
ENVIRONMENTAL MANAGEMENT, LTD.

On the Lake @ 41 Franck Road, Stony Point, New York 10980

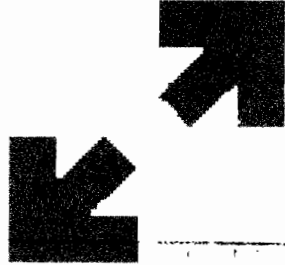
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December 23, 2009

Nicole Bonsteel, P.E.
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, New York 12233



DEC 23 2009

**Re: OM&M Report (Routine Maintenance) for SSD Systems at
10 Marble Place, 41 Marbledale Road & 43 Marbledale Road
Weissman Holdings, Inc. (formerly Kings Electronics Co., Inc.)
40 Marbledale Road, Tuckahoe, Westchester County
Site No. V 00237-3/ DEC Agreement #W3-0855-99-07**

Dear Ms. Bonsteel:

Kings Electronics Co., Inc. (Kings) installed sub-slab depressurization (SSD) systems at three residences, 10 Marble Place and 41 and 43 Marbledale Road (the Sites), each in the vicinity of the former Kings site located at 40 Marbledale Road in the Village of Tuckahoe, New York. Pursuant to the SSD Operation, Maintenance & Monitoring Plan approved by the State on September 14, 2006 (the OM&M Plan), Environmental Management, Ltd. (EML) is submitting this Routine Maintenance OM&M Report for the Sites.

Routine Maintenance:

The OM&M Plan requires that specified routine maintenance commence at each residence within 18 months of its SSD system's operational date and occur every 12 to 18 months thereafter, until the SSD system could be turned off. A report of the Routine Maintenance for each residence, conducted on July 24, August 7 and September 4, 2008, was submitted to the State on September 12, 2008.

A report summarizing routine maintenance at the Sites, conducted on September 15, 2009 (including smoke tube testing, system component inspection, etc.) and on December 3, 2009 (principally Pressure Field Extension Testing), is attached as Exhibit 1.

Annual Certifications:

Copies of the annual certifications for each site submitted on September 24, as required by the OM&M Plan, are attached herein for your convenience as Exhibit 2.

Please contact me if you have any questions or comments.

Very truly yours,
Environmental Management, Ltd.

Donald J. Wanamaker

Donald J. Wanamaker,
President

cc. Carl Obermeyer, NYS DOH

encl.

EXHIBIT 1

OM&M Report
Residences

**OM&M Report Summarizing Routine Maintenance of SSD Systems
Installed at 10 Marble Place, 41 Marbledale Road and 43 Marbledale Road
September 15 and December 3, 2009**

Kings Electronics Co., Inc. installed sub-slab depressurization (SSD) systems at 10 Marble Place, 41 Marbledale Road and 43 Marbledale Road in the Village of Tuckahoe, New York (the Sites). The Operation, Maintenance & Monitoring Plan approved by the State for the SSD systems (the OM&M Plan) requires that routine maintenance commence at each Site within 18 months of its SSD system's operational date and occur every 12 to 18 months thereafter, until the SSD system could be turned off. During routine maintenance, Kings or its agents must:

- (a) Conduct a visual inspection of the complete SSD system (e.g., vent fan, piping, warning device, labeling on systems, etc.);
- (b) Inspect all components for condition and proper operation;
- (c) Identify and repair any leaks in accordance with Sections 4.3.1(a) of the Guidance (i.e.; with the SSD system running, smoke tubes will be used to check for leaks through concrete cracks, floor joints and at the suction point and any leaks will be resealed until smoke is no longer observed flowing through the opening);
- (d) Inspect the exhaust or discharge point(s) to verify that no air intakes have been located nearby;
- (e) Interview the owner or primary occupant of the premises seeking comments and observations regarding the operation of the SSD system, and
- (f) Conduct pressure field extension testing.

A routine visual inspection of the SSD systems was conducted at the Sites by Bruce Munson of Environmental Management, Ltd. (EML) on September 15. Routine Maintenance was conducted at the Sites by Bruce Munson and Nicholas Mouganis, President of Mitigation Tech (the SSD installer) on December 3. Pressure field extension testing was scheduled for December, during the heating season. There was heavy driving rain in the area overnight, tapering off before dawn on December 3, but with continuing wind. Outdoor temperature was approximately 60° F on December 3.

This report summarizes the inspection results and any routine maintenance conducted at each Site.

