



317.916.8000 ▪ www.augustmack.com
1302 North Meridian Street, Suite 300 ▪ Indianapolis, Indiana 46202

June 7, 2024

Mr. Syed Jaffery
Project Manager
Office of Land Quality
State Cleanup Section
100 N. Senate Avenue, IGCN, Room 1101
Indianapolis, IN 46204

**Re: Response to IDEM Comments
Former Classic Cleaners
8641 Bash Street
Indianapolis, Marion County
State Cleanup Site #0000571
August Mack Job Number JW2594.750**

Dear Mr. Jaffery:

August Mack Environmental, Inc. (August Mack) has prepared this submittal in response to the Indiana Department of Environmental Management (IDEM) comment letter, *IDEM Vapor Intrusion*, dated February 15, 2024, pertaining to the above-referenced Site. This submittal provides relevant background information and specific responses to IDEM comments.

Responses to IDEM's February 2024 Comments

IDEM's comments are provided below, in italics, followed by August Mack's responses.

IDEM Comment #1:

On August 8, 2022, IDEM issued a comments letter (VFC #83353911), regarding potential vapor intrusion (VI). In response to IDEM's letter, SESCO conducted paired indoor air (IA) and sub-slab soil gas (SGss) sampling in October 2022, and subsequently submitted the VI Report. During this sampling event, three paired IA/SGss, and one outdoor ambient air (AA) sample were collected. In addition, two sewer cleanout samples were also collected.

August Mack Response:

August Mack acknowledges this comment.

IDEM Comment #2:

The IA and AA samples were collected into 6-liter batch certified Summa canisters over



approximately 8 hours while SGss samples were collected into 1-liter Summa canisters over an approximately 5-10-minute period. Start and end sampling times along with the initial, final, and laboratory vacuum measurements of the Summa canisters were recorded. The IA, SGss, and AA samples were analyzed for volatile organic compounds (VOCs) by EPA Method TO-15 while sewer cleanout samples were analyzed for VOCs by EPA Method TO-17. The reporting limits were supportive of R2 published levels (PLs). IDEM has determined that the methods used for sampling and analysis were acceptable.

August Mack Response:

August Mack acknowledges this comment.

IDEM Comment #3:

Tetrachloroethylene (PCE) and trichloroethylene (TCE) were detected in a SGss sample, SS-2, at concentrations of 246 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) and 48.9 $\mu\text{g}/\text{m}^3$, respectively. However, these concentrations did not exceed PCE's and TCE's respective residential sub-slab published levels (RSSPLs). All other VOCs were reported as non-detect in IA, SGss, and AA samples. While no PL exceedances occurred in either the SGss or IA samples, TCE exceeded the commercial sewer conduit PL of 300 $\mu\text{g}/\text{m}^3$ at a sewer cleanout sample, Sewer Cleanout-2, with a concentration of 664 $\mu\text{g}/\text{m}^3$. For this reason and considering exterior soil-gas (SGe) exceedances of commercial soil-gas published level (CSGPL) at samples SG-1 and SG-2 during 2021 sampling, a vapor remedy is warranted.

August Mack Response:

August Mack acknowledges this comment.

IDEM Comment #4:

Field duplicate samples were collected from IA-1 and SS-1. Field duplicate sample results compared well. Analytical reports were submitted with Level IV quality assurance and quality control (QA/QC) documentation. IDEM has determined that Level IV QA/QC documentation was not necessary; per Section 2.2.9 (Table 2-B) of the R2, laboratory reports should be submitted with QA/QC documentation that meets the R2 Level II elements.

August Mack Response:

August Mack acknowledges this comment.

IDEM Comment #5:

In February 2023, August Mack oversaw pilot testing for designing and installing a sub-slab depressurization system (SSDS) to mitigate VI exposure pathway. Subsequently, an operation, maintenance, and monitoring plan (OM&M Plan) for this SSDS was developed and submitted to IDEM along with the Summary Report. As reported, the pilot test included the installation of two extraction points (EP-01 and EP-02) and 20 test points (TP-01 through TP-20) to measure vacuum response. During the pilot test, a vacuum at a measured flow rate was applied to the extraction points while the test points were measured for negative pressure. In March 2023, based on the pilot test results, August Mack oversaw the installation of an SSDS in the former Classic

Cleaners tenant space consisting of four extraction points manifolded to one mitigation fan.

August Mack Response:

August Mack acknowledges this comment.

IDEM Comment #6:

On March 13, 2023, August Mack informed IDEM that the SSDS installation was completed on March 10, 2023, and expressed their intention to perform the system confirmatory VI sampling within one week to satisfy the requirements of the 'winter worst-case' sampling scenario.

August Mack Response:

August Mack acknowledges this comment.

IDEM Comment #7:

On March 15, 2023, IDEM provided the following response: "In accordance with Section 4.2.3.1 of IDEM's non-rule policy document, Risk-Based Closure Guide (R2), dated July 8, 2022, an equilibration period, which is 30 days as a standard, is necessary before confirmatory indoor air sampling and performance metrics are collected. Therefore, we require that August Mack must wait 30 days from the SSDS installation completion date, which you mentioned was last Friday March 10, 2023, before conducting confirmatory indoor air sampling and collecting performance metrics. This will allow the sub-slab area to reach steady-state conditions." IDEM further stated: "For your question on the 'Winter Worst-Case' sampling scenario, August Mack can provide lines of evidence as to why April should be considered a winter worst case event, such as a 10- degree temperature differential. Please refer to R2 Section 2.2.6.6 for further details and description."

August Mack Response:

August Mack acknowledges this comment. As outlined in IDEM comment #14 below, August Mack returned to the Site in July 2023 to conduct a sampling which served as the 30 days post SSDS installation event. In addition to the July 2023 sampling event, August Mack returned to the Site in April 2024 to complete a winter worst case sampling event. The April 2024 winter vapor intrusion sampling report is included as **Attachment B**.

IDEM Comment #8:

The Summary Report indicates that as part of the system verification, August Mack conducted a VI sampling event on March 21, 2023, which was less than two weeks from the installation of the SSDS. According to Section 4.2.3.1 of the R2 an equilibration period (30 days is standard) is necessary before confirmatory IA sampling and performance metrics are collected.

August Mack Response:

August Mack acknowledges this comment. As outlined in IDEM comment #14 below, August Mack returned to the Site in July 2023 to conduct a sampling event which serves as the 30-day post SSDS installation sampling event.

IDEM Comment #9:

During the March 2023 sampling event, three IA samples (IA-1 thru IA-3) and one AA sample were collected. These samples were collected into 6-liter batch certified Summa canisters over approximately 8 hours. Start and end sampling times along with the initial, final, and laboratory vacuum measurements of the Summa canisters were recorded. These samples were analyzed for VOCs by EPA Method TO-15. IDEM has determined that the methods used for sampling and analysis were acceptable. The reporting limits were supportive of R2 PLs.

August Mack Response:

August Mack acknowledges this comment.

IDEM Comment #10:

During this sampling event, the VOCs were reported as non-detect in all IA and AA samples, indicating that no IAPL exceedances occurred during the March 2023 IA 'winter worst case scenario' sampling event.

August Mack Response:

August Mack acknowledges this comment.

IDEM Comment #11:

A field duplicate sample was collected from IA-3. Field duplicate sample results compared well. The laboratory report was submitted with QA/QC documentation which met the R2 Level II elements.

August Mack Response:

August Mack acknowledges this comment.

IDEM Comment #12:

IDEM has determined that generally the OM&M Plan conforms to IDEM's Technical Guidance Document Vapor Mitigation Systems, dated October 2021; however, it does not provide a long-term IA monitoring schedule. The soil gas data indicates the potential need for a long-term remedy to mitigate the on-site vapor risk. Therefore, the OM&M plan must identify a long-term monitoring schedule, such as Schedule 1 or 2, if the system will act as a long-term remedy to vapor risk on-site. If long term remedy is not the system's intended purpose, then August Mack must provide a further clarification as to how the potential vapor risk will be addressed.

August Mack Response:

August Mack acknowledges this comment. The updated OM&M plan is included as **Attachment A**.

IDEM Comment #13:

The VI Report indicates that the highest SGe concentrations are outside of the building's footprint and not under the sub-slab; therefore, it is unclear whether the SSDS influences the vapor source. Consequently, an explanatory description is required.

August Mack Response:

The SSDS was designed to mitigate any potential vapors that may be present under the structure's slab from entering the habitable space of the on-Site structure; the SSDS was not designed to influence the vapor source. Additionally, analytical data collected during IA sampling events conducted following SSDS installation confirms the efficacy of the SSDS regarding mitigation of the VI exposure pathway.

IDEM Comment #14:

In July 2023, August Mack conducted another round of IA sampling. Since this sampling event was performed more than 30 days after the SSDS installation, it satisfies the requirements of R2 Section 4.2.3.1.

August Mack Response:

August Mack acknowledges this comment.

IDEM Comment #15:

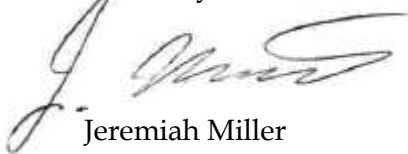
The Summary Report indicates that the pressure field extension results showed several points with vacuums below the minimum vacuum limit of 0.004 inches-water. However, no release related chemicals (RRCs) were detected in IA, and all surface cracks, drains, and other potential vapor entryways were plugged or sealed. IDEM has determined that as long as the IA levels remain below PLs, and all necessary OM&M repairs and maintenance are performed appropriately, the current operation of the SSDS may continue. However, if IA levels exceed the PLs then modifications to the SSDS will be necessary.

August Mack Response:

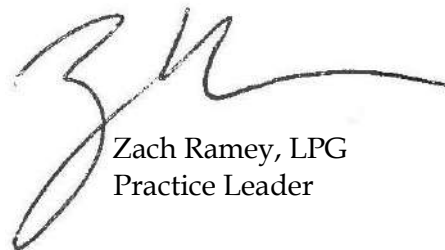
August Mack acknowledges this comment.

Please do not hesitate to contact us at 317-916-8000 should you have any questions or comments.

Sincerely,



Jeremiah Miller
Project Manager



Zach Ramey, LPG
Practice Leader

ATTACHMENT A

Updated August Mack OM&M Plan



317.916.8000 • www.augustmack.com
1302 North Meridian Street, Suite 300 • Indianapolis, Indiana 46202

June 5, 2024

Mr. Michael McFarland
c/o Mr. Nick Gahl
Cardinal Industrial San Diego
2131 Palomar Airport Road, Suite 360
Carlsbad, CA 92011

**RE: Sub-Slab Depressurization System
Operation Maintenance and Monitoring Plan
Former Classic Cleaners
8641 Bash Street
Indianapolis, Indiana 46256
State Cleanup Site Number 0000571
August Mack Project No: JW2594.750**

Dear Mr. McFarland:

August Mack Environmental, Inc. (August Mack) is pleased to submit the attached Sub-Slab Depressurization System (SSDS) Operation Maintenance and Monitoring Plan (OMM Plan) for the SSDS installed at the Former Classic Cleaners Building located at 8641 Bash Street in Indianapolis, Indiana. This plan has been prepared in accordance with August Mack proposal dated January 20, 2023, and follows the general requirements of the Indiana Department of Environmental Management's (IDEM's) Technical Guidance Document entitled *Vapor Mitigation Systems* revised in October 2021, and the Draft Interim Guidance Document entitled *Vapor Remedy Selection and Implementation* revised in July 2019.

Please contact us if you have any questions concerning the contents of this plan.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeremiah Miller'.

Jeremiah Miller
Project Manager

A handwritten signature in black ink, appearing to read 'Zach Ramey'.

Zach Ramey, LPG
Practice Leader

A handwritten signature in black ink, appearing to read 'Christopher S. Abel'.

Christopher S. Abel, CHMM
Senior Environmental Chemist



**Operation, Maintenance and Monitoring
Plan for Sub-Slab Depressurization System
Former Classic Cleaners
8641 Bash Street
Indianapolis, Indiana**

Prepared For:

**Cardinal Industrial San Diego
2131 Palomar Airport Road, Suite 360
Carlsbad, CA 92011**

Prepared By:

**August Mack Environmental, Inc.
1302 North Meridian Street, Suite 300
Indianapolis, Indiana 46202**

INTRODUCTION

August Mack Environmental, Inc. (August Mack), on behalf of Cardinal Industrial San Diego (CISD), has prepared this Operation, Maintenance, and Monitoring Plan (OMM Plan) describing the operation, maintenance, and monitoring procedures for the Sub-Slab Depressurization System (SSDS) installed at Former Classic Cleaners Building. The Former Classic Cleaners Building is located at 8641 Bash Street in Indianapolis, Indiana (Site). This OMM Plan follows the general requirements of both the Indiana Department of Environmental Management's (IDEM's) Technical Guidance Document entitled *Vapor Mitigation Systems* revised October 2021, and IDEM's Draft Interim Guidance Document entitled *Vapor Remedy Selection and Implementation* revised in July 2019.

