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WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

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P.O. Box 942, Brookfield, WI 53008-0942
262/827-4200

REAL ESTATE CONDITION REPORT

DISCLAIMER

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT _____
2320 N 68th St (STREET ADDRESS) IN THE City (CITY) ~~(VILLAGE) (TOWN)~~
OF Wauwatosa, COUNTY OF Milwaukee, STATE OF WISCONSIN.

THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF October (MONTH), 15 (DAY), 2026 (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PARTIES MAY WISH TO OBTAIN.

A buyer who does not receive a fully completed copy of this report within 10 days after the acceptance of the contract of sale or option contract for the above-described real property has the right to rescind that contract (Wis. Stat. s. 709.02), provided the owner is required to provide this report under Wisconsin Statutes chapter 709.

NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

A. OWNER'S INFORMATION

A1. In this form, "aware" means the "owner(s)" have notice or knowledge.

A2. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises.

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property. An "owner" who transfers real estate containing one to four dwelling units, including a condominium unit and time-share property, by sale, exchange, or land contract is required to complete this report.

Exceptions: An "owner" who is a personal representative, trustee, conservator, or fiduciary appointed by or subject to supervision by a court, and who has never occupied the property transferred is not required to complete this report. An "owner" who transfers property that has not been inhabited or who transfers property in a manner that is exempt from the real estate transfer fee is not required to complete this report. (Wis. Stat. s. 709.01)

A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. *Note that only statements D1,D3,D5,D7 and D9 can be marked as "not applicable." All other statements must be accurately noted as "yes" or "no".* If the owner responds to any question with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the question is "yes."

A5. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium, and any limited common elements that may be used only by the owner of the condominium unit being transferred.

A6. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

CAUTION: The lists of defects following each question below are examples only and are not the only defects that may properly be disclosed in response to each respective question.

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	B. STRUCTURAL AND MECHANICAL	YES	NO	N/A
B.	*I am providing a limited home warranty plan to buyer at closing.*	☐	☑	
B1.	Are you aware of defects in the roof? Roof defects may include items such as leakage or significant problems with gutters or eaves.	☐	☑	
B2.	Are you aware of defects in the electrical system? Electrical defects may include items such as *defects in solar panels and systems*, electrical wiring not in compliance with applicable code, knob and tube wiring, 60 amp service, or aluminum-branch circuit wiring.	☐	☑	
B3.	Are you aware of defects in part of the plumbing system (including the water heater, water softener, and swimming pool)? Other plumbing system defects may include items such as leaks or defects in pipes, toilets, interior or exterior faucets, bathtubs, showers, or any sprinkler system.	☐	☑	
B4.	Are you aware of defects in the heating and air conditioning system (including the air filters and humidifiers)? Heating and air conditioning defects may include items such as defects in the heating ventilation and air conditioning (HVAC) equipment, supplemental heaters, ventilating fans or fixtures, or solar collectors.	☐	☑	
B5.	Are you aware of defects in a woodburning stove or fireplace or of other defects caused by a fire in a stove or fireplace or elsewhere on the property? Such defects may include items such as defects in the chimney, fireplace flue, inserts, or other installed fireplace equipment; or woodburning stoves not installed pursuant to applicable code.	☐	☑	
B6.	Are you aware of defects related to smoke detectors or carbon monoxide detectors or a violation of applicable state or local smoke detector or carbon monoxide detector laws? NOTE: State law requires operating smoke detectors on all levels of all residential properties and operating carbon monoxide detectors on all levels of most residential properties (see Wis. Stat. ch. 101).	☐	☑	
B7.	Are you aware of defects in the basement or foundation (including cracks, seepage, and bulges)? Other basement defects may include items such as flooding, defects in drain tiling or sump pumps, or movement, shifting, or deterioration in the foundation.	☑	☐	
B8.	Are you aware of defects in any structure on the property? Structural defects with respect to the residence or other improvements may include items such as movement, shifting, or deterioration in walls; major cracks or flaws in interior or exterior walls, partitions, or the foundation; wood rot; and significant problems with driveways, sidewalks, patios, decks, fences, waterfront piers or walls, windows, doors, floors, ceilings, stairways, or insulation.	☑	☐	
B9.	Are you aware of defects in mechanical equipment included in the sale either as fixtures or personal property? Mechanical equipment defects may include items such as defects in any appliance, central vacuum, garage door opener, in-ground sprinkler, or in-ground pet containment system that is included in the sale.	☐	☑	
B10.	Are you aware of rented items located on the property such as a water softener or other or water conditioner system *or water treatment system* or other items affixed to or closely associated with the property? *Such items may include reverse osmosis systems, iron fillers, or other filters.*	☐	☑	
B11.	Are you aware *of current or previous* basement, window, or plumbing leaks, overflow from sinks, bathtubs, or sewers, or other ongoing water or moisture intrusions or conditions?	☑	☐	

B12. Explanation of "yes" responses B7: Local area flooded in August of 2025. The basement had about six inches of water.
B8: Failed window seal causing fogginess in primary bedroom.
B11: Northeast corner of the basement has some water intrusion during heavy rains.