I. 10 Marble Place

- (a) Visual Inspection: EML and Mitigation Tech conducted a visual inspection of the complete SSD system at 10 Marble Place. The vent fan, piping, warning device and system labeling were intact and in place, as installed.
- (b) Component Condition and Operation: More detailed inspection confirmed that the vent fan was operating smoothly, there was no damage to the piping, and the manometer reading was at 3.7 wci. Based on this inspection all components appeared to be in good condition and operating properly.
- (c) Identification and Repair of any Leaks: With the system running, a smoke tube was used to check for leaks at the suction point in the boiler room and at several points where the sewer stack and radiator pipes penetrate the floor or baseboard. Basement floors, finished except in the boiler room, are in very good condition. No leaks were detected.
- (d) Air Intakes: The exhaust discharge point was observed; no air intakes have been located nearby.
- (e) The property owner/occupant, Trevorlyn Banton, was interviewed. She indicated that there were no problems encountered with the operation of the system since the last maintenance.
- (f) Mitigation Tech conducted pressure field extension testing on December 3. Vacuum at the test point in the southwest bedroom, furthest from the suction point for the system, ranged between 0.003 and 0.014 wci. The variation is attributed to wind and sub-slab water.

II. 41 Marbledale Road

- (a) Visual Inspection: EML and Mitigation Tech conducted a visual inspection of the complete SSD system at 41 Marbledale Road. The vent fan, piping, warning device and system labeling were intact and in place, as installed.
- (b) Component Condition and Operation: Inspection on 9/15 identified that the vent fan was operating normally and there was no damage to the piping, but that the mineral oil gauge fluid was missing from the U-tube of the manometer. The manometer was flushed; filled and zeroed with water; reconnected to the vent pipe; and read 3.4 wci, slightly lower than the usual reading, due to the density difference. On 12/3, during pressure field extension testing, it was noted that a portion of the water had somehow been drawn out or evaporated. The manometer is mounted at eye level on the pipe. During the inspection the suction point was making a gurgling sound and the manometer fluid level was noticeably pulsing. Based on experiencing a fluid loss, a new manometer will be installed during the current heating season, using a longer piece of tubing, to be inserted as high up on the pipe as practical.
- (c) Identification and Repair of any Leaks: With the system running, a smoke tube was employed to check for leaks at the suction point in the boiler room and at several points throughout the basement. Basement floors are finished and in good condition. No leaks were detected.
- (d) Air Intakes: The exhaust discharge point was observed; no air intakes have been located nearby.

- (e) The property owner/occupant, Kathleen Tschantre, who maintains a business office in the basement, was interviewed. Property owner reported on 9/15 that some time ago the manometer tubing came out of the ¼” hole in the vent pipe (she heard the whistling.) She called Mitigation and was told she could just plug it back in, which she did. She didn’t know how the gauge liquid disappeared. EML replaced the fluid as described above. Property owner was aware of the occasional gurgling sounds at the suction point, but expressed no concern. (As previously reported to the State, Mitigation Tech had determined that the gurgling was likely caused by either a leaking drain pipe, which passes near the suction point, or water table oscillation.) Mrs. Tschantre reported no other problems with the system since the last maintenance.
- (f) Mitigation Tech conducted pressure field extension testing. The test point at the entrance to a closet in the front room, furthest from the suction point for the system, registered a slow cycling from 0.000 to 0.013 wci.

III. 43 Marbledale Road

- (a) Visual Inspection: EML and Mitigation Tech conducted a visual inspection of the complete SSD system at 43 Marbledale Road. The vent fan, piping, warning device, and system labeling were intact and in place, as installed.
- (b) Component Condition and Operation: More detailed inspection confirmed that the vent fan was operating smoothly, there was no damage to the piping, and the manometer reading was at 3.4 wci, as marked. Based on this inspection all components appeared to be in good condition and operating properly.
- (c) Identification and Repair of any Leaks: As reported to the State on several occasions, this basement has been filled with an abundance of personal items (sometimes several feet high) making it very difficult (and even impossible in most areas) to inspect the floor of the basement. During this maintenance period, the only portions of the basement floor open to inspection were at the washing machine and in the area between the furnace/oil tank/workbench, and a pathway from the basement stairs. Despite these limitations, with the system running, a smoke tube was employed to check for leaks at the suction point beneath the basement stairs, at utility slab penetrations adjacent the washing machine, and by the furnace. No leaks were observed. An area near the chimney, where two small sections of broken concrete were sealed last year, was not accessible.
- (d) Air Intakes: The exhaust discharge point was observed; no air intakes have been located nearby.
- (e) The property owner/occupant, Jacqueline McCray, was interviewed. She reported no problems with the system operation. She apologized for the additional material being stored in the basement (for non-resident family members) but could not say when the amount might be reduced.
- (f) Mitigation Tech conducted pressure field extension testing. At the test point near the furnace, the vacuum reading varied from 0.001 to 0.003 wci. As was the case last year, at the test point by the washing machine at the far end of the basement, the vacuum meter went into the negative range (intermittently showing 0.001 wci).

