

Transmittal Letter



TO
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Livonia, MI 48150

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

DATE
October 4, 2022

PROJECT NUMBER
30146655

SUBJECT
Operation, Monitoring, and
Maintenance Field Notes - 34950 Beacon

We are sending you:

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

Action*

- | | | |
|---|--|--|
| <input type="checkbox"/> A Approved | <input type="checkbox"/> CR Correct and Resubmit | <input type="checkbox"/> Resubmit _____ Copies |
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| <input type="checkbox"/> U.S. Postal Service 1 st Class | <input type="checkbox"/> Courier/Hand Delivery | <input type="checkbox"/> FedEx Priority Overnight | <input type="checkbox"/> FedEx 2-Day Delivery |
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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 April 30, 2020 and March 31, 2022. Please let me know if you have any questions.

34950 Beacon, 2021-02-24, Full System Inspection

Created	2021-02-24 16:15:23 UTC by Seth Turner
Updated	2021-02-24 17:44:37 UTC by Seth Turner

General Information

System Inspector	Seth Turner
Date	2021-02-24
Time	12:00
System Details Link	34950 Beacon
Property Address	34950 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	48F, sunny
Ambient Temperature	48F
Barometric Pressure	29.95
Indoor Temperature	70

Design Components

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

System Inspection

Fan

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

Piping

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

Valves

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

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

Garage Retrocoat

Is retrocoat damaged or missing? No

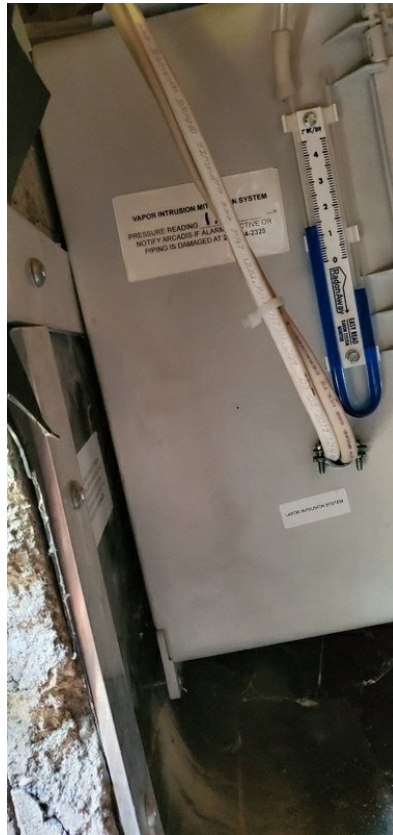
Crawlspace Barrier

Is water present on the vapor barrier? No

Labels

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

Common Label Photos



Are labels present at the garage retrocoat? Yes

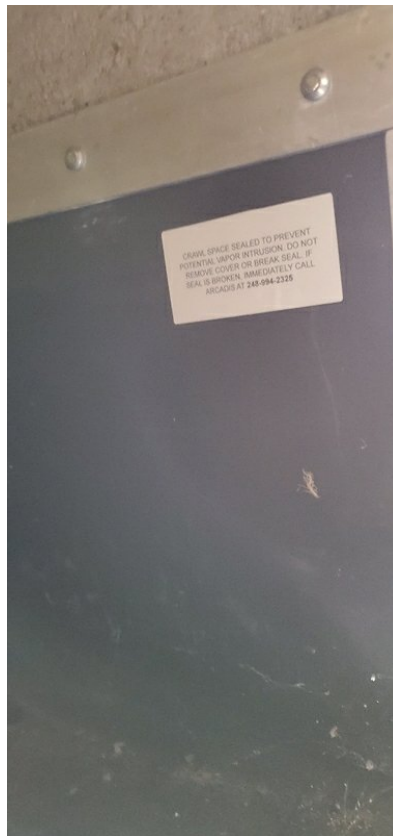
Garage Retrocoat Label Photos



Are labels present at the crawlspace barrier?

Yes

Barrier Label Photos



Vacuum Monitoring

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

Inspection Measurements

Pre-Measurement Conditions

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

Measurements and Valve Positions

MP-1, 11:58, -0.031

Vacuum ID Link	34950 Beacon, MP-1
Vacuum ID	MP-1
Date	2021-02-24
Time	11:58
Vacuum Reading (in. w.c.)	-0.031
Number Vacuum Reading	-0.031

MP-4, 11:59, -0.041

Vacuum ID Link	34950 Beacon, MP-4
Vacuum ID	MP-4
Date	2021-02-24
Time	11:59
Vacuum Reading (in. w.c.)	-0.041
Number Vacuum Reading	-0.041

MP-2, 11:59, -0.035

Vacuum ID Link	34950 Beacon, MP-2
Vacuum ID	MP-2
Date	2021-02-24
Time	11:59
Vacuum Reading (in. w.c.)	-0.035
Number Vacuum Reading	-0.035

MP-3, 12:00, -0.66

Vacuum ID Link	34950 Beacon, MP-3
Vacuum ID	MP-3
Date	2021-02-24
Time	12:00

Vacuum Reading (in. w.c.)	-0.66
Number Vacuum Reading	-0.66

U-Tube Manometer, 12:01, -1.3

Vacuum ID Link	34950 Beacon, U-Tube Manometer
Vacuum ID	U-Tube Manometer
Date	2021-02-24
Time	12:01
Vacuum Reading (in. w.c.)	-1.3
Number Vacuum Reading	-1.3

BV-1, 12:17, 100

Valve ID Link	34950 Beacon, BV-1
Valve ID	BV-1
Date	2021-02-24
Time	12:17
Valve Position at Arrival (% Open)	100
Valve Position at Departure (% Open)	100
Were interim vacuum readings taken between initial and final vacuum readings?	No

