

Mr. Donald Duthaler, Jr., P.E., CPM  
Vice President of Operations  
Baker Capital, L.P.  
One West Red Oak Lane  
White Plains, NY 10604

March 25, 2022

**RE: Sub-Slab Depressurization System (SSDS)  
2022 Annual Inspection  
510 Furnace Dock Road  
Cortlandt Manor, NY 10567**

Dear Mr. Duthaler,

LaBella Associates (LaBella), is pleased to provide a summary of the annual Sub-Slab Depressurization System (SSDS) inspection conducted on February 23, 2022. The purpose of the annual inspection is to ensure the SSDS, and all individual components are operating effectively. In addition to any changes or deficiencies identified, recommendations for improvements are provided as necessary.

### **System Overview**

The SSDS installed at 510 Furnace Dock Road (the site) located in Cortlandt Manor, New York has been operational since the installation in December of 2011. The system is comprised of three (3) individual SSDS legs. Each system leg is equipped with a Radonaway HS-2000 fan and two (2) sub-slab vapor extraction points. Each system leg is also equipped with a pressure indicating alarm which illuminates in the event that the system vacuum falls below 0.25 inches of water column. The three (3) fans are mounted securely to the roof and all piping is installed on a pitch to allow any condensation to flow back into the ground beneath the building's slab.

The operational status of the system is confirmed by periodically inspecting pressure indicating alarms that are located in a maintenance closet. The Site building staff perform these inspections. In the event of an alarm, LaBella would be contacted and a technician is mobilized to the Site to determine the alarm condition.

In July 2019, upon request of the New York State Department of Health (NYSDOH) and on behalf of the Client, LaBella (then Aztech) mobilized to the Site to verify the system's vacuum radius of influence and verify that the system was not discharging any accumulated condensation. Field observations from the July 11, 2019 site visit indicated that liquid condensate was not being generated during the time of inspection. In order to mitigate the potential discharge of liquid

condensate, LaBella installed condensate “bypass” tubing that will convey any condensation into the extraction header piping. In addition to condensate assessment, LaBella installed new vacuum monitoring points and collected applied vacuum measurements to demonstrate that the SSDS is applying sufficient vacuum to the subsurface. Please refer to **Figure 1** for details of vacuum monitoring points. A report of findings was provided to the NYSDOH, New York State Department of Environmental Conservation (NYSDEC) and United States Environmental Protection Agency (USEPA) in October of 2019. No further action was required.

### **2022 Annual SSDS Inspection**

On February 23, 2022, LaBella personnel mobilized to the site to conduct a regularly scheduled inspection of the SSDS system. During this site visit, various components of the systems were inspected. LaBella personnel visually assessed the exposed piping, electrical conduits, piping connections, piping anchors and SSDS fans for deficiencies. All three (3) system fans were inspected to confirm their operational status. The pressure indicating alarms were also tested to confirm operational status. The Field Inspection Log from the February 23, 2022 site visit is attached as **Appendix A**.

### **Findings**

Findings from the February 23, 2022 inspection indicated that no system deficiencies were identified, the SSDS is generating sufficient vacuum to the subsurface and is operating effectively.

Please feel free to contact LaBella if you have any questions.

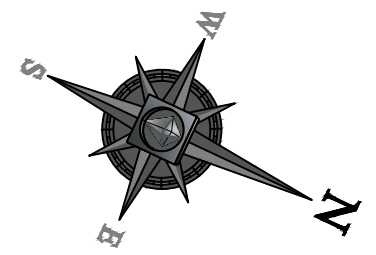
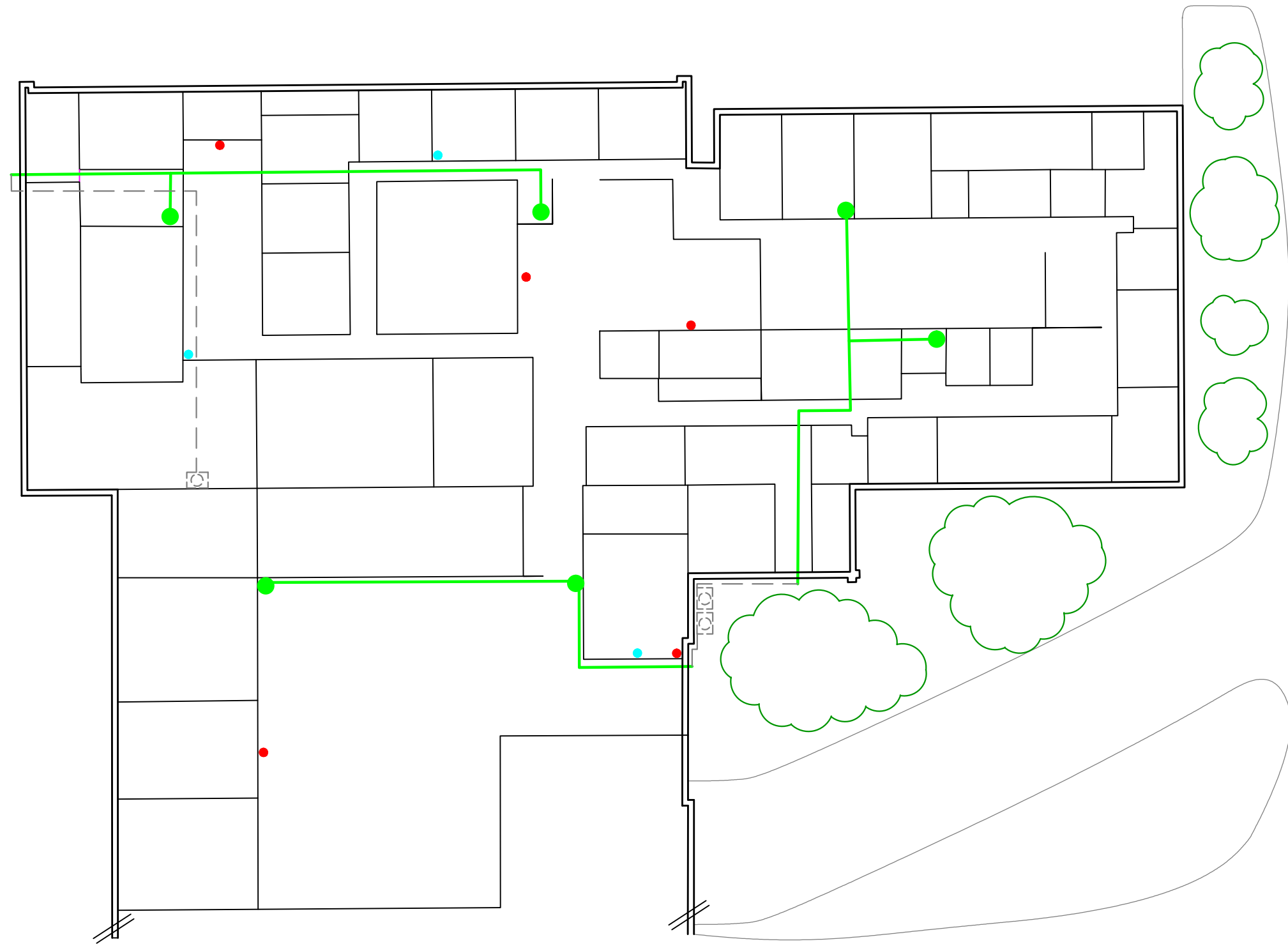
Sincerely,