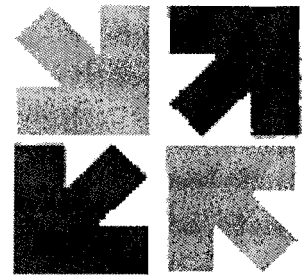
EXHIBIT 2

Annual Certifications
Residences

ENVIRONMENTAL MANAGEMENT, LTD.

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September 24, 2009

Nicole Bonsteel, P.E.
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, New York 12233

**Re: SSD Annual Certification (2009): 10 Marble Place
Voluntary Cleanup Program (VCP #V00237-3)
Weissman Holdings, Inc. (formerly Kings Electronics Co., Inc.)
40 Marbledale Road
Tuckahoe, New York**

Dear Ms. Bonsteel:

The Operation, Maintenance & Monitoring (OM&M) Plan for the sub-slab depressurization (SSD) system installed at 10 Marble Place, Tuckahoe, New York (the Site) requires Environmental Management, Ltd (EML), on behalf of Weissman Holdings, Inc. (formerly Kings Electronics Co., Inc.), to submit this annual certification.

A visual inspection of all system components, smoke tube testing of the basement, and interview with the property owner were completed on September 15. Pressure field extension testing, with the heating system in operation, will be carried out in either December 2009 or January 2010.

By this certification, EML affirms that the SSD system at the Site remains in place, is performing properly, and remains effective.

Please call me if you have any questions or comments.

Very truly yours,

Environmental Management, Ltd.

Donald J. Wanamaker

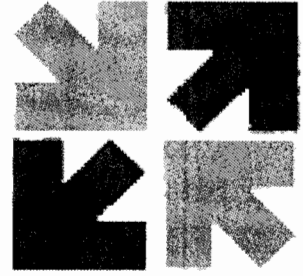
Donald J. Wanamaker
President

cc: Carl Obermeyer, NYS DOH

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Nicole Bonsteel, P.E.
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, New York 12233

**Re: SSD Annual Certification (2009): 41 Marbledale Road
Voluntary Cleanup Program (VCP #V00237-3)
Weissman Holdings, Inc. (formerly Kings Electronics Co., Inc.)
40 Marbledale Road
Tuckahoe, New York**

Dear Ms. Bonsteel:

The Operation, Maintenance & Monitoring (OM&M) Plan for the sub-slab depressurization (SSD) system installed at 41 Marbledale Road, Tuckahoe, New York (the Site) requires Environmental Management, Ltd (EML), on behalf of Weissman Holdings, Inc. (formerly Kings Electronics Co., Inc.), to submit this annual certification.

A visual inspection of all system components, smoke tube testing of the basement, and interview with the property owner were completed on September 15. Pressure field extension testing, with the heating system in operation, will be carried out in either December 2009 or January 2010.

By this certification, EML affirms that the SSD system at the Site remains in place, is performing properly, and remains effective.

Please call me if you have any questions or comments.

Very truly yours,

Environmental Management, Ltd.

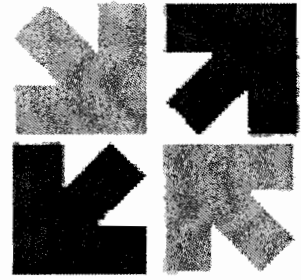
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Nicole Bonsteel, P.E.
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, New York 12233

**Re: SSD Annual Certification (2009): 43 Marbledale Road
Voluntary Cleanup Program (VCP #V00237-3)
Weissman Holdings, Inc. (formerly Kings Electronics Co., Inc.)
40 Marbledale Road
Tuckahoe, New York**

Dear Ms. Bonsteel:

The Operation, Maintenance & Monitoring (OM&M) Plan for the sub-slab depressurization (SSD) system installed at 43 Marbledale Road, Tuckahoe, New York (the Site) requires Environmental Management, Ltd (EML), on behalf of Weissman Holdings, Inc. (formerly Kings Electronics Co., Inc.), to submit this annual certification.

A visual inspection of all system components, smoke tube testing at the suction point and one other location in the basement, and interview with the property owner were completed on September 15. Pressure field extension testing, with the heating system in operation, will be carried out in either December 2009 or January 2010.

By this certification, EML affirms that, subject to the limitation on inspection described below, the SSD system at the Site remains in place, is performing properly and appears to be effective.

As reported to the State previously, this basement has been filled with an abundance of personal items (sometimes several feet high) making it very difficult (and even impossible in most areas) to inspect the floor of the basement. EML has provided the State with photographic evidence of the stored items, and the basement condition was witnessed by Carl Obermeyer of NYS DOH at the 2007 routine maintenance inspection. As of the date of this inspection, at least 90% of the floor area, including virtually all the perimeter, remains inaccessible and could not be examined.

Please call me if you have any questions or comments.

Very truly yours,

Environmental Management, Ltd.

Donald J. Wanamaker

Donald J. Wanamaker
President

cc: Carl Obermeyer, NYS DOH