vacuum ID	MP-2
Date	2021-07-06
Time	10:17
Vacuum Reading (in. w.c.)	-0.076
Number Vacuum Reading	-0.076

MP-3, 10:17, -0.025

Vacuum ID Link	34591 Beacon, MP-3
Vacuum ID	MP-3
Date	2021-07-06
Time	10:17
Vacuum Reading (in. w.c.)	-0.025
Number Vacuum Reading	-0.025

U-Tube Manometer, 10:18, -2.9

Vacuum ID Link	34591 Beacon, U-Tube Manometer
Vacuum ID	U-Tube Manometer
Date	2021-07-06
Time	10:18
Vacuum Reading (in. w.c.)	-2.9
Number Vacuum Reading	-2.9
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?	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	

34591 Beacon, 2021-07-26, Water Inspection

Created	2021-07-26 20:31:51 UTC by Andrew Banitt
Updated	2021-07-26 20:39:18 UTC by Andrew Banitt

General Information

System Inspector	Andrew Banitt
Date	2021-07-26
Time	16:31
System Details Link	34591 Beacon
Property Address	34591 Beacon
Check Inspection(s) to be Completed	Water Inspection
Get weather data from National Weather Service Website for your current location?	N/A
Weather	Mostly Clear
Ambient Temperature	87.98
Barometric Pressure	30.00

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-3, 16:33, -0.092

Vacuum ID Link	34591 Beacon, MP-3
Vacuum ID	MP-3
Date	2021-07-26
Time	16:33
Vacuum Reading (in. w.c.)	-0.092

Number Vacuum Reading	-0.092
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MP-1, 16:33, -0.086

Vacuum ID Link	34591 Beacon, MP-1
Vacuum ID	MP-1
Date	2021-07-26
Time	16:33
Vacuum Reading (in. w.c.)	-0.086
Number Vacuum Reading	-0.086

MP-2, 16:35, -0.076

Vacuum ID Link	34591 Beacon, MP-2
Vacuum ID	MP-2
Date	2021-07-26
Time	16:35
Vacuum Reading (in. w.c.)	-0.076
Number Vacuum Reading	-0.076

U-Tube Manometer, 16:38, -2.9

Vacuum ID Link	34591 Beacon, U-Tube Manometer
Vacuum ID	U-Tube Manometer
Date	2021-07-26
Time	16:38
Vacuum Reading (in. w.c.)	-2.9
Number Vacuum Reading	-2.9
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

email body

Engineer Notification

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

email body

34591 Beacon, 2021-08-16, Water Inspection

Created	2021-08-16 13:40:16 UTC by Andrew Banitt
Updated	2021-08-16 13:43:42 UTC by Andrew Banitt

General Information

System Inspector	Andrew Banitt
Date	2021-08-16
Time	09:40
System Details Link	34591 Beacon
Property Address	34591 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	64.94
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, 09:40, -0.078

Vacuum ID Link	34591 Beacon, MP-1
Vacuum ID	MP-1
Date	2021-08-16
Time	09:40
Vacuum Reading (in. w.c.)	-0.078

Number Vacuum Reading	-0.078
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MP-3, 09:41, -0.092

Vacuum ID Link	34591 Beacon, MP-3
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Vacuum ID	MP-3
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Date	2021-08-16
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Time	09:41
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Vacuum Reading (in. w.c.)	-0.092
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Number Vacuum Reading	-0.092
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MP-2, 09:42, -0.076

Vacuum ID Link	34591 Beacon, MP-2
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Vacuum ID	MP-2
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Date	2021-08-16
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Time	09:42
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Vacuum Reading (in. w.c.)	-0.076
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Number Vacuum Reading	-0.076
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U-Tube Manometer, 09:43, -2.9

Vacuum ID Link	34591 Beacon, U-Tube Manometer
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Vacuum ID	U-Tube Manometer
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Date	2021-08-16
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Time	09:43
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Vacuum Reading (in. w.c.)	-2.9
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Number Vacuum Reading	-2.9
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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
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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

email body

Engineer Notification

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

email body

34591 Beacon, 2021-10-27, Water Inspection

Created	2021-10-27 14:55:31 UTC by Andrew Banitt
Updated	2021-10-27 15:52:56 UTC by Andrew Banitt