Inspection Reading Analysis

Manometer

Is the system manometer steady?	Yes
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SSMP/MPs

Were any vacuum monitoring points not accessible? Please specify.	No
Do all vacuum monitoring points meet -0.02 in w.c. threshold?	Yes
Were any ball valve positions changed?	Yes
Did you take final readings?	Yes

Alarm Testing

Sensaphone Link	N/A
Does the vacuum switch alarm work? Test the alarm condition and verify an alarm registers.	Yes
Does the fan disconnect alarm work? Test the alarm condition and verify an alarm registers.	Yes
Does the transmitter alarm work? Test the alarm condition and verify an alarm registers.	N/A
Check the alarm history on the disconnect for the fan. Was it off for any length of time?	No
Is the cloud logging vacuum readings properly (log in to check)?	N/A

Repairs

Sample Delay

Send Sample Delay Email	N/A
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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

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
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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

34950 Beacon, 2022-01-24, Full System Inspection

Created	2022-01-24 15:18:58 UTC by Seth Turner
Updated	2022-01-24 17:16:10 UTC by Seth Turner

General Information

System Inspector	Seth Turner
Date	2022-01-24
Time	10:18
System Details Link	34950 Beacon
Property Address	34950 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, snowy
Ambient Temperature	18F
Barometric Pressure	29.95
Indoor Temperature	70

Design Components

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

System Inspection

Fan

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

Piping

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

Valves

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

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

Garage Retrocoat

Is retrocoat damaged or missing? No

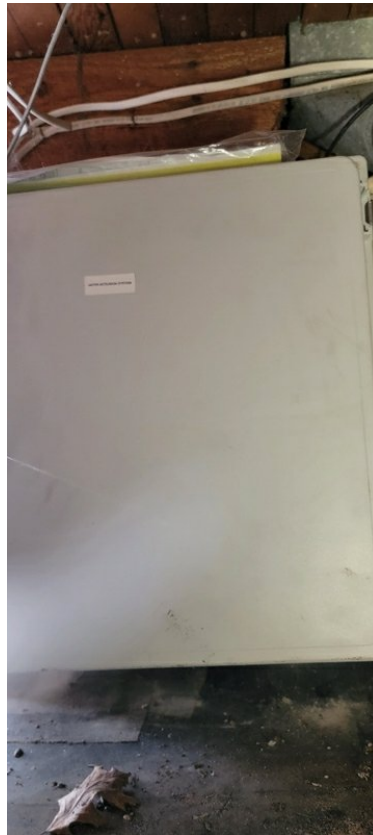
Crawlspace Barrier

Is water present on the vapor barrier? No

Labels

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

Common Label Photos



Are labels present at the garage retrocoat? Yes

Garage Retrocoat Label Photos



Are labels present at the crawlspace barrier?

Yes

Barrier Label Photos



Vacuum Monitoring

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

Inspection Measurements

Pre-Measurement Conditions

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

Measurements and Valve Positions

MP-1, 10:34, -0.043

Vacuum ID Link	34950 Beacon, MP-1
Vacuum ID	MP-1
Date	2022-01-24
Time	10:34
Vacuum Reading (in. w.c.)	-0.043
Number Vacuum Reading	-0.043

MP-4, 10:35, -0.025

Vacuum ID Link	34950 Beacon, MP-4
Vacuum ID	MP-4
Date	2022-01-24
Time	10:35
Vacuum Reading (in. w.c.)	-0.025
Number Vacuum Reading	-0.025

MP-2, 10:36, -0.032

Vacuum ID Link	34950 Beacon, MP-2
Vacuum ID	MP-2
Date	2022-01-24
Time	10:36
Vacuum Reading (in. w.c.)	-0.032
Number Vacuum Reading	-0.032

MP-3, 10:37, -0.051

Vacuum ID Link	34950 Beacon, MP-3
Vacuum ID	MP-3
Date	2022-01-24
Time	10:37

Vacuum Reading (in. w.c.)	-0.051
Number Vacuum Reading	-0.051

U-Tube Manometer, 10:37, -1.5

Vacuum ID Link	34950 Beacon, U-Tube Manometer
Vacuum ID	U-Tube Manometer
Date	2022-01-24
Time	10:37
Vacuum Reading (in. w.c.)	-1.5
Number Vacuum Reading	-1.5

MP-4, 11:05, -0.031

Vacuum ID Link	34950 Beacon, MP-4
Vacuum ID	MP-4
Date	2022-01-24
Time	11:05
Vacuum Reading (in. w.c.)	-0.031
Number Vacuum Reading	-0.031

BV-1, 11:05, 100

Valve ID Link	34950 Beacon, BV-1
Valve ID	BV-1
Date	2022-01-24
Time	11:05
Valve Position at Arrival (% Open)	100
Valve Position at Departure (% Open)	100
Were interim vacuum readings taken between initial and final vacuum readings?	No

Inspection Reading Analysis

Manometer

Is the system manometer steady?	Yes
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SSMP/MPs

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

Alarm Testing

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

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

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

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

Repairs

Sample Delay

Send Sample Delay Email N/A

email body

Repair Completion

Were seam repairs completed during this visit? No

Were system repairs completed during this visit? Yes

System repairs completed: MP-4 line was better secured to fitting.

System Repair Completion Date 2022-01-24

System Repair Photos



Are there outstanding repairs to be completed? No

Owner/Tenant Observations

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

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

Engineer Notification

Send Inspection Completion Email	N/A
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email body

Engineer Notification

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

email body