The OMM Plan includes the following sections:

- Background Information;
- System Design and Installation Details;
- Indoor Air Monitoring Plan;
- System Monitoring Details;
- System Maintenance Details; and,
- System Termination Details

BACKGROUND INFORMATION

The Site is located at 8641 Bash Street, in the northeast portion of Indianapolis in an area of commercial and industrial development. The Site consists of one parcel, encompassing 1.80-acres and is developed with a single-story, approximately 41,140-square-foot, multi-tenant commercial building in the northeast portion of the property extending off-Site to the northeast.

The building was reportedly constructed in 1985. Classic Cleaners operated the dry-cleaning operation at the Site from 1988 to mid-November 2015. Classic Cleaners reportedly began occupying approximately 4,250 square feet of the south side of the Site building (current tenant spaces 8621 and 8629) in 1988. From 1988 through 2006, Classic Cleaners incrementally expanded its operations to include tenant spaces 8621 through 8633, 8621 through 8645, and 8621 through 8649.

Historical investigations beginning in 2016 revealed concentrations of the volatile organic compounds (VOCs) at the Site. Tetrachloroethene (PCE) and trichloroethene (TCE) were identified in the soil but was below the IDEM 2023 Risk-based Closure Guide (R2) Short Term excavation Human Health Published Levels (PLs). PCE and TCE were identified in groundwater above the IDEM 2023 R2 Long Term Residential PLs.

Historical vapor investigations of the exterior soil gas (SGe) and Site building sub-slab soil gas (SGss) samples identified concentrations above the IDEM 2023 R2 Residential Sub-slab Published Levels and Commercial Sub-slab Published Levels. However, while there has been applicable PL exceedances in the SGss for the Site building there have not been PCE or TCE exceedances in indoor air (IA) samples above applicable PLs. The historical IA, outdoor air (OA), and SGss results collected by SESCO are provided in **Attachment A**.

Based on the historical investigations performed at the Site by SESCO Group, the former Classic Cleaners would fall into Scenario 3. As outlined in the IDEM R2, Scenario 3 indicates a significant potential for future VI based on investigative results and requires the responsible party to either implement a remedy or undertake long term confirmation sampling. In order to address this concern, a sub-slab depressurization system (SSDS) was installed at the Site.

August Mack subcontracted Vapor Intrusion Specialists, LLC (VIS) for the pilot testing and SSDS installation at the Site. VIS mobilized to the Site on February 9, 2023 to conduct pilot testing. The pilot test included the installation of two extraction points (EP-01 and EP-02) and 20 test points (TP-01 through TP-20). During the pilot test a vacuum at a measured flow rate was applied to the extraction points while the test points were measured for negative pressure. Based on the data collected during the pilot test, the SSDS was designed to adequately remediate the Site building. The data collected from this pilot test was used to design the on-Site SSDS.

August Mack returned to the Site from March 6 through March 10th, 2023, to install the SSDS. Additional details about the system design and installation are provided in the section below. CISD is committed to proper operation of the active SSDS installed at the building. This OMM Plan outlines the SSDS maintenance and monitoring to be performed by CISD.

SYSTEM DESIGN AND INSTALLATION DETAILS

VIS remobilized to the Site from March 6 through March 10th, 2023 to install the SSDS. The system features approximately 180 linear feet of 4-inch Schedule 40 PVC pipe installed into the building slab at the four extraction points suction pits(EP-01 through

EP-04): three extraction points located adjacent to the center support pillars and one extraction point located adjacent to the western wall. All extraction point vertical pipes manifold together to a main horizontal pipe run routing from north (EP-01) to south (EP-02 & 03, EP-04 on western wall). Exhaust piping then runs vertically to the roof, to a mitigation fan (Obar® GBR 76UB) which discharges vapors above the building. The mitigation fan maintains a measurable vacuum¹ on the SSDS. One digital gauge was installed at each extraction point vertical. Design drawings for the SSDS are provided in **Attachment B**. Details for the Obar® GBR 76UB mitigation fan are provided in **Attachment C**.

INDOOR AIR MONITORING PLAN

IA monitoring will be performed to assess the performance of the SSDS along with the system monitoring detailed later in this plan. The pre-mitigation IA concentration of contaminants of concern (COCs) (PCE and TCE) were detected above IDEM R2 Residential SGss PLs for PCE and above IDEM R2 Commercial SGss PLs for TCE during multiple previous sampling events, while the pre-mitigation IA concentrations of COCs have been below applicable R2 PLs. Based on the historical data collected at the Site and referencing the IDEM 2023 R2 *section 4.2.3.2 SSDS Operation, Maintenance, and Monitoring*, the Site meets the criteria under Schedule 1 for sampling frequency. Schedule 1 requires annual sampling of indoor air during winter worst-case conditions during the first, second, and fifth year, and every fifth year thereafter.

Prior to completing the next sampling event, the SSDS system should be shut down for an approximate 30-day equilibration period. During the sampling events, three (3) IA samples (plus one duplicate IA sample) will be collected and analyzed for VOCs using United States Environmental Protection Agency (U.S. EPA) Method TO-15. IA sampling procedures are provided in **Attachment D**. A pre-sampling walkthrough and building occupant interview to document building characteristics and potential indoor air contaminant sources will be completed before each IA sampling event. A copy of the building survey checklist is provided in **Attachment E**. The sample locations are based on the historical sampling IA locations used by SESCO Group in August 2019, March 2020, February 2022, and October 2022. The locations of the three IA samples (IA-1, IA-2, and IA-3) are depicted on **Figure 1**.

Upon receipt of the IA sampling results, CISD or their designated representative, will review the results and compare them to the applicable IDEM R2 PLs (or the applicable future guidance). If exceedances of the PLs are noted, the IA samples in the areas with exceedances may be repeated or necessary adjustments to the SSDS may be made to bring the system back into compliance, based upon professional judgement of the person(s) reviewing the IA results. Any adjustments to the SSDS will be conveyed to IDEM.

¹ As measured by the digital manometers at the extraction point vertical pipes.

Note that the above listed sample locations may be changed upon written notice and approval by IDEM. This change may be based upon future restructuring of the building layout, which may affect the future sampling locations.

SYSTEM MONITORING DETAILS

Periodic system monitoring will be conducted to ensure the SSDS system will operate as designed. All system monitoring will be conducted by CIRD personnel, or designated representatives, in accordance with this plan. Monitoring will consist of both visual inspection of system equipment and measurement of system parameters combined with the indoor air sampling detailed in the previous section. System monitoring activities may be performed concurrent with or separate from indoor air sampling events.

Visual Inspections and System Measurements

Visual inspections of SSDS components and system operational conditions will be conducted and documented routinely to confirm that the system continues to operate as designed. System parameter measurements will confirm the system is still removing air from beneath the slab. The visual and measurement inspections will include:

- General Information
 - Contact information for the party responsible for issues found during the inspection;
 - Monitoring date and time;
 - Property address;
 - Tenant's name;
 - Owner's name and address;
 - Inspector's name;
 - Inspector's company;
 - Weather conditions; and,
 - Is the HVAC operating.
- Visual Inspection
 - Is the fan intact and operational;
 - Is the fan making any unusual noises or experiencing excessive vibrations;

- Is the riser piping intact;
- Any piping cracks;
- Does the system still appear to be sealed;
- Does the slab penetration on the first floor appear to be sealed; and,
- Inspection of premises and building conditions for changes that may affect operation of the mitigation system (e.g. foundation cracks, remodeling, or additions to the building).
- System Measurements
 - Is the fan running and is air exiting the exhaust piping on the roof;
 - Is there measurable vacuum at the U-tube manometer at the slab penetration;
 - Is there measurable vacuum (>0.01 inches of water vacuum) at the digital manometers mounted on the vertical extraction points.
- Any Comments Regarding System Performance

Measurements of the system can be conducted more frequently based on observed operations (i.e. if operational parameters have changed from the previous monitoring event, if operational parameters are outside the anticipated range, or if inspections indicate potential damage or malfunction of equipment) and seasonal fluctuations (i.e. temperature or pressure changes that may affect system operations). If any concerns are noted (i.e. piping cracks, fan not running, no vacuum at the slab penetration, etc.) they will be brought to the attention of CISD to be addressed. **Attachment F** is a form to be used to record the system monitoring events.

SYSTEM MAINTENANCE DETAILS

Routine maintenance of system components will be conducted. In response to routine system monitoring events, actions will be taken, as needed, to ensure proper system performance. Routine maintenance may include:

- Cleaning of dirt/debris from any system component;
- Cleaning of fan for corrosion, wear, or buildup;
- Lubrication of fan bearings; and,
- Draining of any condensate from fan housing.

Routine maintenance will be performed annually or as needed to keep the SSDS operational. Records of routine maintenance will be recorded in the maintenance log included as **Attachment G**. Any damaged or malfunctioning components will be replaced with the same component model (or an alternative equivalent). If mechanical

problems render the SSDS system inoperable, the system will be repaired as quickly as possible to restore proper function, generally within a week or less.

The following table provides a list of system troubleshooting tips to help diagnose SSDS problems:

System Troubleshooting

SSDS Issue	Potential Cause
Low blower flow, high blower temperature, or high inlet vacuum may indicate a blockage or obstruction	Fan or piping blockage/obstruction
High than normal air flow or low vacuum readings at both U-tube manometers may indicate a break or leak in piping System Piping Leak	System piping leak
Excessive fan noise, vibrations, or high temperature.	Potential fan malfunction
Fan not running	Electrical circuit tripped or fan is damaged
Water in the exhaust piping or fan	Exhaust piping should be capped such that rain and moisture should not fall into the system piping. If excessive moisture is encountered in the SSDS, piping should be modified such that moisture can be drained or collected for draining to prevent damage to the system
Indoor air concentration exceedances	<ul style="list-style-type: none"> - Investigate potential indoor air sources of the contaminant - Inspect SSDS components and machinery to ensure the system is not compromised - Adjust SSDS components, such as increasing blower speed or upsizing the blower, to increase sub-slab vacuum and air flow

SYSTEM TERMINATION

The activities outlined in this OMM Plan may be terminated when they are no longer needed (e.g. if contaminant levels are reduced to levels no longer resulting in vapor

intrusion). Various tasks must be implemented to demonstrate that VI mitigation is no longer needed:

- Prior to sampling for system termination, the SSDS must be shut down for a period of at least 30 days to allow re-development of pre-mitigation subsurface conditions.
- Where possible, collect samples from the same locations initially used to evaluate VI conditions.
- Conduct a round of paired samples during the summer season and compare results to the IDEM *Vapor Remedy Selection and Implementation* guide's Table 1 to determine whether it is appropriate to terminate system operation.
- The results of the sampling will be submitted to IDEM with a petition to terminate the SSDS operation.

FIGURES

Figure 1: Site Plan



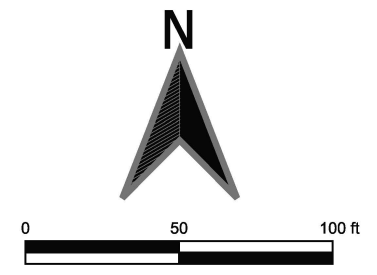
- Former Classic Cleaners Boundary
- ⊗ Indoor Air Sample
- ⊗ Outdoor Air Sample

Former Classic Cleaners

Site Plan

8461 Bash Street
Indianapolis, Indiana 46250

Neormap Aerial Imagery:
March 2, 2023



1302 North Meridian Street, Suite 300 Indianapolis, Indiana 46202		(317) 916-8000
PROJECT NO.: JW2594.750	DATE: 04/21/2023	
	SCALE: 1:750	
FIGURE: 1	CREATED BY: ES	

ATTACHMENT A

**Historical IA, OA, and SGss Data -
SESCO *October 2022 Vapor Intrusion &
Sewer Cleanout Vapor Sampling Report*
dated December 12, 2022**

Table 1
Indoor Air Analytical Results
Former Classic Cleaners
8641 Bash Street
Indianapolis, Indiana 46256
IDEM State Cleanup Site #0000571
SESCO Project #4392

Sample Location	Date	cis-1,2-Dichloroethene (DCE)	Ethylbenzene	N-Hexane	Tetrachloroethene (PCE)	Toluene	Trichloroethene (TCE)	Vinyl Chloride	M,P - Xylene	All Other VOCs	
IDEM R2 Commercial Indoor Air Published Level (CIAPL)		NR	49	3,100	180	22,000	8.8	28	440	Varies	
IDEM R2 Residential Indoor Air Published Level (RIAPL)		NR	11	730	42	5,200	2.1	1.7	100	Varies	
Indoor Air	IA-1	8/23/2019	ND	ND	572	ND	ND	ND	ND	ND	ND
		3/9/2020	ND	ND	245	ND	ND	ND	ND	ND	ND
		2/25/2022	ND	ND	ND	ND	ND	ND	ND	ND	ND
		2/25/2022 (DUP)	ND	ND	ND	ND	ND	ND	ND	ND	ND
		10/20/2022	ND	ND	ND	ND	ND	ND	ND	ND	ND
		10/20/2022 (DUP)	ND	ND	ND	ND	ND	ND	ND	ND	ND
	IA-2	8/23/2019	ND	ND	345	ND	ND	ND	ND	ND	ND
		3/9/2020	ND	ND	ND	ND	ND	ND	ND	ND	ND
		2/25/2022	ND	ND	ND	ND	ND	ND	ND	ND	ND
		10/20/2022	ND	ND	ND	ND	ND	ND	ND	ND	ND
	IA-3	8/23/2019	ND	9.73	1,270	ND	ND	ND	ND	53.8	ND
		3/9/2020	ND	ND	2,160	ND	5,000	ND	ND	ND	ND
		3/9/2020 (DUP)	ND	ND	2,170	ND	4,940	ND	ND	ND	ND
		2/25/2022	ND	ND	ND	ND	ND	ND	ND	ND	ND
		10/20/2022	ND	ND	ND	ND	ND	ND	ND	ND	ND
	AA-1 (Ambient Air)	8/23/2019	ND	ND	ND	ND	ND	ND	ND	ND	ND
		3/9/2020	ND	ND	ND	ND	ND	ND	ND	ND	ND
		2/25/2022	ND	ND	ND	ND	ND	ND	ND	ND	ND
		10/20/2022	ND	ND	ND	ND	ND	ND	ND	ND	ND

Notes:

All samples analyzed for VOCs via United States Environmental Protection Agency (USEPA) Test TO-15.