LaBella Associates



Brian Baulsir  
Sr. Environmental Scientist

**FIGURE 1**



**FIGURE 1**

## **February 23, 2022 – SSDS Inspection Log**

**System Inspection Field Form  
Soil Vapor Mitigation Systems**

**SVE SYSTEMS INSPECTION FORM**

Post Commissioning, Routine or Non-Routine Inspections (circle one)

Date of Inspection: 2.23.22

Date of Previous Inspection: 3.15.21

Address: Furnace Dock Road Cortlandt Manor, NY Tracking Number: 2,23.22

**Equipment Documentation**

| As Found   |           | Manometer Reading (in. H <sub>2</sub> O) |         | As Left    |           | Manometer Reading (in. H <sub>2</sub> O) |         |
|------------|-----------|--|---------|------------|-----------|--|---------|
| SVE System | Fan Model | Prior                                    | Current | SVE System | Fan Model | Prior                                    | Current |
| 1-Northern | HS-5000   | -  | 9.131   | 1-Northern | Same      | -  | 9.131   |
| 2-Central  | HS-5000   | -  | 9.257   | 2-Central  | ↓         | -  | 9.257   |
| 3-Southern | HS-2000   | -  | 7.103   | 3-Southern | ↓         | -  | 7.103   |

**Fan Check**

|  | As Found                            |                                     | As Left                             |                                     |
|--|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
|  | Yes                                 | No                                  | Yes                                 | No                                  |
| Are all fans in operation?                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Is there a differential pressure shown in U-Tube manometer?    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If yes, provide readings above.                                | ↑ See Above                         |                                     | ↑                                   |                                     |
| Is each fan mounted securely?                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Are coupling connections secure?                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Is excessive noise heard when fan is running?                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Does each fan induce suction when running?                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Is switch is locked in the ON position? Locked - No / On - Yes | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Does smoke enter joints? No smoke test                         | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| If yes: Was joint re-sealed?                                   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Does smoke enter re-sealed joint?                              | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |

**Piping Check**

|   |                                     |                                     |                          |                                     |
|---|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|
| Is glue evident at joints?                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
| Are system suction points sealed?                             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
| Is piping system properly supported?                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
| Are valves and manometers installed at proper locations?      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
| Is excessive noise heard in piping joints?                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Were piping modifications and 10% of old joints smoke tested? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Does smoke enter joints? No smoke test                        | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
| If yes: Was joint re-sealed?                                  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
| Does smoke enter re-sealed joint?                             | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |

**Slab Check**

|   |                          |                                     |                          |                                     |
|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| Have new floor cracks appeared since the last inspection? (mostly carpet) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Was each identified slab crack, repair, or modification smoke tested?     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Does smoke enter? *No Smoke Test*

If yes: Was area re-sealed with approved sealant\*?

Does smoke enter re-sealed area?

**Electrical Check**

Are electrical wires and connections secure?

Is each junction box closed?

Are conduit properly supported?

Are switch boxes locked?

Does each fan start when the switch is ON position?

Does each fan stop when the switch is in OFF position?

Are mitigation system labels applied?

Are the correct labels applied in the proper locations?

Have the following items changed since the last visit?

|                    | <u>No</u>                           | Yes                      | If yes, explain... |
|--------------------|-------------------------------------|--------------------------|--------------------|
| Building Footprint | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____              |
| Ownership          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____              |

**If any of these items have changed, a redesign may be required. Contact the maintenance supervisor for field review.**

**Deviations/Comments**

*System was operating properly upon arrival and departure*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Performed by: *B. B. Shi* Date: *2/23/22*

For: *Lewis Gelinas*