

# Transmittal Letter



**TO**  
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Livonia, MI 48150

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**DATE**  
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**PROJECT NUMBER**  
30146655

**SUBJECT**  
Operation, Monitoring, and  
Maintenance (OM&M) Field Notes – 34600 Beacon

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## We are sending you:

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

## Action\*

- |                                               |                                                  |                                                |
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## Comments:

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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.

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## 34600 Beacon, 2020-12-04, Full System Inspection

|         |                                             |
|---------|---------------------------------------------|
| Created | 2020-12-04 18:58:52 UTC by Emma Witherspoon |
| Updated | 2020-12-04 19:39:44 UTC by Emma Witherspoon |

### General Information

|                                                                                   |                        |
|-----------------------------------------------------------------------------------|------------------------|
| System Inspector                                                                  | Emma Witherspoon       |
| Date                                                                              | 2020-12-04             |
| Time                                                                              | 13:58                  |
| System Details Link                                                               | 34600 Beacon           |
| Property Address                                                                  | 34600 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                                                                           | Cloudy                 |
| Ambient Temperature                                                               | 44.06                  |
| Barometric Pressure                                                               | 29.85                  |
| Indoor Temperature                                                                | 70                     |

### Design Components

|                                                 |     |
|-------------------------------------------------|-----|
| Does the house have a basement?                 | Yes |
| Does the house have a sump?                     | Yes |
| Does the house have garage retrocoat?           | Yes |
| Does the house have shed retrocoat?             | No  |
| Does the house have basement retrocoat?         | Yes |
| Does the house have a crawlspace barrier?       | No  |
| 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

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### Basement

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Is water present in the basement? No

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### Sumps

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Is the sump full/evidence pump is broken? No

Was the owner notified? Yes

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Sump Comments Sump is in good condition

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### Garage Retrocoat

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Is retrocoat damaged or missing? No

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### Basement Retrocoat

---

Is retrocoat damaged or missing? No

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### Labels

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

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Are labels present at the sump? Yes

---

Sump Label Photos



Are labels present at the basement retrocoat? Yes

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Basement Retrocoat Label Photos



Are labels present at the garage retrocoat?

Yes

Garage Retrocoat Label Photos



Vacuum Monitoring

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

## Inspection Measurements

### Pre-Measurement Conditions

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

### Measurements and Valve Positions

#### U-Tube Manometer, 14:28, -0.2

|                           |                                |
|---------------------------|--------------------------------|
| Vacuum ID Link            | 34600 Beacon, U-Tube Manometer |
| Vacuum ID                 | U-Tube Manometer               |
| Date                      | 2020-12-04                     |
| Time                      | 14:28                          |
| Vacuum Reading (in. w.c.) | -0.2                           |
| Number Vacuum Reading     | -0.2                           |

#### BV-1, 14:16, 50

|                                      |                    |
|--------------------------------------|--------------------|
| Valve ID Link                        | 34600 Beacon, BV-1 |
| Valve ID                             | BV-1               |
| Date                                 | 2020-12-04         |
| Time                                 | 14:16              |
| Valve Position at Arrival (% Open)   | 50                 |
| Valve Position at Departure (% Open) | 50                 |

#### BV-2, 14:26, 50

|                                                                               |                    |
|-------------------------------------------------------------------------------|--------------------|
| Valve ID Link                                                                 | 34600 Beacon, BV-2 |
| Valve ID                                                                      | BV-2               |
| Date                                                                          | 2020-12-04         |
| Time                                                                          | 14:26              |
| Valve Position at Arrival (% Open)                                            | 50                 |
| Valve Position at Departure (% Open)                                          | 50                 |
| Were interim vacuum readings taken between initial and final vacuum readings? | No                 |

## Inspection Reading Analysis

### Manometer

|                                 |     |
|---------------------------------|-----|
| Is the system manometer steady? | Yes |
|---------------------------------|-----|

## SSMP/MPs

|                                                                   |                        |
|-------------------------------------------------------------------|------------------------|
| Were any vacuum monitoring points not accessible? Please specify. | SSMPs were not sampled |
|-------------------------------------------------------------------|------------------------|

|                                                               |     |
|---------------------------------------------------------------|-----|
| 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

## 34600 Beacon, 2021-02-18, Full System Inspection

|         |                                          |
|---------|------------------------------------------|
| Created | 2021-02-18 20:07:51 UTC by Seth Turner   |
| Updated | 2021-02-18 21:46:20 UTC by Andrew Banitt |

### General Information

|                                                                                   |                        |
|-----------------------------------------------------------------------------------|------------------------|
| System Inspector                                                                  | Seth Turner            |
| Date                                                                              | 2021-02-18             |
| Time                                                                              | 16:00                  |
| System Details Link                                                               | 34600 Beacon           |
| Property Address                                                                  | 34600 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                                                                           | 18F, cloudy            |
| Ambient Temperature                                                               | 18F                    |
| Barometric Pressure                                                               | 30.21                  |
| Indoor Temperature                                                                | 70                     |