Red - Concentration greater than the IDEM R2 Commercial Indoor Air Published Level (CIAPL), July 8, 2022

Blue - Concentration greater than the IDEM R2 Residential Indoor Air Published Level (RIAPL), July 8, 2022

Bold - COC concentration above the Laboratory Detection Limit, but below the IDEM R2 RIAPLs

µg/m³ - Micrograms per cubic meter

NR - Not Regulated.

DUP - Duplicate Sample

cVOCs - chlorinated volatile organic compounds.

ND - Not detected above laboratory reporting limits.

Table 2
Sub-Slab Vapor Analytical Results

Former Classic Cleaners
8641 Bash Street
Indianapolis, Indiana 46256
IDEM Cleanup Site #0000571
SESCO Project #4392

Sample Location	Date	cis-1,2-Dichloroethene (DCE)	Ethylbenzene	N-Hexane	Tetrachloroethene (PCE)	Toluene	Trichloroethene (TCE)	Vinyl Chloride	M,P - Xylene	All Other VOCs	
IDEM R2 Commercial Subslab Published Level (CSSPL)		NR	2,000	100,000	6,000	700,000	300	900	10,000	Varies	
IDEM R2 Residential Subslab Published Level (RSSPL)		NR	400	20,000	1,000	200,000	70	60	3,000	Varies	
Sub Slab	SS-1	8/23/2019	ND	ND	ND	1,350	ND	240	ND	ND	ND
		8/23/2019 (DUP)	ND	ND	ND	1,330	ND	258	ND	ND	ND
		3/9/2020	ND	ND	ND	273	ND	ND	ND	ND	ND
		2/25/2022	ND	ND	ND	ND	ND	ND	ND	ND	ND
		2/25/2022 (DUP)	ND	ND	ND	ND	ND	ND	ND	ND	ND
		10/20/2022	ND	ND	ND	ND	ND	ND	ND	ND	ND
		10/20/2022 (DUP)	ND	ND	ND	ND	ND	ND	ND	ND	ND
	SS-2	8/23/2019	374	ND	ND	4,530	ND	751	ND	ND	ND
		3/9/2020	ND	ND	ND	3,710	ND	464	ND	ND	ND
		2/25/2022	ND	ND	ND	ND	ND	ND	ND	ND	ND
		10/20/2022	ND	ND	ND	246	ND	48.9	ND	ND	ND
	SS-3	8/23/2019	ND	ND	ND	ND	ND	ND	ND	ND	ND
		3/9/2020	ND	ND	ND	340	ND	ND	ND	ND	ND
		3/9/2020 (DUP)	ND	ND	ND	ND	ND	ND	ND	ND	ND
2/25/2022		ND	ND	ND	ND	ND	ND	ND	ND	ND	
10/20/2022		ND	ND	ND	ND	ND	ND	ND	ND	ND	

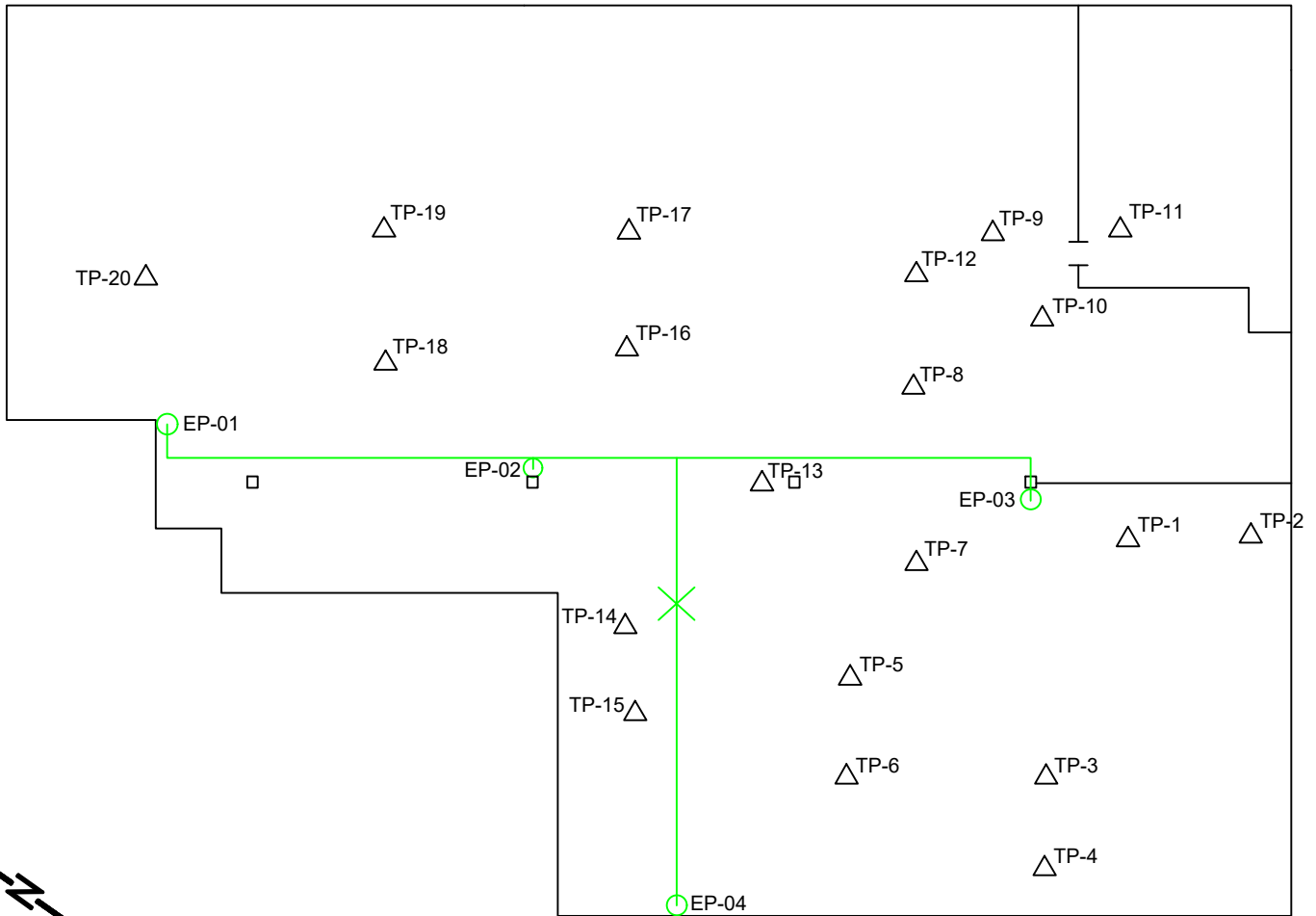
Notes:

All samples analyzed for VOCs via United States Environmental Protection Agency (USEPA) Test TO-15
Red - Concentration greater than the IDEM R2 Commercial Subslab Published Level (CSSPL), July 8, 2022
Blue - Concentration greater than the IDEM R2 Residential Subslab Published Level (RSSPL), July 8, 2022
Bold - COC concentration above the Laboratory Detection Limit, but below the IDEM R2 RSSPLs
 µg/m³ - Micrograms per cubic meter
 DUP - Duplicate Sample
 ND - Not detected above laboratory reporting limits.

NR - Not Regulated.
 cVOCs - chlorinated volatile organic compounds.

ATTACHMENT B

System Drawings



LEGEND	
△	TEST POINT
○	EXTRACTION POINT
□	SUPPORT PILLAR
—	4" SYSTEM PIPING
×	FAN / ROOF PENETRATION

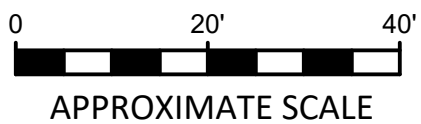


FIGURE 1
SYSTEM LAYOUT
LOCATION MAP

DRAWN BY: GP
DATE: 02/16/2023
REVISED: 3/13/2023
VI23
DWG #Site Map

COMMERCIAL PROPERTY -
FORMER DRY CLEANER
8641 BASH STREET
INDIANAPOLIS, INDIANA



ATTACHMENT C

Fan Details



OBAR GBR 76UD

Home / VOC FANS / Obar GBR 76UD



\$1,639.00

GBR INSTALLATION AND WARRANTY

GBR MASTER CUT SHEET

GBR76UD 120v Graph

GBR76UD 240v Graph

AS OF 10/9/20 WE HAVE UPDATED OUR BLOWERS TO INCLUDE OFF-BOARD POTENTIOMETERS (INCLUDED W/ PURCHASE) AND UPGRADED THE ELECTRONICS PACKAGE. MORE INFO TO FOLLOW SOON.

- 1 +

Add to cart

Category: VOC FANS SKU: GBR76UD

[Description](#)[Additional information](#)[Reviews \(0\)](#)

Description

- * GBR76 UD 40" WC @ 0 Max flow 195 CFM.
- * Variable speed control to customize performance.
- * Condensate bypass built in.
- * 12 month warranty 40,000 hr sealed bearings.

DESIGN

- * Our modular design means the blower and manifold assembly can be removed and replaced as a unit. This makes repairs cost effective and easy and allows contractors to upgrade systems simply by swapping assemblies.
- * The GBR series is based on a bypass blower designed to handle combustible materials.
- * The housing is not required to be air tight so you can add gauges and alarms without compromising the system.
- * Built in condensate bypass.
- * Variable speed controller included.
- * Quick disconnect electrical harness.
- * All UL listed components including UL listed enclosure for outside use.
- * Wall fastening lugs included.
- * GBR series roof and wall mounts available to quickly configure the blowers for your installation while providing a custom built look.
- * Compact design 16"x 14"x 8" weighing only 18 lbs.



Related products



GBR M Gauge
\$45.00

Add to cart



GBR25-R Differential Pressure Gauge and Alarm
\$125.00

Add to cart



GBR Roof Mount
\$185.00

Add to cart



Pipe Piers Foam Mounts
\$40.00

Add to cart



Obar GBR 45 XL Radon Fan
\$118.00

Add to cart



Fantech Rn1 Radon Fan
\$110.00

Add to cart

Search

Search input field with placeholder text "Type and hit enter ..." and a search icon.

Categories

- Radon (1)
- Vapor Intrusion (1)

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Contact Us

Phone numbers:
1-(800) 949-6227

E-mail:
wholesale@obarsystems.com
info@obarsystems.com

Business hours:
Monday - Friday
8am - 4pm

Services

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Web Development by SmartSites

ATTACHMENT D

**Indoor Air Sampling
Procedures**

INDOOR AIR SAMPLING PROCEDURES

To collect the Indoor Air samples, utilize a 6-liter laboratory-supplied canisters equipped with regulators. The canisters should be placed at human breathing height (3 to 5-feet above the floor).

After placement, open each canister valve, and collect the samples over either an 8-hour or 24-hour timeframe, depending on the use (residential or commercial) of the sampling area. Start time of each sample, initial vacuum, and canister and regulator serial numbers should be logged on a field log sheets.

After the sampling period, record the final vacuum of each canister and the sample collection times on the field log sheet. See the attached field log sheet. Close the canister valves and properly label the canisters with pertinent sampling information. Ship the samples the laboratory (i.e. EnvisionAir in Indianapolis, Indiana) for analysis with proper chain-of-custody documentation. Samples will be analyzed for VOCs using US EPA Method TO-15.