General Information

System Inspector	Andrew Banitt
Date	2021-10-27
Time	10:55
System Details Link	34591 Beacon
Property Address	34591 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	SW corner "bathtub"
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
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Plumbing

Are plumbing repairs needed?	No
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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
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Measurements and Valve Positions

U-Tube Manometer, 11:49, 0

Vacuum ID Link	34591 Beacon, U-Tube Manometer
Vacuum ID	U-Tube Manometer
Date	2021-10-27
Time	11:49
Vacuum Reading (in. w.c.)	0
Number Vacuum Reading	0
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

34591 Beacon, 2022-01-18, Full System Inspection

Created	2022-01-18 18:16:37 UTC by Seth Turner
Updated	2022-01-18 20:13:36 UTC by Seth Turner

General Information

System Inspector	Seth Turner
Date	2022-01-18
Time	13:16
System Details Link	34591 Beacon
Property Address	34591 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	35
Barometric Pressure	29.29
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?	No
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

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 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?	Yes

SSMP-1

Monitoring Point with Transmitter?	SSMP-1
Transmitter Ambient Reading (iwc, transmitter inlet tubing disconnected)	0
Transmitter Reading (iwc, with fan operating)	-0.007
Micromanometer Ambient Reading (iwc, transmitter inlet tubing disconnected)	-0

Micromanometer Fan Reading (iwc, with fan operating)	-0.004
Calibration Calc	0.003
Transmitter off by >0.0003, recalibrate/fix transmitter	

Measurements and Valve Positions

U-Tube Manometer, 13:20, -2.8

Vacuum ID Link	34591 Beacon, U-Tube Manometer
Vacuum ID	U-Tube Manometer
Date	2022-01-18
Time	13:20
Vacuum Reading (in. w.c.)	-2.8
Number Vacuum Reading	-2.8

MP-1, 13:20, -0.061

Vacuum ID Link	34591 Beacon, MP-1
Vacuum ID	MP-1
Date	2022-01-18
Time	13:20
Vacuum Reading (in. w.c.)	-0.061
Number Vacuum Reading	-0.061

MP-3, 13:21, -0.059

Vacuum ID Link	34591 Beacon, MP-3
Vacuum ID	MP-3
Date	2022-01-18
Time	13:21
Vacuum Reading (in. w.c.)	-0.059
Number Vacuum Reading	-0.059

MP-2, 13:21, -0.055

Vacuum ID Link	34591 Beacon, MP-2
Vacuum ID	MP-2
Date	2022-01-18
Time	13:21
Vacuum Reading (in. w.c.)	-0.055
Number Vacuum Reading	-0.055

SSMP-1, 13:38, -0.004

Vacuum ID Link	34591 Beacon, SSMP-1
Vacuum ID	SSMP-1
Date	2022-01-18
Time	13:38
Vacuum Reading (in. w.c.)	-0.004
Number Vacuum Reading	-0.004

BV-2, 13:29, 60

Valve ID Link	34591 Beacon, BV-2
Valve ID	BV-2
Date	2022-01-18
Time	13:29
Valve Position at Arrival (% Open)	60
Valve Position at Departure (% Open)	60

BV-3, 13:30, 100

Valve ID Link	34591 Beacon, BV-3
Valve ID	BV-3
Date	2022-01-18
Time	13:30
Valve Position at Arrival (% Open)	100
Valve Position at Departure (% Open)	100

BV-4, 13:30, 100

Valve ID Link	34591 Beacon, BV-4
Valve ID	BV-4
Date	2022-01-18
Time	13:30
Valve Position at Arrival (% Open)	100
Valve Position at Departure (% Open)	100

BV-1, 13:30, 40

Valve ID Link	34591 Beacon, BV-1
Valve ID	BV-1
Date	2022-01-18
Time	13:30
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
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.	Yes
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 was cleaned out
System Repair Completion Date	2022-01-18

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

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