### Design Components

|                                                 |     |
|-------------------------------------------------|-----|
| Does the house have a basement?                 | Yes |
| Does the house have a sump?                     | Yes |
| Does the house have garage retrocoat?           | Yes |
| Does the house have shed retrocoat?             | No  |
| Does the house have basement retrocoat?         | Yes |
| Does the house have a crawlspace barrier?       | No  |
| 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

---

### Basement

Is water present in the basement? No

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### Sumps

Is the sump full/evidence pump is broken? No

Was the owner notified? No

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### Garage Retrocoat

Is retrocoat damaged or missing? No

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### Basement Retrocoat

Is retrocoat damaged or missing? No

---

### Labels

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

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Common Label Photos

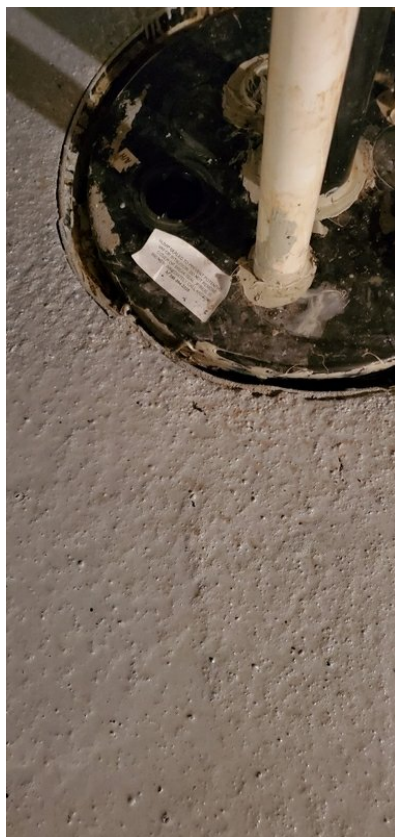


Are labels present at the sump? Yes

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Sump Label Photos



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Are labels present at the basement retrocoat? Yes

Basement Retrocoat Label Photos



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Are labels present at the garage retrocoat? Yes

Garage Retrocoat Label Photos



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### 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 |

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### Inspection Measurements

#### Pre-Measurement Conditions

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

---

### Measurements and Valve Positions

#### U-Tube Manometer, 16:05, -0.036

|                           |                                |
|---------------------------|--------------------------------|
| Vacuum ID Link            | 34600 Beacon, U-Tube Manometer |
| Vacuum ID                 | U-Tube Manometer               |
| Date                      | 2021-02-18                     |
| Time                      | 16:05                          |
| Vacuum Reading (in. w.c.) | -0.036                         |

|                       |        |
|-----------------------|--------|
| Number Vacuum Reading | -0.036 |
|-----------------------|--------|

---

### SSMP-1, 16:13, -0.006

|                           |                      |
|---------------------------|----------------------|
| Vacuum ID Link            | 34600 Beacon, SSMP-1 |
| Vacuum ID                 | SSMP-1               |
| Date                      | 2021-02-18           |
| Time                      | 16:13                |
| Vacuum Reading (in. w.c.) | -0.006               |
| Number Vacuum Reading     | -0.006               |

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### SSMP-1, 16:28, -0.005

|                           |                      |
|---------------------------|----------------------|
| Vacuum ID Link            | 34600 Beacon, SSMP-1 |
| Vacuum ID                 | SSMP-1               |
| Date                      | 2021-02-18           |
| Time                      | 16:28                |
| Vacuum Reading (in. w.c.) | -0.005               |
| Number Vacuum Reading     | -0.005               |

---

### U-Tube Manometer, 16:28, -0.037

|                           |                                |
|---------------------------|--------------------------------|
| Vacuum ID Link            | 34600 Beacon, U-Tube Manometer |
| Vacuum ID                 | U-Tube Manometer               |
| Date                      | 2021-02-18                     |
| Time                      | 16:28                          |
| Vacuum Reading (in. w.c.) | -0.037                         |
| Number Vacuum Reading     | -0.037                         |

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### BV-1, 15:59, 25

|                                      |                    |
|--------------------------------------|--------------------|
| Valve ID Link                        | 34600 Beacon, BV-1 |
| Valve ID                             | BV-1               |
| Date                                 | 2021-02-18         |
| Time                                 | 15:59              |
| Valve Position at Arrival (% Open)   | 50                 |
| Valve Position at Departure (% Open) | 25                 |

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### BV-2, 15:59, 50

|                                                                               |                    |
|-------------------------------------------------------------------------------|--------------------|
| Valve ID Link                                                                 | 34600 Beacon, BV-2 |
| Valve ID                                                                      | BV-2               |
| Date                                                                          | 2021-02-18         |
| Time                                                                          | 15:59              |
| Valve Position at Arrival (% Open)                                            | 50                 |
| Valve Position at Departure (% Open)                                          | 50                 |
| Were interim vacuum readings taken between initial and final vacuum readings? | No                 |

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## Inspection Reading Analysis

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### Manometer

Is the system manometer steady? Yes

## SSMP/MPs

Were any vacuum monitoring points not accessible? Please specify. Unable to find other SSMP in garage.