VAPOR INTRUSION SAMPLING DATA SHEET (TO-15)

Project Name:

Project Number:

Sampling Address (es):

Weather: Temp:

Field Team:

Company:

Laboratory:

Canister Clean Certification: Batch 100%

Sample I.D.	Pre-Sampling Information						Post-Sampling Information		
	Sample Location	Canister Size	Canister #	Flow Regulator Serial #	Sample Start Date/Time	Initial Vacuum ("Hg)	Sample Stop Date/Time	Final Vacuum ("Hg)	NOTES
	Were "Instructions for Occupants" provided to tenant? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA						Windows open during sampling period? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA		
	NOTES: <input type="text"/>						Active construction in sampling period? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA		
							Precipitation during sampling period? <input type="checkbox"/> Yes <input type="checkbox"/> No		
							Were "Instructions for Occupant" followed? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA		

Notes & Abbreviations

Canister Sizes: 400 mL / 1.0L Canister / 6.0L Canister
 The VI Sampling Data form should be completed at the beginning and end of the sampling time frame.
 Any periodic checks of canister vacuums should be noted in personnel's field books.
 "Hg = vacuum in inches of mercury; NA = Not applicable
 Any deviations from expected conditions should be noted in the "Additional Questions: Notes" section.

ATTACHMENT E

**Pre-Sampling
Building Survey**



Vapor Intrusion Building Survey (Day-of-Event Information)

Project Name:

Former Classic Cleaners

Project Number:

Survey Date:

Sampling Address: 8641 Bash Street, Indianapolis, IN

Person Completing Survey:

Company/Association

Sampling Site Status Update: (or within 6mths - provide detail on timing in notes)

<input type="checkbox"/> Occupants have changed Renovations Fresh paint or stain Structure Fire <input type="checkbox"/> Significant Cracks/ Penetrations in basement floor/walls	<input type="checkbox"/> New Textiles/Furniture <input type="checkbox"/> Pesticide/Insecticide Application <input type="checkbox"/> None	Garage: Not applicable Cars Parked inside Gas powered equip. stored inside Fuel can(s) present Cleaners, chemicals, solvents present
---	--	---

Secondary Heat Sources in use: Wood Stove Coal Stove Electric Space Heater None Observed Fuel Space Heater Other: <input type="text"/> Fireplace	Air Purifiers in use: None Filtered Ion Electrostatic <input type="checkbox"/> Charcoal <input type="checkbox"/> Other: <input type="text"/> Mechanical Fans	Ambient Air & Wind Direction: <input type="text"/> : (ex. NNW, S, SW) Outdoor Air Sample Collected? <input type="checkbox"/> Yes <input type="checkbox"/> No OA Sample placed upwind?
--	---	---

Occupant-Specific Information:

Sensitive Populations:	Demographics	Smoking:	Daily Freq.:	Location	Solvents Used? (details in Notes)	Clothes Dry Cleaned?
Daycare/School None	Number of Occupants: <input type="text"/>	Cigarettes	<1/2 Pack	Inside	Work	Weekly
Hospital	Adult: <input type="text"/>	Cigars	<input type="checkbox"/> 1 Pack	Outside	Home	<input type="checkbox"/> Monthly
<input type="checkbox"/> Nursing Home	Child: <input type="text"/>	Pipe	2 Packs		<input type="checkbox"/> None	<input type="checkbox"/> <6 times per year
	Senior: <input type="text"/>	None	<input type="checkbox"/> N/A	<input type="checkbox"/> N/A		<input type="checkbox"/> None

During Sampling Event:

Construction Activities within 250 ft? Yes (describe in "Notes") <input type="checkbox"/> No	Occupants smoking near samples?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Precipitation (during event) : <input type="checkbox"/> Heavy Rain Snow / Ice <input type="checkbox"/> Light Rain None
	Windows closed during sampling event?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
	"Instructions for Occupant" provided?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	

Notes and General Observations:

Notes and General Observations:

Office Use Only:

<input type="checkbox"/> Precipitation : Per "Weather Underground" online precipitation database:		inches of precipitation was recorded at:	
---	--	--	--



Vapor Intrusion Building Survey: Chemical Inventory

Project Name:

Former Classic Cleaners

Project Number:

Survey Date:

Sampling Address: 8641 Bash Street, Indianapolis, IN

Person Completing Survey:

Company / Association

Potential Indoor Air Background Sources of

Identify all potential indoor sources found in the building (including attached garages) the location of the source (floor & room), and whether the item was removed from the building 24-48 hours prior to the indoor air sampling event.

- In the "Removed" column, enter "Yes", "No" or "NA" if the source material was removed 24-48 hrs prior to the sampling event.

TYPICAL LOCATIONS	POTENTIAL BACKGROUND CONTAMINATION SOURCE	LOCATION OF SOURCE (FLOOR / ROOM)	REMOVED (Yes/No/NA)
Garage	Paints, Paint Thinners, Paint Strippers		
	Gas Powered Equipment		
	Fuel Cans		
	Insecticides, Pesticides, Herbicides		
Kitchen / Living Area	Cleaning Supplies		
	Air Fresheners		
	Oven Cleaners		
	Carpet / Upholstry Cleaner		
	Polishes / Waxes		
	Other Household Cleaning Products:		
	Appliance Cleaners		
	Furniture / Floor Polishes		
	Hobby Supplies (Solvents, Paints, Lacquers, Glues, Photographic Darkroom Chemicals)		
	Scented Trees, wreaths, potpourri, etc.		
	New Furniture / Upholstery		
Bathrooms	Air Fresheners		
	Perfume / Colognes		
	Hairspray		
	Nail Polish / Polish Remover		
	Bathroom Cleaners		
Closets	Moth Balls		
Bottom Floor	Fuel Tank (Inside Building)		
	Wood Stove or Fireplace		
Inside Structure	Other Potential Sources:		

Notes:	
---------------	--

ATTACHMENT F

**System Monitoring
Forms**

ATTACHMENT G

**System Maintenance
Form**

System Maintenance Form
SSDS System
Former Classic Cleaners

Maintenance Date _____

Maintenance Performed By: _____

Routine Maintenance Items:

Clean dirt/debris from system components	Complete?	Yes	No
Cleaning of fan for corrosion, wear or buildup	Complete?	Yes	No
Lubrication of fan bearings	Complete?	Yes	No
Drainage of condensate from fan housing	Complete?	Yes	No

Detail other maintenance items completed _____

Follow-up or other action needed? Yes No By Who? _____

Describe: _____

_____ Date Completed: _____

ATTACHMENT B

August Macks Winter VI Sampling Summary Report April 2024



317.916.8000 ▪ www.augustmack.com
1302 North Meridian Street, Suite 300 ▪ Indianapolis, Indiana 46202

June 5, 2024

Mr. Syed Jaffery
Indiana Department of Environmental Management
State Cleanup Section
100 N. Senate Avenue, IGCN 1101
Indianapolis, Indiana 46204

**RE: Winter Vapor Intrusion (VI) Sampling Report
Former Classic Cleaners
8641 Bash Street
Indianapolis, Indiana 46256
State Cleanup Site Number 0000571
August Mack Project Number JW2594.750**

Dear Mr. Jaffery:

August Mack Environmental, Inc. (August Mack), on behalf of Cardinal Industrial San Diego (CISD), is submitting this Summary Report describing the winter indoor air (IA) sampling activities conducted at the property located at 8641 Bash Street, in Indianapolis, Indiana (Site). This report includes pertinent Site background information, a description of recent field activities, sampling procedures, laboratory analytical results, and conclusions.

BACKGROUND

The Site is located at 8641 Bash Street, in the northeast portion of Indianapolis, Indiana in an area of commercial and light industrial development. The Site consists of one parcel, encompassing 1.80-acres and is developed with a single-story, approximately 41,140-square-foot, multi-tenant commercial building in the northeast portion of the property extending off-Site to the northeast.

According to previous reports completed by SESCO Group, the Site building was constructed in 1985. Classic Cleaners operated a dry-cleaning operation at the Site from 1988 to mid-November 2015. Classic Cleaners reportedly began occupying approximately 4,250 square feet of the south side of the Site building (current tenant spaces 8621 and 8629) in 1988. From 1988 through 2006, Classic Cleaners incrementally expanded its operations to include tenant spaces 8621 through 8633, 8621 through 8645, and 8621 through 8649.



Historical investigations beginning in 2016 revealed concentrations of volatile organic compounds (VOCs) at the Site. Tetrachloroethene (PCE) and trichloroethene (TCE) were identified in the soil at concentrations below the Indiana Department of Environmental Management (IDEM) 2023 Risk-based Closure Guide (R2) Long Term Commercial/Industrial Soil Human Health Published Levels (PLs). PCE and TCE were identified in groundwater above the IDEM 2023 R2 Long Term Residential PLs.

Historical vapor intrusion investigations of the exterior soil gas (SGe) and Site building sub-slab soil gas (SGss) samples identified concentrations of PCE and TCE above the IDEM 2023 R2 Residential Sub-slab PLs and Commercial Sub-slab PLs. However, while there has been applicable PL exceedances in the SGss for the Site building there have not been PCE or TCE exceedances in IA samples above applicable PLs.

Based on the historical investigations performed at the Site by SESCO Group, the former Classic Cleaners would fall into Scenario 3. As outlined in the IDEM R2, Scenario 3 indicates a significant potential for future vapor intrusion (VI) based on investigative results and requires the responsible party to either implement a remedy or undertake long term confirmation sampling. In order to mitigate the potential for VI within the Site building, a sub-slab depressurization system (SSDS) was installed at the Site in March 2023 by Vapor Intrusion Specialists, LLC (VIS).

Prior to installing the SSDS, a pilot test was conducted at the Site on February 9, 2023 by VIS. The pilot test included the installation of two extraction points and 20 test points. Based on the pilot test results, August Mack and VIS remobilized to the Site from March 6 through March 10th, 2023, to install the SSDS. The system features approximately 180 linear feet of 4-inch Schedule 40 PVC pipe installed into the building slab at the four extraction points suction pits. All extraction point vertical pipes manifold together to a main horizontal pipe running from north to south. Exhaust piping then runs vertically to the roof, to a mitigation fan which discharges vapors above the building. The mitigation fan maintains a measurable vacuum on the SSDS.

In addition to the SSDS pilot testing and system installation, August Mack also completed the winter VI sampling event for the Site building located at 8641 Bash Street, Indianapolis, Indiana. The IA sampling was performed while the on-Site SSDS was in operation. The analytical results for the IA and outdoor air (OA) samples reported VOC concentrations below IDEM R2 2023 Residential and Commercial Long Term Indoor Air (LTIA) PLs and below the laboratory reporting limits (LRLs). More details regarding pilot testing, SSDS installation, and winter VI sampling is summarized in August Mack's Summary Report submitted to IDEM on May 2, 2023, IDEM virtual file cabinet (VFC) #83476619.

After further communication with the IDEM Project Manager, and in accordance with *Section 4.2.3.1* the IDEM 2023 Risk Based Closure Guide (R2), an equilibration period of

30 days from SSDS installation completion date is necessary prior to collecting confirmatory IA samples; as such, August Mack remobilized to the Site in April 2024 to conduct IA sampling activities in winter worst-case conditions to confirm system efficacy. Details regarding the April 2024 VI sampling activities are provided in the following sections.

VAPOR INTRUSION SAMPLING ACTIVITIES

August Mack mobilized to the Site on April 12th 2024, to conduct IA sampling at the Site building. The IA sampling event was performed to evaluate system performance and confirm efficacy of the mitigation system installed on March 10, 2023. Prior to sample collection, an exterior temperature of 47 degrees Fahrenheit and an interior temperature of 67 degrees Fahrenheit was recorded by August Mack personnel and was maintained throughout the sampling event. As stated in the IDEM R2, winter worst case conditions are considered met when the indoor temperature is typically at least ten degrees higher than the outdoor temperature. Based on the recorded exterior and interior temperatures collected prior to sampling, the VI sampling event was performed during winter worst case conditions, as prescribed by IDEM. Additionally, IDEM concurrence on the April 12, 2024 sampling event meeting the winter worst case conditions was confirmed via email on April 11, 2024 prior to completing the winter worst case sampling event on April 13th, 2024.

Pre-Sampling Walkthrough Activities

Prior to conducting IA sampling activities, August Mack personnel conducted a pre-sampling walkthrough of the Site building to document building characteristics and potential indoor contaminant sources. An Indoor Air Building Survey Checklist was completed for the building with assistance from the building owners/occupants. Results of the walkthrough inspection revealed no apparent potential background sources of contamination. A copy of the Indoor Air Building Survey Checklist is provided in **Attachment A**.

Indoor Air Sampling

August Mack performed IA sampling within the Site building. The SSDS exhaust was capped and the system was shutdown for at least 30-days prior to completing the IA sampling event. Three (3) IA samples were collected from within the Site building, one in tenant space 8645 and two in tenant space 8621. The IA sampling locations are depicted on **Figure 1**.

The three (3) IA samples and appropriate quality control/quality assurance (QA/QC) sample were collected from the Site building over an eight (8)-hour period. One duplicate sample (DUP-1-20240412) was collected from location IA-3. All samples were collected in six (6)-liter stainless steel canisters equipped with a laboratory-supplied regulator. Samples were delivered to EnvisionAir and analyzed for VOCs via U.S. EPA

Method TO-15. Field procedures utilized to collect samples are included in **Attachment B**.

Outdoor Ambient Air Sampling

August Mack collected one OA sample during the April 2024 sampling event from the upwind exterior location to the west of the Site building over a period of 8 hours. The OA sample was started approximately 30-minutes prior to the IA samples and collected over 8 hours.

Sampling data sheets documenting start and end times, start and end vacuums, specific sample locations, temperatures, and other pertinent information are included in **Attachment A**. All air samples were delivered to EnvisionAir and analyzed for VOCs via U.S. EPA Method TO-15. The field procedures used to collect samples are included in **Attachment B**.

VAPOR INTRUSION ANALYTICAL RESULTS

The VI analytical results were reported in micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) and compared to the IDEM R2 2023 Residential and Commercial LTIA Human Health PLs. A copy of the laboratory analytical report is provided as **Attachment C**.

Indoor Air Sample Results

The analytical results for the IA samples were compared to the IDEM R2 Residential and Commercial LTIA PLs. Laboratory analytical results reported VOC concentrations below the LRLs. The IA analytical results are summarized in **Table 1**.

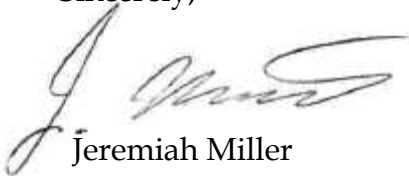
Outdoor Ambient Air Results

The analytical results for the OA sample were compared to the IDEM R2 Residential and Commercial LTIA PLs. Laboratory analytical results reported VOC concentrations below the LRLs. The OA analytical results are summarized in **Table 1**.

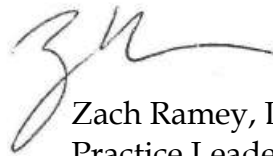
CONCLUSIONS

August Mack has completed the winter VI sampling event for the Site building located at 8641 Bash Street, Indianapolis, Indiana. Based on the time of year and exterior temperatures, the VI sampling event was conducted during winter worst case conditions as prescribed by IDEM. The IA sampling was performed following an equilibration period of at least 30 days from SSDS shutdown and capping of the roof exhaust. The analytical results for the IA and OA samples reported VOC concentrations below the LRLs. Based on the data collected during the April 2024 sampling event, the VI exposure pathway within the on-Site building is currently incomplete.

Sincerely,



Jeremiah Miller
Project Manager



Zach Ramey, LPG
Practice Leader



Christopher S. Abel, CHMM
Senior Environmental Chemist

Attachments

FIGURES

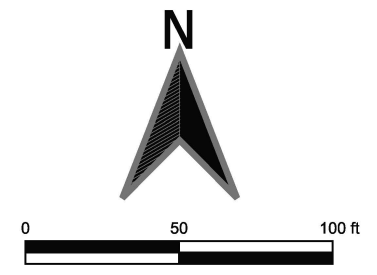
Figure 1: Site Plan



- Former Classic Cleaners Boundary
- ⊗ Indoor Air Sample
- ⊗ Outdoor Air Sample

Former Classic Cleaners
Site Plan
 8461 Bash Street
 Indianapolis, Indiana 46250

Neormap Aerial Imagery:
 March 2, 2023




1302 North Meridian Street, Suite 300 Indianapolis, Indiana 46202		(317) 916-8000
		
PROJECT NO.: JW2594.750	DATE: 04/21/2023	
	SCALE: 1:750	
FIGURE: 1	CREATED BY: ES	

TABLES

Table 1: Summary of Air Analytical Results

SUMMARY OF AIR ANALYTICAL DATA
FORMER CLASSIC CLEANERS

				Volatile Organic Compounds (VOCs) via U.S. EPA Method TO-15	
				All Analyzed VOCs	
Sample Type	Sample ID	DUP ID	Date Collected		
2024 IDEM LONG TERM RESIDENTIAL IAPLs (*)				Varies	
2024 IDEM LONG TERM COMMERCIAL IAPLs (**)				Varies	
Outdoor Air Samples	OA-1		03/21/2023	BRL	
			07/25/2023	BRL	
			04/12/2024	BRL	
Indoor Air Samples	IA-1		03/21/2023	BRL	
			07/25/2023	BRL	
			04/12/2024	BRL	
	IA-2		03/21/2023	BRL	
			07/25/2023	BRL	
			04/12/2024	BRL	
	IA-3	DUP		03/21/2023	BRL
				03/21/2023	BRL
		DUP		07/25/2023	BRL
				07/25/2023	BRL
	DUP		04/12/2024	BRL	
	DUP		04/12/2024	BRL	

Abbreviations & Notes

BRL = Below Laboratory Reporting Limits

DUP = Duplicate Sample

IDEM = Indiana Department of Environmental Management

PLs = Human Health Published Levels

R2 = Risk-Based Closure Guide

U.S. EPA = United States Environmental Protection Agency

The following denote the symbol and color of screening level exceedances:

* = At or Above 2024 IDEM R2 Long Term Residential Indoor Air PLs (IAPLs)

** = At or Above 2024 IDEM R2 Long Term Commercial Indoor Air PLs

IDEM PLs are based on the IDEM R2, Table 1: Human Health Published Levels with updates.

Results and IDEM PLs are reported in micrograms per cubic meter ($\mu\text{g}/\text{m}^3$).

All samples presented were collected by August Mack Environmental.

ATTACHMENT A

Building Survey and VI Data Sheets



Vapor Intrusion Building Survey (Day-of-Event Information)

Project Name:

Classic Cleaners

Project Number:

Survey Date:

JW2594.750

4/12/2024

Sampling
Address:

8641 Bash St. Indianapolis, Indiana

Person Completing Survey:

A. Crane

Company/Association

AME

Sampling Site Status Update: (or within 6mths - provide detail on timing in notes)

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Occupants have changed | <input type="checkbox"/> New Textiles/Furniture | Garage: <input type="checkbox"/> Not applicable |
| <input type="checkbox"/> Renovations | <input type="checkbox"/> Pesticide/Insecticide Application <input type="checkbox"/> None | |
| <input checked="" type="checkbox"/> Fresh paint or stain | | <input checked="" type="checkbox"/> Gas powered equip. stored inside |
| <input type="checkbox"/> Structure Fire | | <input checked="" type="checkbox"/> Fuel can(s) present |
| <input type="checkbox"/> Significant Cracks/ Penetrations in basement floor/walls | | <input checked="" type="checkbox"/> Cleaners, chemicals, solvents present |

Secondary Heat Sources in use:

- | | |
|--|--|
| <input type="checkbox"/> Wood Stove | <input type="checkbox"/> Coal Stove |
| <input type="checkbox"/> Electric Space Heater | <input checked="" type="checkbox"/> None Observed |
| <input type="checkbox"/> Fuel Space Heater | <input type="checkbox"/> Other: <input type="text"/> |
| <input type="checkbox"/> Fireplace | |

Air Purifiers in use:

- | | |
|--|--|
| <input checked="" type="checkbox"/> None | <input type="checkbox"/> Filtered |
| <input type="checkbox"/> Ion | <input type="checkbox"/> Electrostatic |
| <input type="checkbox"/> Charcoal | <input type="checkbox"/> Other: <input type="text"/> |
| <input type="checkbox"/> Mechanical Fans | |

Ambient Air & Wind Direction:

- SW : (ex. NNW, S, SW)
- Outdoor Air Sampled Yes
Collected No
- OA Sample placed upwind?

Occupant-Specific Information:

Sensitive Populations:	Demographics	Smoking:	Daily Freq.:	Location	Solvents Used? <small>(details in Notes)</small>	Clothes Dry Cleaned?
<input type="checkbox"/> Daycare/School <input checked="" type="checkbox"/> None <input type="checkbox"/> Hospital <input type="checkbox"/> Nursing Home	Number of Occupants <input type="text"/> Adult(18-65) <input type="text"/> Child <input type="text"/> Senior <input type="text"/>	<input type="checkbox"/> Cigarettes <input type="checkbox"/> Cigars <input type="checkbox"/> Pipe <input checked="" type="checkbox"/> None	<input type="checkbox"/> <1/2 Pack <input type="checkbox"/> 1 Pack <input type="checkbox"/> 2 Packs <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Inside <input type="checkbox"/> Outside <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Work <input type="checkbox"/> Home <input type="checkbox"/> None	<input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> <6 times per year <input checked="" type="checkbox"/> None

During Sampling Event:

Construction Activities within 250 ft? <input type="checkbox"/> Yes (describe in "Notes") <input checked="" type="checkbox"/> No	Occupants smoking near samples?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Precipitation (during event): <input type="checkbox"/> Heavy Rain <input type="checkbox"/> Snow / Ice <input checked="" type="checkbox"/> Light Rain <input type="checkbox"/> None
	Windows closed during sampling event?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
	"Instructions for Occupant" provided?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

Notes and General Observations:

Cars found parked in the building along with minor cleaning supplies

Sample Location Sketch: (include rough outline of basic structure, room dividers, canister locations & names, and points of interest (e.g. fans, sumps, furnaces). Provide one sketch for each floor/area of sampling (basement, main, crawl space). Use additional sheets as necessary.

Office Use Only:

 Precipitation : Per "Weather Underground" online precipitation database:

 inches of precipitation was recorded at:

SAMPLE TRAIN SHUT-IN TESTING

Project Name:

Project Number:

Field Team:

Company:

Sample /Port ID	Parent Sample of Duplicate (NA or DUP ID)	Date Test Performed	Start Vacuum (in Hg)	Duration (target 60 sec)	End Vacuum (in Hg)	Vacuum Loss < 0.5 in Hg (Yes {PASS} or No {FAIL})	Comments
IA-3-20240412	IA-DUP-1-20240412	4/11/2024	-19	60 seconds	-19	PASS	

NOTES	<div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Equipment Used: <input type="checkbox"/> Hand Syringe ____cc <input type="checkbox"/> Automated Pump: Model _____ <input checked="" type="checkbox"/> Hand Pump: Model _Maddox_____ </div>
--------------	---



VAPOR INTRUSION SAMPLING DATA SHEET (TO-15)

Project Name: Classic Cleaners
 Project Number: JW2594.750
 Sampling Address (es): 8641 Bash St. Indianapolis, Indiana
 Weather: Rain Temp: 47

Field Team: A. Crane
 Company: August Mack Environmental, Inc.
 Laboratory: Envision
 Canister Clean Certification: Batch 100%

Sample I.D.	Pre-Sampling Information						Post-Sampling Information		
	Sample Location	Canister Size	Canister #	Flow Regulator Serial #	Sample Start Date/Time	Initial Vacuum ("Hg)	Sample Stop Date/Time	Final Vacuum ("Hg)	NOTES
OA-1-20240412	Collected from historical SESCO Group sample locations.	6L	16060	5303	4/12/24 08:07	-25	4/12/24 16:08	-12	
IA-1-20240412	Collected from historical SESCO Group sample locations.	6L	4650	7780	4/12/24 09:16	-19	4/12/24 16:02	-4	
IA-2-20240412	Collected from historical SESCO Group sample locations.	6L	10349	7300	4/12/24 09:17	-29	4/12/24 17:17	-7	
IA-3-20240412	Collected from historical SESCO Group sample locations.	6L	11089	5298	4/12/24 09:18	-27	4/12/24 17:18	-6	
IA-DUP-1-20240412	Collected from historical SESCO Group sample locations.	6L	16026	5722	4/12/24 09:18	-29	4/12/24 17:18	-9	
	UTM:								
	UTM:								
Additional Questions:	Were "Instructions for Occupants" provided to tenant? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA						Windows open during sampling period? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA		
	NOTES:						Active construction in sampling period? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA		
							Precipitation during sampling period? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
							Were "Instructions for Occupant" followed? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA		

Notes & Abbreviations

Canister Sizes: 400 mL / 1.0L Canister / 6.0L Canister
 The VI Sampling Data form should be completed at the beginning and end of the sampling time frame.
 Any periodic checks of canister vacuums should be noted in personnel's field books.
 "Hg = vacuum in inches of mercury; NA = Not applicable
 Any deviations from expected conditions should be noted in the "Additional Questions: Notes" section.

ATTACHMENT B

August Mack Field Procedures

INDOOR AIR SAMPLING PROCEDURES

August Mack initiated indoor air sampling by placing a six (6)-liter stainless steel Summa[®] canister equipped with an eight (8) hour flow controller approximately three (3) to five (5) feet above grade level. Both the canister and the regulator were laboratory-supplied, and batch certified clean. The Summa[®] canister flow controller was also equipped with a laboratory-supplied 0.2 micron air filter to prevent clogging of the canister opening during sample collection.

Once the sampling media was properly positioned, the serial number of the Summa[®] canister and the regulator was recorded on a field log sheet. The Summa[®] canister valve was opened and the air sample was collected. The start and end times of the sample was documented on the field log sheet along with the initial and final vacuum of the Summa[®] canister.