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

Which ones don't and why? Both garage and basement have retrocoat

Proposed modifications to address vacuum? none

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. No

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

Alarm Testing Comments No vacuum switch at this location.

## 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

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email body

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## 34600 Beacon, 2022-02-24, Full System Inspection

|         |                                        |
|---------|----------------------------------------|
| Created | 2022-02-24 20:53:21 UTC by Seth Turner |
| Updated | 2022-02-24 21:34:08 UTC by Seth Turner |

### General Information

|                                                                                   |                        |
|-----------------------------------------------------------------------------------|------------------------|
| System Inspector                                                                  | Seth Turner            |
| Date                                                                              | 2022-02-24             |
| Time                                                                              | 15:53                  |
| System Details Link                                                               | 34600 Beacon           |
| Property Address                                                                  | 34600 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                                                                           | 30F, cloudy            |
| Ambient Temperature                                                               | 30F                    |
| Barometric Pressure                                                               | 29.93                  |
| Indoor Temperature                                                                | 70                     |

### Design Components

|                                                 |     |
|-------------------------------------------------|-----|
| Does the house have a basement?                 | Yes |
| Does the house have a sump?                     | Yes |
| Does the house have garage retrocoat?           | Yes |
| Does the house have shed retrocoat?             | No  |
| Does the house have basement retrocoat?         | Yes |
| Does the house have a crawlspace barrier?       | No  |
| 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

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### Basement

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Is water present in the basement? No

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### Sumps

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Is the sump full/evidence pump is broken? No

Was the owner notified? No

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### Garage Retrocoat

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Is retrocoat damaged or missing? No

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### Basement Retrocoat

---

Is retrocoat damaged or missing? No

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### Labels

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

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Common Label Photos



Are labels present at the sump? Yes

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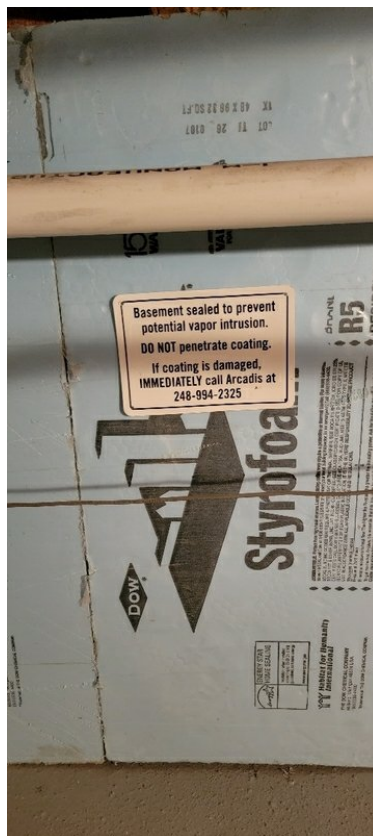
Sump Label Photos



---

Are labels present at the basement retrocoat? Yes

Basement Retrocoat Label Photos



---

Are labels present at the garage retrocoat? Yes



Garage Retrocoat Label Photos



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**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 |

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**Inspection Measurements**

**Pre-Measurement Conditions**

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

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**Measurements and Valve Positions**

**U-Tube Manometer, 16:01, -0.078**

|                           |                                |
|---------------------------|--------------------------------|
| Vacuum ID Link            | 34600 Beacon, U-Tube Manometer |
| Vacuum ID                 | U-Tube Manometer               |
| Date                      | 2022-02-24                     |
| Time                      | 16:01                          |
| Vacuum Reading (in. w.c.) | -0.078                         |

|                       |        |
|-----------------------|--------|
| Number Vacuum Reading | -0.078 |
|-----------------------|--------|

---

### SSMP-2, 16:11, -0.004

|                           |                      |
|---------------------------|----------------------|
| Vacuum ID Link            | 34600 Beacon, SSMP-2 |
| Vacuum ID                 | SSMP-2               |
| Date                      | 2022-02-24           |
| Time                      | 16:11                |
| Vacuum Reading (in. w.c.) | -0.004               |
| Number Vacuum Reading     | -0.004               |

---

### BV-1, 16:11, 25

|                                      |                    |
|--------------------------------------|--------------------|
| Valve ID Link                        | 34600 Beacon, BV-1 |
| Valve ID                             | BV-1               |
| Date                                 | 2022-02-24         |
| Time                                 | 16:11              |
| Valve Position at Arrival (% Open)   | 25                 |
| Valve Position at Departure (% Open) | 25                 |

---

### BV-2, 16:12, 50

|                                                                               |                    |
|-------------------------------------------------------------------------------|--------------------|
| Valve ID Link                                                                 | 34600 Beacon, BV-2 |
| Valve ID                                                                      | BV-2               |
| Date                                                                          | 2022-02-24         |
| Time                                                                          | 16:12              |
| Valve Position at Arrival (% Open)                                            | 50                 |
| Valve Position at Departure (% Open)                                          | 50                 |
| Were interim vacuum readings taken between initial and final vacuum readings? | No                 |

---

## Inspection Reading Analysis

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### 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?                                         | Retrocoat In garage and basement. |
| Proposed modifications to address vacuum?                         | None                              |
| 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)?                            | 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