The indoor air sample was submitted to Envision Laboratories, INC. and analyzed for Volatile Organic Compounds (VOCs) using U.S. EPA Method TO-15.

ATTACHMENT C

Laboratory Analytical Report

Smpl#	Sample ID:	M	Starting Coll Date:	Starting Coll Time:	End Coll Date:	End Coll Time:	Tests	Rec. Date	Rec. Time:	Due Date	Envision Air Proj#	Comments:	Client	Proj Name:	Rec. by:	CANISTER	FLOW CONTROL LER	INITIAL STARTING PRESSURE	FINAL FIELD PRESSURE	I. Field Vacuum	Final Field Vacuum	Project Manager
24-1085	OA-1-20240412	A	4/12/24	8:07	4/12/24	16:08	TO-15	4/15/24	11:30	4/22/24	2024-203		AUGUST MACK ENVIRONMENTAL	JW2594	LD	16060	5303	25	12			JEREMIAH MILLER
24-1086	IA-1-20240412	A	4/12/24	9:16	4/12/24	16:02	TO-15	4/15/24	11:30	4/22/24	2024-203		AUGUST MACK ENVIRONMENTAL	JW2594	LD	4650	7780	19	4			JEREMIAH MILLER
24-1087	IA-2-20240412	A	4/12/24	9:17	4/12/24	17:17	TO-15	4/15/24	11:30	4/22/24	2024-203		AUGUST MACK ENVIRONMENTAL	JW2594	LD	10349	7300	29	7			JEREMIAH MILLER
24-1088	IA-3-20240412	A	4/12/24	9:18	4/12/24	17:18	TO-15	4/15/24	11:30	4/22/24	2024-203		AUGUST MACK ENVIRONMENTAL	JW2594	LD	11089	5298	27	6			JEREMIAH MILLER
24-1089	IA-DJP-1-20240412	A	4/12/24		4/12/24		TO-15	4/15/24	11:30	4/22/24	2024-203		AUGUST MACK ENVIRONMENTAL	JW2594	LD	16026	5722	29	9			JEREMIAH MILLER

CHAIN OF CUSTODY RECORD

EnvisionAir | 1441 Sadler Circle West Drive | Indianapolis, IN 46239 | Phone: (317) 351-0885 | Fax: (317) 351-0882

Client: <u>August Mack Environmental</u>	P.O. Number:
Report <u>1302 N Meridian St</u> Address: <u>#300 Indianapolis 46202</u>	Project Name or Number: <u>JW2594</u>
Report To: <u>Jeremiah Miller</u>	Sampled by: <u>A. Crane</u>
Phone: <u>812-821-4957</u>	QA/QC Required: (circle if applicable) Level III Level IV
Invoice Address: <u>Same</u>	Reporting Units needed: (circle) ug/m³ mg/m³ PPBV PPMV
Desired TAT: (Please Circle One) 1 day 2 days 3 days Std (5 bus. days)	Media type: 1LC = 1 Liter Canister 6LC = 6 Liter Canister TB = Tedlar Bag TD = Thermal Desorption Tube

REQUESTED PARAMETERS

TO-15 Full List

TO-15 Short List (Specify in notes)



- Sampling Type:**
- Soil-Gas:
 - Sub-Slab:
 - Indoor-Air:

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Canister Pressure / Vacuum

Air Sample ID	Media Type <small>(see code above)</small>	Coll. Date <small>(Grab/Comp Start)</small>	Coll. Time <small>(Grab/Comp Start)</small>	Coll. Date <small>(Comp. End)</small>	Coll. Time <small>(Comp. End)</small>					Canister Serial #	Flow Controller Serial #	Initial Field (in. Hg)	Final Field (in. Hg)	Lab Received (in. Hg)	EnvisionAir Sample Number
OA-1-20240412	6LC	4/12/24	807	4/12/24	1608	X				16060	05303	-25	-12	-12	24-1085
IA-1-20240412	6LC	4/12/24	916	4/12/24	1602	X				4650	07780	-19	-4	-4	24-1086
IA-2-20240412	6LC	4/12/24	917	4/12/24	1717	X				10349	07300	-29	-7	-7	24-1087
IA-3-20240412	6LC	4/12/24	918	4/12/24	1718	X				11089	05298	-27	-6	-6	24-1088
IA-Dup-1-20240412	6LC	4/12/24	—	4/12/24	—	X				16026	05722	-21	-9	-9	24-1089

Comments:

Relinquished by:	Date	Time	Received by:	Date	Time
<u>Austin Crane</u>	4/15/24	1130	<u>Y. Rowland</u>	4-15-24	11:30



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1441 Sadler Circle West Drive
Indianapolis, IN 46239
Ph: 317-351-0885
Fax: 317-351-0882
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Mr. Jeremiah Miller
August Mack Environmental
1302 N. Meridian
Indianapolis, IN 46202

April 23, 2024

EnvisionAir Project Number: 2024-203
Client Project Name: JW2594

Dear Mr. Miller,

Please find the attached analytical report for the samples received April 15, 2024. All test methods performed were fully compliant with local, state, and federal EPA methods unless otherwise noted. The project was analyzed as requested on the enclosed chain of custody record. Please review the comments section for additional information about your results or Quality Control data.

Feel free to contact me if you have any questions or comments regarding your analytical report or service.

Thank you for your business. EnvisionAir looks forward to working with you on your next project.

Yours Sincerely,

A handwritten signature in black ink that reads "Cheryl A. Crum".

Cheryl A. Crum

Director of Project Management
EnvisionAir



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 Indianapolis, IN 46239
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 Fax: 317-351-0882
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Client Name: AUGUST MACK ENV
Project ID: JW2594
Client Project Manager: JEREMIAH MILLER
EnvisionAir Project Number: 2024-203

Sample Summary

Canister Pressure / Vacuum

<u>Laboratory Sample Number:</u>	<u>Sample Description:</u>	<u>Matrix:</u>	<u>START</u>	<u>START</u>	<u>End Date</u>	<u>End Time</u>	<u>Date</u>	<u>Time</u>	<u>Initial Field</u>	<u>Final Field</u>	<u>Lab</u>
			<u>Date</u>	<u>Time</u>							<u>Collected:</u>
24-1085	OA-1-20240412	A	4/12/24	8:07	4/12/24	16:08	4/15/24	11:30	-25	-12	-12
24-1086	IA-1-20240412	A	4/12/24	9:16	4/12/24	16:02	4/15/24	11:30	-19	-4	-4
24-1087	IA-2-20240412	A	4/12/24	9:17	4/12/24	17:17	4/15/24	11:30	-29	-7	-7
24-1088	IA-3-20240412	A	4/12/24	9:18	4/12/24	17:18	4/15/24	11:30	-27	-6	-6
24-1089	IA-DUP-1-20240412	A	4/12/24		4/12/24		4/15/24	11:30	-29	-9	-9



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Client Name: AUGUST MACK ENV

Project ID: JW2594

Client Project Manager: JEREMIAH MILLER

EnvisionAir Project Number: 2024-203

Analytical Method: TO-15
Analytical Batch: 041624AIR

Client Sample ID: OA-1-20240412

Sample Collection START Date/Time: 4/12/24 8:07
Sample Collection END Date/Time: 4/12/24 16:08
Sample Received Date/Time: 4/15/24 11:30

EnvisionAir Sample Number: 24-1085
Sample Matrix: AIR

<u>Compounds</u>	<u>Sample Results ug/m³</u>	<u>Reporting Limit ug/m³</u>	<u>Flag</u>
4-Ethyltoluene	< 492	492	
4-Methyl-2-pentanone (MIBK)	< 2050	2050	
1,1,1-Trichloroethane	< 546	546	
1,1,2,2-Tetrachloroethane	< 0.34	0.34	1
1,1,2-Trichloroethane	< 0.21	0.21	1
1,1-Dichloroethane	< 4.05	4.05	
1,1-Dichloroethene	< 198	198	
1,2,4-Trichlorobenzene	< 0.74	0.74	
1,2,4-Trimethylbenzene	< 4.92	4.92	
1,2-dibromoethane (EDB)	< 0.03	0.03	1
1,2-Dichlorobenzene	< 60.1	60.1	
1,2-Dichloroethane	< 0.40	0.40	
1,2-Dichloropropane	< 0.46	0.46	
1,3,5-Trimethylbenzene	< 4.92	4.92	
1,3-Butadiene	< 0.22	0.22	
1,3-Dichlorobenzene	< 60.1	60.1	
1,4-Dichlorobenzene	< 0.60	0.60	
1,4-Dioxane	< 1.80	1.80	
2-Butanone (MEK)	< 2950	2950	
2-Hexanone	< 20.5	20.5	
Acetone	< 2380	2380	
Benzene	< 1.60	1.60	
Benzyl Chloride	< 0.41	0.41	1
Bromodichloromethane	< 0.54	0.54	1
Bromoform	< 10.3	10.3	
Bromomethane	< 3.88	3.88	
Carbon Disulfide	< 311	311	
Carbon Tetrachloride	< 0.63	0.63	
Chlorobenzene	< 23.0	23.0	
Chloroethane	< 13.2	13.2	



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<u>Compounds</u>	<u>Sample Results ug/m³</u>	<u>Reporting Limit ug/m³</u>	<u>Flag</u>
Chloroform	< 0.83	0.83	
Chloromethane	< 20.6	20.6	
cis-1,2-Dichloroethene	< 19.8	19.8	
cis-1,3-Dichloropropene	< 4.54	4.54	
Cyclohexane	< 5510	5510	
Dibromochloromethane	< 0.85	0.85	
Dichlorodifluoromethane	< 49.5	49.5	
Ethyl Acetate	< 54.1	54.1	
Ethylbenzene	< 8.68	8.68	
Hexachloro-1,3-butadiene	< 1.07	1.07	
Isooctane	< 467	467	
m,p-Xylene	< 43.4	43.4	
Methylene Chloride	< 41.7	41.7	
Methyl-tert-butyl ether	< 36.1	36.1	
N-Heptane	< 410	410	
N-Hexane	< 176	176	
Naphthalene	< 0.524	0.524	
o-Xylene	< 43.4	43.4	
Propylene	< 172	172	
Styrene	< 426	426	
Tetrachloroethene	< 3.19	3.19	
Tetrahydrofuran	< 295	295	
Toluene	< 3770	3770	
trans-1,2-Dichloroethene	< 39.6	39.6	
trans-1,3-Dichloropropene	< 4.54	4.54	
Trichloroethene	< 1.07	1.07	
Trichlorofluoromethane	< 562	562	
Vinyl Acetate	< 176	176	
Vinyl Bromide	< 0.44	0.44	
Vinyl Chloride	< 1.28	1.28	
4-bromofluorobenzene (surrogate)	102%		
Analysis Date/Time:	4-17-24/00:11		
Analyst Initials	tjg		



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Client Name: AUGUST MACK ENV

Project ID: JW2594

Client Project Manager: JEREMIAH MILLER

EnvisionAir Project Number: 2024-203

Analytical Method: TO-15
Analytical Batch: 041624AIR

Client Sample ID: IA-1-20240412

Sample Collection START Date/Time: 4/12/24 9:16
Sample Collection END Date/Time: 4/12/24 16:02
Sample Received Date/Time: 4/15/24 11:30

EnvisionAir Sample Number: 24-1086
Sample Matrix: AIR

<u>Compounds</u>	<u>Sample Results ug/m³</u>	<u>Reporting Limit ug/m³</u>	<u>Flag</u>
4-Ethyltoluene	< 492	492	
4-Methyl-2-pentanone (MIBK)	< 2050	2050	
1,1,1-Trichloroethane	< 546	546	
1,1,2,2-Tetrachloroethane	< 0.34	0.34	1
1,1,2-Trichloroethane	< 0.21	0.21	1
1,1-Dichloroethane	< 4.05	4.05	
1,1-Dichloroethene	< 198	198	
1,2,4-Trichlorobenzene	< 0.74	0.74	
1,2,4-Trimethylbenzene	< 4.92	4.92	
1,2-dibromoethane (EDB)	< 0.03	0.03	1
1,2-Dichlorobenzene	< 60.1	60.1	
1,2-Dichloroethane	< 0.40	0.40	
1,2-Dichloropropane	< 0.46	0.46	
1,3,5-Trimethylbenzene	< 4.92	4.92	
1,3-Butadiene	< 0.22	0.22	
1,3-Dichlorobenzene	< 60.1	60.1	
1,4-Dichlorobenzene	< 0.60	0.60	
1,4-Dioxane	< 1.80	1.80	
2-Butanone (MEK)	< 2950	2950	
2-Hexanone	< 20.5	20.5	
Acetone	< 2380	2380	
Benzene	< 1.60	1.60	
Benzyl Chloride	< 0.41	0.41	1
Bromodichloromethane	< 0.54	0.54	1
Bromoform	< 10.3	10.3	
Bromomethane	< 3.88	3.88	
Carbon Disulfide	< 311	311	
Carbon Tetrachloride	< 0.63	0.63	
Chlorobenzene	< 23.0	23.0	
Chloroethane	< 13.2	13.2	



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<u>Compounds</u>	<u>Sample Results ug/m³</u>	<u>Reporting Limit ug/m³</u>	<u>Flag</u>
Chloroform	< 0.83	0.83	
Chloromethane	< 20.6	20.6	
cis-1,2-Dichloroethene	< 19.8	19.8	
cis-1,3-Dichloropropene	< 4.54	4.54	
Cyclohexane	< 5510	5510	
Dibromochloromethane	< 0.85	0.85	
Dichlorodifluoromethane	< 49.5	49.5	
Ethyl Acetate	< 54.1	54.1	
Ethylbenzene	< 8.68	8.68	
Hexachloro-1,3-butadiene	< 1.07	1.07	
Isooctane	< 467	467	
m,p-Xylene	< 43.4	43.4	
Methylene Chloride	< 41.7	41.7	
Methyl-tert-butyl ether	< 36.1	36.1	
N-Heptane	< 410	410	
N-Hexane	< 176	176	
Naphthalene	< 0.524	0.524	
o-Xylene	< 43.4	43.4	
Propylene	< 172	172	
Styrene	< 426	426	
Tetrachloroethene	< 3.19	3.19	
Tetrahydrofuran	< 295	295	
Toluene	< 3770	3770	
trans-1,2-Dichloroethene	< 39.6	39.6	
trans-1,3-Dichloropropene	< 4.54	4.54	
Trichloroethene	< 1.07	1.07	
Trichlorofluoromethane	< 562	562	
Vinyl Acetate	< 176	176	
Vinyl Bromide	< 0.44	0.44	
Vinyl Chloride	< 1.28	1.28	
4-bromofluorobenzene (surrogate)	94%		
Analysis Date/Time:	4-17-24/00:58		
Analyst Initials	tjg		



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 Fax: 317-351-0882
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Client Name: AUGUST MACK ENV

Project ID: JW2594

Client Project Manager: JEREMIAH MILLER

EnvisionAir Project Number: 2024-203

Analytical Method: TO-15
Analytical Batch: 041624AIR

Client Sample ID: IA-2-20240412

Sample Collection START Date/Time: 4/12/24 9:17
Sample Collection END Date/Time: 4/12/24 17:17
Sample Received Date/Time: 4/15/24 11:30

EnvisionAir Sample Number: 24-1087
Sample Matrix: AIR

<u>Compounds</u>	<u>Sample Results ug/m³</u>	<u>Reporting Limit ug/m³</u>	<u>Flag</u>
4-Ethyltoluene	< 492	492	
4-Methyl-2-pentanone (MIBK)	< 2050	2050	
1,1,1-Trichloroethane	< 546	546	
1,1,2,2-Tetrachloroethane	< 0.34	0.34	1
1,1,2-Trichloroethane	< 0.21	0.21	1
1,1-Dichloroethane	< 4.05	4.05	
1,1-Dichloroethene	< 198	198	
1,2,4-Trichlorobenzene	< 0.74	0.74	
1,2,4-Trimethylbenzene	< 4.92	4.92	
1,2-dibromoethane (EDB)	< 0.03	0.03	1
1,2-Dichlorobenzene	< 60.1	60.1	
1,2-Dichloroethane	< 0.40	0.40	
1,2-Dichloropropane	< 0.46	0.46	
1,3,5-Trimethylbenzene	< 4.92	4.92	
1,3-Butadiene	< 0.22	0.22	
1,3-Dichlorobenzene	< 60.1	60.1	
1,4-Dichlorobenzene	< 0.60	0.60	
1,4-Dioxane	< 1.80	1.80	
2-Butanone (MEK)	< 2950	2950	
2-Hexanone	< 20.5	20.5	
Acetone	< 2380	2380	
Benzene	< 1.60	1.60	
Benzyl Chloride	< 0.41	0.41	1
Bromodichloromethane	< 0.54	0.54	1
Bromoform	< 10.3	10.3	
Bromomethane	< 3.88	3.88	
Carbon Disulfide	< 311	311	
Carbon Tetrachloride	< 0.63	0.63	
Chlorobenzene	< 23.0	23.0	
Chloroethane	< 13.2	13.2	



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<u>Compounds</u>	<u>Sample Results ug/m³</u>	<u>Reporting Limit ug/m³</u>	<u>Flag</u>
Chloroform	< 0.83	0.83	
Chloromethane	< 20.6	20.6	
cis-1,2-Dichloroethene	< 19.8	19.8	
cis-1,3-Dichloropropene	< 4.54	4.54	
Cyclohexane	< 5510	5510	
Dibromochloromethane	< 0.85	0.85	
Dichlorodifluoromethane	< 49.5	49.5	
Ethyl Acetate	< 54.1	54.1	
Ethylbenzene	< 8.68	8.68	
Hexachloro-1,3-butadiene	< 1.07	1.07	
Isooctane	< 467	467	
m,p-Xylene	< 43.4	43.4	
Methylene Chloride	< 41.7	41.7	
Methyl-tert-butyl ether	< 36.1	36.1	
N-Heptane	< 410	410	
N-Hexane	< 176	176	
Naphthalene	< 0.524	0.524	
o-Xylene	< 43.4	43.4	
Propylene	< 172	172	
Styrene	< 426	426	
Tetrachloroethene	< 3.19	3.19	
Tetrahydrofuran	< 295	295	
Toluene	< 3770	3770	
trans-1,2-Dichloroethene	< 39.6	39.6	
trans-1,3-Dichloropropene	< 4.54	4.54	
Trichloroethene	< 1.07	1.07	
Trichlorofluoromethane	< 562	562	
Vinyl Acetate	< 176	176	
Vinyl Bromide	< 0.44	0.44	
Vinyl Chloride	< 1.28	1.28	
4-bromofluorobenzene (surrogate)	103%		
Analysis Date/Time:	4-17-24/02:29		
Analyst Initials	tjg		



EnvisionAir
 1441 Sadler Circle West Drive
 Indianapolis, IN 46239
 Ph: 317-351-0885
 Fax: 317-351-0882
 www.envision-air.com

Client Name: AUGUST MACK ENV

Project ID: JW2594

Client Project Manager: JEREMIAH MILLER

EnvisionAir Project Number: 2024-203

Analytical Method: TO-15
Analytical Batch: 041624AIR

Client Sample ID: IA-3-20240412

Sample Collection START Date/Time: 4/12/24 9:18
Sample Collection END Date/Time: 4/12/24 17:18
Sample Received Date/Time: 4/15/24 11:30

EnvisionAir Sample Number: 24-1088
Sample Matrix: AIR

<u>Compounds</u>	<u>Sample Results ug/m³</u>	<u>Reporting Limit ug/m³</u>	<u>Flag</u>
4-Ethyltoluene	< 492	492	
4-Methyl-2-pentanone (MIBK)	< 2050	2050	
1,1,1-Trichloroethane	< 546	546	
1,1,2,2-Tetrachloroethane	< 0.34	0.34	1
1,1,2-Trichloroethane	< 0.21	0.21	1
1,1-Dichloroethane	< 4.05	4.05	
1,1-Dichloroethene	< 198	198	
1,2,4-Trichlorobenzene	< 0.74	0.74	
1,2,4-Trimethylbenzene	< 4.92	4.92	
1,2-dibromoethane (EDB)	< 0.03	0.03	1
1,2-Dichlorobenzene	< 60.1	60.1	
1,2-Dichloroethane	< 0.40	0.40	
1,2-Dichloropropane	< 0.46	0.46	
1,3,5-Trimethylbenzene	< 4.92	4.92	
1,3-Butadiene	< 0.22	0.22	
1,3-Dichlorobenzene	< 60.1	60.1	
1,4-Dichlorobenzene	< 0.60	0.60	
1,4-Dioxane	< 1.80	1.80	
2-Butanone (MEK)	< 2950	2950	
2-Hexanone	< 20.5	20.5	
Acetone	< 2380	2380	
Benzene	< 1.60	1.60	
Benzyl Chloride	< 0.41	0.41	1
Bromodichloromethane	< 0.54	0.54	1
Bromoform	< 10.3	10.3	
Bromomethane	< 3.88	3.88	
Carbon Disulfide	< 311	311	
Carbon Tetrachloride	< 0.63	0.63	
Chlorobenzene	< 23.0	23.0	
Chloroethane	< 13.2	13.2	



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 Fax: 317-351-0882
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<u>Compounds</u>	<u>Sample Results ug/m³</u>	<u>Reporting Limit ug/m³</u>	<u>Flag</u>
Chloroform	< 0.83	0.83	
Chloromethane	< 20.6	20.6	
cis-1,2-Dichloroethene	< 19.8	19.8	
cis-1,3-Dichloropropene	< 4.54	4.54	
Cyclohexane	< 5510	5510	
Dibromochloromethane	< 0.85	0.85	
Dichlorodifluoromethane	< 49.5	49.5	
Ethyl Acetate	< 54.1	54.1	
Ethylbenzene	< 8.68	8.68	
Hexachloro-1,3-butadiene	< 1.07	1.07	
Isooctane	< 467	467	
m,p-Xylene	< 43.4	43.4	
Methylene Chloride	< 41.7	41.7	
Methyl-tert-butyl ether	< 36.1	36.1	
N-Heptane	< 410	410	
N-Hexane	< 176	176	
Naphthalene	< 0.524	0.524	
o-Xylene	< 43.4	43.4	
Propylene	< 172	172	
Styrene	< 426	426	
Tetrachloroethene	< 3.19	3.19	
Tetrahydrofuran	< 295	295	
Toluene	< 3770	3770	
trans-1,2-Dichloroethene	< 39.6	39.6	
trans-1,3-Dichloropropene	< 4.54	4.54	
Trichloroethene	< 1.07	1.07	
Trichlorofluoromethane	< 562	562	
Vinyl Acetate	< 176	176	
Vinyl Bromide	< 0.44	0.44	
Vinyl Chloride	< 1.28	1.28	
4-bromofluorobenzene (surrogate)	98%		
Analysis Date/Time:	4-17-24/03:23		
Analyst Initials	tjg		



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Client Name: AUGUST MACK ENV

Project ID: JW2594

Client Project Manager: JEREMIAH MILLER

EnvisionAir Project Number: 2024-203

Analytical Method: TO-15
Analytical Batch: 041624AIR

Client Sample ID: IA-DUP-1-20240412

Sample Collection START Date/Time: 4/12/24

Sample Collection END Date/Time: 4/12/24

EnvisionAir Sample Number: 24-1089

Sample Received Date/Time: 4/15/24 11:30

Sample Matrix: AIR

<u>Compounds</u>	<u>Sample Results ug/m³</u>	<u>Reporting Limit ug/m³</u>	<u>Flag</u>
4-Ethyltoluene	< 492	492	
4-Methyl-2-pentanone (MIBK)	< 2050	2050	
1,1,1-Trichloroethane	< 546	546	
1,1,2,2-Tetrachloroethane	< 0.34	0.34	1
1,1,2-Trichloroethane	< 0.21	0.21	1
1,1-Dichloroethane	< 4.05	4.05	
1,1-Dichloroethene	< 198	198	
1,2,4-Trichlorobenzene	< 0.74	0.74	
1,2,4-Trimethylbenzene	< 4.92	4.92	
1,2-dibromoethane (EDB)	< 0.03	0.03	1
1,2-Dichlorobenzene	< 60.1	60.1	
1,2-Dichloroethane	< 0.40	0.40	
1,2-Dichloropropane	< 0.46	0.46	
1,3,5-Trimethylbenzene	< 4.92	4.92	
1,3-Butadiene	< 0.22	0.22	
1,3-Dichlorobenzene	< 60.1	60.1	
1,4-Dichlorobenzene	< 0.60	0.60	
1,4-Dioxane	< 1.80	1.80	
2-Butanone (MEK)	< 2950	2950	
2-Hexanone	< 20.5	20.5	
Acetone	< 2380	2380	
Benzene	< 1.60	1.60	
Benzyl Chloride	< 0.41	0.41	1
Bromodichloromethane	< 0.54	0.54	1
Bromoform	< 10.3	10.3	
Bromomethane	< 3.88	3.88	
Carbon Disulfide	< 311	311	
Carbon Tetrachloride	< 0.63	0.63	
Chlorobenzene	< 23.0	23.0	
Chloroethane	< 13.2	13.2	



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<u>Compounds</u>	<u>Sample Results ug/m³</u>	<u>Reporting Limit ug/m³</u>	<u>Flag</u>
Chloroform	< 0.83	0.83	
Chloromethane	< 20.6	20.6	
cis-1,2-Dichloroethene	< 19.8	19.8	
cis-1,3-Dichloropropene	< 4.54	4.54	
Cyclohexane	< 5510	5510	
Dibromochloromethane	< 0.85	0.85	
Dichlorodifluoromethane	< 49.5	49.5	
Ethyl Acetate	< 54.1	54.1	
Ethylbenzene	< 8.68	8.68	
Hexachloro-1,3-butadiene	< 1.07	1.07	
Isooctane	< 467	467	
m,p-Xylene	< 43.4	43.4	
Methylene Chloride	< 41.7	41.7	
Methyl-tert-butyl ether	< 36.1	36.1	
N-Heptane	< 410	410	
N-Hexane	< 176	176	
Naphthalene	< 0.524	0.524	
o-Xylene	< 43.4	43.4	
Propylene	< 172	172	
Styrene	< 426	426	
Tetrachloroethene	< 3.19	3.19	
Tetrahydrofuran	< 295	295	
Toluene	< 3770	3770	
trans-1,2-Dichloroethene	< 39.6	39.6	
trans-1,3-Dichloropropene	< 4.54	4.54	
Trichloroethene	< 1.07	1.07	
Trichlorofluoromethane	< 562	562	
Vinyl Acetate	< 176	176	
Vinyl Bromide	< 0.44	0.44	
Vinyl Chloride	< 1.28	1.28	
4-bromofluorobenzene (surrogate)	98%		
Analysis Date/Time:	4-17-24/04:16		
Analyst Initials	tjg		

TO-15 Quality Control Data

EnvisionAir Batch Number: 041624AIR

<u>Method Blank (MB):</u>	<u>MB Results (ppbv)</u>	<u>Reporting Limit (ppbv)</u>	<u>Flags</u>
4-Ethyltoluene	< 100	100	
4-Methyl-2-pentanone (MIBK)	< 500	500	
1,1,1-Trichloroethane	< 100	100	
1,1,1,2-Tetrachloroethane	< 0.049	0.049	1
1,1,2-Trichloroethane	< 0.038	0.038	1
1,1-Dichloroethane	< 1	1	
1,1-Dichloroethene	< 50	50	
1,2,4-Trichlorobenzene	< 0.1	0.1	
1,2,4-Trimethylbenzene	< 1	1	
1,2-dibromoethane (EDB)	< 0.0041	0.0041	1
1,2-Dichlorobenzene	< 10	10	
1,2-Dichloroethane	< 0.1	0.1	
1,2-Dichloropropane	< 0.1	0.1	
1,3,5-Trimethylbenzene	< 1	1	
1,3-Butadiene	< 0.1	0.1	
1,3-Dichlorobenzene	< 10	10	
1,4-Dichlorobenzene	< 0.1	0.1	
1,4-Dioxane	< 0.5	0.5	
2-Butanone (MEK)	< 1000	1000	
2-Hexanone	< 5	5	
Acetone	< 1000	1000	
Benzene	< 0.5	0.5	
Benzyl Chloride	< 0.08	0.08	1
Bromodichloromethane	< 0.08	0.08	1
Bromoform	< 1	1	
Bromomethane	< 1	1	
Carbon Disulfide	< 100	100	
Carbon Tetrachloride	< 0.1	0.1	
Chlorobenzene	< 5	5	
Chloroethane	< 5	5	
Chloroform	< 0.17	0.17	
Chloromethane	< 10	10	
cis-1,2-Dichloroethene	< 5	5	
cis-1,3-Dichloropropene	< 1	1	
Cyclohexane	< 1600	1600	
Dibromochloromethane	< 0.1	0.1	
Dichlorodifluoromethane	< 10	10	
Ethyl Acetate	< 15	15	
Ethylbenzene	< 2	2	
Hexachloro-1,3-butadiene	< 0.1	0.1	
Isooctane	< 100	100	
m,p-Xylene	< 10	10	
Methylene Chloride	< 12	12	
Methyl-tert-butyl ether	< 10	10	
N-Heptane	< 100	100	
N-Hexane	< 50	50	
Naphthalene	< 0.1	0.1	
o-Xylene	< 10	10	
Propylene	< 100	100	
Styrene	< 100	100	
Tetrachloroethene	< 0.47	0.47	
Tetrahydrofuran	< 100	100	

Analytical Report

<u>Method Blank (MB):</u>	<u>MB Results (ppbv)</u>	<u>Reporting Limit (ppbv)</u>	<u>Flags</u>
Toluene	< 1000	1000	
trans-1,2-Dichloroethene	< 10	10	
trans-1,3-Dichloropropene	< 1	1	
Trichloroethene	< 0.2	0.2	
Trichlorofluoromethane	< 100	100	
Vinyl Acetate	< 50	50	
Vinyl Bromide	< 0.1	0.1	
Vinyl Chloride	< 0.5	0.5	
4-bromofluorobenzene (surrogate)	99%		
Analysis Date/Time:	4-16-24/15:45		
Analyst Initials	tjg		

<u>LCS/LCSD</u>	<u>LCS Results (ppbv)</u>	<u>LCSD Results (ppbv)</u>	<u>LCS/D</u>	<u>LCS</u>	<u>LCSD</u>	<u>RPD</u>	<u>Flag</u>
			<u>Conc(ppbv)</u>	<u>Rec.</u>	<u>Rec.</u>		
Propylene	9.33	9.9	10	93%	99%	5.9%	
Dichlorodifluoromethane	9.36	10.2	10	94%	102%	8.6%	
Chloromethane	10.5	9.56	10	105%	96%	9.4%	
Vinyl Chloride	10.5	9.81	10	105%	98%	6.8%	
1,3-Butadiene	9.9	9.71	10	99%	97%	1.9%	
Bromomethane	9.95	10.4	10	100%	104%	4.4%	
Chloroethane	9.22	10.1	10	92%	101%	9.1%	
Vinyl Bromide	10.6	10.9	10	106%	109%	2.8%	
Trichlorofluoromethane	10.2	10.7	10	102%	107%	4.8%	
Acetone	10.1	9.75	10	101%	98%	3.5%	
1,1-Dichloroethene	9.42	10.7	10	94%	107%	12.7%	
Methylene Chloride	10.2	10.1	10	102%	101%	1.0%	
Carbon Disulfide	9.47	10.5	10	95%	105%	10.3%	
trans-1,2-Dichloroethene	10.9	9.38	10	109%	94%	15.0%	
Methyl-tert-butyl ether	10.2	10	10	102%	100%	2.0%	
1,1-Dichloroethane	9.64	9.91	10	96%	99%	2.8%	
Vinyl Acetate	9.62	9.76	10	96%	98%	1.4%	
N-Hexane	9.33	10.1	10	93%	101%	7.9%	
2-Butanone (MEK)	10.6	10.5	10	106%	105%	0.9%	
cis-1,2-Dichloroethene	10.6	10.7	10	106%	107%	0.9%	
Ethyl Acetate	9.81	10.2	10	98%	102%	3.9%	
Chloroform	10.3	10.5	10	103%	105%	1.9%	
Tetrahydrofuran	9.79	9.96	10	98%	100%	1.7%	
1,2-Dichloroethane	9.76	9.98	10	98%	100%	2.2%	
1,1,1-Trichloroethane	9.52	10.2	10	95%	102%	6.9%	
Carbon Tetrachloride	10.2	9.55	10	102%	96%	6.6%	
Benzene	9.79	9.45	10	98%	95%	3.5%	
Cyclohexane	10.2	9.95	10	102%	100%	2.5%	
1,2-Dichloropropane	10.1	9.75	10	101%	98%	3.5%	
Trichloroethene	10.1	9.69	10	101%	97%	4.1%	
Bromodichloromethane	9.44	9.69	10	94%	97%	2.6%	
1,4-Dioxane	10.3	9.11	10	103%	91%	12.3%	
Isooctane	9.22	9.56	10	92%	96%	3.6%	
N-Heptane	9.95	10.6	10	100%	106%	6.3%	
cis-1,3-Dichloropropene	10.2	10.9	10	102%	109%	6.6%	
4-Methyl-2-pentanone (MIBK)	10.2	10.2	10	102%	102%	0.0%	
trans-1,3-Dichloropropene	9.55	9.55	10	96%	96%	0.0%	
1,1,2-Trichloroethane	9.8	8.85	10	98%	89%	10.2%	
Toluene	10.4	9.92	10	104%	99%	4.7%	
2-Hexanone	9.87	9.13	10	99%	91%	7.8%	
Dibromochloromethane	10.2	10.5	10	102%	105%	2.9%	
1,2-dibromoethane (EDB)	9.95	9.31	10	100%	93%	6.6%	
Tetrachloroethene	9.85	10.2	10	99%	102%	3.5%	
Chlorobenzene	10.8	10.8	10	108%	108%	0.0%	
Ethylbenzene	9.82	9.93	10	98%	99%	1.1%	
m,p-Xylene	20.6	21.4	20	103%	107%	3.8%	
Bromoform	9.86	10.3	10	99%	103%	4.4%	

Analytical Report

<u>LCS/LCSD</u>	<u>LCS Results (ppbv)</u>	<u>LCSD Results (ppbv)</u>	<u>LCS/D</u> <u>Conc(ppbv)</u>	<u>LCS</u> <u>Rec.</u>	<u>LCSD</u> <u>Rec.</u>	<u>RPD</u>	<u>Flag</u>
Styrene	10.4	10.5	10	104%	105%	1.0%	
1,1,2,2-Tetrachloroethane	10.3	10.9	10	103%	109%	5.7%	
o-Xylene	9.64	9.94	10	96%	99%	3.1%	
4-Ethyltoluene	10.8	10.4	10	108%	104%	3.8%	
1,3,5-Trimethylbenzene	10.9	10.5	10	109%	105%	3.7%	
1,2,4-Trimethylbenzene	10.7	10	10	107%	100%	6.8%	
1,3-Dichlorobenzene	9.8	9.8	10	98%	98%	0.0%	
Benzyl Chloride	10.2	9.62	10	102%	96%	5.9%	
1,4-Dichlorobenzene	10.8	10.4	10	108%	104%	3.8%	
1,2-Dichlorobenzene	10.3	9.29	10	103%	93%	10.3%	
1,2,4-Trichlorobenzene	9.9	9.01	10	99%	90%	9.4%	
Naphthalene	11	9.08	10	110%	91%	19.1%	
Hexachloro-1,3-butadiene	9.03	8.64	10	90%	86%	4.4%	
4-bromofluorobenzene (surrogate)	100%	98%					
Analysis Date/Time:	4-16-24/12:35	4-16-24/14:11					
Analyst Initials	tjg	tjg					



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<u>Flag Number</u>	<u>Comments</u>
1	Reporting limit is supported by MDL. TJG

CHAIN OF CUSTODY RECORD

EnvisionAir | 1441 Sadler Circle West Drive | Indianapolis, IN 46239 | Phone: (317) 351-0885 | Fax: (317) 351-0882

Client: <u>August Mack Environmental</u>	P.O. Number:
Report <u>1302 N Meridian St</u> Address: <u>#300 Indianapolis 46202</u>	Project Name or Number: <u>JW2594</u>
Report To: <u>Jeremiah Miller</u>	Sampled by: <u>A. Crane</u>
Phone: <u>812-821-4957</u>	QA/QC Required: (circle if applicable) Level III Level IV
Invoice Address: <u>Same</u>	Reporting Units needed: (circle) ug/m³ mg/m³ PPBV PPMV
Desired TAT: (Please Circle One) 1 day 2 days 3 days (Std 5 bus. days)	Media type: 1LC = 1 Liter Canister 6LC = 6 Liter Canister TB = Tedlar Bag TD = Thermal Desorption Tube

REQUESTED PARAMETERS

TO-15 Full List

TO-15 Short List (Specify in notes)



- Sampling Type:**
- Soil-Gas:
 - Sub-Slab:
 - Indoor-Air:

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Canister Pressure / Vacuum

Air Sample ID	Media Type <small>(see code above)</small>	Coll. Date <small>(Grab/Comp Start)</small>	Coll. Time <small>(Grab/Comp Start)</small>	Coll. Date <small>(Comp. End)</small>	Coll. Time <small>(Comp. End)</small>					Canister Serial #	Flow Controller Serial #	Initial Field (in. Hg)	Final Field (in. Hg)	Lab Received (in. Hg)	EnvisionAir Sample Number
OA-1-20240412	6LC	4/12/24	807	4/12/24	1608	X				16060	05303	-25	-12	-12	24-1085
IA-1-20240412	6LC	4/12/24	916	4/12/24	1602	X				4650	07780	-19	-4	-4	24-1086
IA-2-20240412	6LC	4/12/24	917	4/12/24	1717	X				10349	07300	-29	-7	-7	24-1087
IA-3-20240412	6LC	4/12/24	918	4/12/24	1718	X				11089	05298	-27	-6	-6	24-1088
IA-DUP-1-20240412	6LC	4/12/24	—	4/12/24	—	X				16026	05722	-21	-9	-9	24-1089

Comments:

Relinquished by:	Date	Time	Received by:	Date	Time
<u>Austin Crane</u>	<u>4/15/24</u>	<u>1130</u>	<u>Yhaunota</u>	<u>4-15-24</u>	<u>11:30</u>