	C. ENVIRONMENTAL	YES	NO	N/A
C1.	Are you aware of the presence of unsafe levels of mold?	☐	☑	
C2.	Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in paint, lead in soil, or other potentially hazardous or toxic substances on the property? NOTE: Specific federal lead paint disclosure requirements must be complied with in the sale of most residential properties built before 1978.	☐	☑	

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		YES	NO	N/A
C3.	Are you aware of the presence of asbestos or asbestos-containing materials on the property?	☐	☑	
C4.	Are you aware of the presence of or a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties?	☐	☑	
C5.	Are you aware of current or previous termite, powder post beetle, carpenter ant infestations or defects caused by animal, reptile, or insect infestations, *including infestations impacting trees*?	☐	☑	
C6.	Are you aware of water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead?	☐	☑	
C7.	Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property?	☐	☑	
C8.	Explanation of "yes" responses _____			

D. WELLS, SEPTIC SYSTEMS, STORAGE TANKS

		YES	NO	N/A
D1.	Are you aware of defects in a well on the property or in a well that serves the property, including unsafe well water? Well defects may include items such as an unused well not properly closed in conformance with state regulations, a well that was not constructed pursuant to state standards or local code, or a well that requires modifications to bring it into compliance with current code specifications. Well water defects might include, but are not limited to, unsafe levels of bacteria (total Coliform and E. coli), nitrate, arsenic, or other substances affecting human consumption safety.	☐	☐	☑
D2.	Are you aware of a joint well serving the property?	☐	☑	
D3.	Are you aware of a defect related to a joint well serving the property?	☐	☐	☑
D4.	Are you aware that a septic system or other private sanitary disposal system serves the property?	☐	☑	
D5.	Are you aware of defects in the septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations? Septic system defects may include items such as backups in toilets or in the basement; exterior ponding, overflows, or backups; or defective or missing baffles.	☐	☐	☑
D6.	Are you aware of underground or aboveground fuel storage tanks on or previously located on the property? (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Regulations of the Wisconsin Department of Agriculture, Trade and Consumer Protection may require the closure or removal of unused tanks.)	☐	☑	
D7.	Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property? Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards.	☐	☐	☑
D8.	Are you aware of an "LP" tank on the property? (If "yes," specify in the additional information space whether the owner of the property either owns or leases the tank.)	☐	☑	
D9.	Are you aware of defects in an "LP" tank on the property?	☐	☐	☑
D10.	Explanation of "yes" responses _____			

E. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

		YES	NO	N/A
E1.	Have you received notice of property tax increases, other than normal annual increases, or are you aware of a pending property reassessment?	☐	☑	
E2.	Are you aware that remodeling was done that may increase the property's assessed value?	☑	☐	

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		YES	NO	N/A
E3.	Are you aware of pending special assessments?	☐	☑	
E4.	Are you aware that the property is located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district?	☐	☑	
E5.	Are you aware of any proposed construction of a public project that may affect the use of the property?	☐	☑	
E6.	Are you aware of any remodeling, replacements, or repairs affecting the property's structure or mechanical systems that were done or additions to this property that were made during your period of ownership without the required permits?	☐	☑	
E7.	Are you aware of any land division involving the property for which a required state or local permit was not obtained?	☐	☑	

E8. Explanation of "yes" responses E2: Hardwood floors, kitchen and bathrooms remodeled.

F. LAND USE

		YES	NO	N/A
F1.	Are you aware of the property being part of or subject to a subdivision homeowners' association, *or other homeowners' association*?	☐	☑	
F2.	If the property is not a condominium unit, are you aware of common areas associated with the property that are co-owned with others?	☐	☑	
F3.	Are you aware of any zoning code violations with respect to the property?	☐	☑	
F4.	Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area?	☐	☑	
F5.	Are you aware of nonconforming uses of the property? A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance.	☐	☑	
F6.	Are you aware of conservation easements on the property? A conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes.	☐	☑	
F7.	Are you aware of restrictive covenants or deed restrictions on the property?	☐	☑	
F8.	Other than public rights of ways, are you aware of nonowners having rights to use part of the property, including, but not limited to, rights-of-way and easements other than recorded utility easements?	☐	☑	
F8a.	*Are you aware of any private road agreements or shared driveway agreements relating to the property?*	☐	☑	
F9.	Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin Department of Natural Resources related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county?	☐	☑	
F10.	The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. For more information visit https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx or *call* (608)266-2486.			
	a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)?	☐	☑	
	b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2))	☐	☑	
	c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4))	☐	☑	

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		YES	NO	N/A
F11.	Is all or part of the property subject to or in violation of a farmland preservation agreement? Early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land. Visit https://datcp.wi.gov/Pages/Programs_Services/FarmlandPreservation.aspx for more information.	☐	☑	
F12.	Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program?	☐	☑	
F13.	Are you aware of a dam that is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.)	☐	☑	
F14.	Are you aware of boundary or lot line disputes, encroachments, or encumbrances (including a joint driveway) affecting the property? Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the property or to the use of the property such as a joint driveway, liens, and licenses.	☐	☑	
F15.	Are you aware there is not legal access to the property?	☐	☑	
F16.	Are you aware of federal, state, or local regulations requiring repairs, alterations, or corrections of an existing condition? This may include items such as orders to correct building code violations.	☐	☑	
F17.	Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See http://dnr.wi.gov/topic/waterways for more information.	☐	☑	
F18.	Are you aware of a written agreement affecting riparian rights related to the property?	☐	☑	
F19.	Are you aware that the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator? Under Wis. Stat. s. 30.132, the owner of a property abutting the bed of a navigable waterway that is owned by a hydroelectric operator, as defined in s. 30.132 (1) (b), may be required to ask the permission of the hydroelectric operator to place a structure on the bed of the waterway.	☐	☑	
F20.	Are you aware of one or more burial sites on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or www.wihist.org/burial-information).	☐	☑	

F21. Explanation of "yes" responses Property tested for Chlorinated Volatile Organic Compounds (CVOCs). Levels found well below standards and not a health concern. Reports are attached.

G. ADDITIONAL INFORMATION

		YES	NO	N/A
G1.	Have you filed any insurance claims relating to damage to this property or premises, within the last five years?	☑	☐	
G2.	Are you aware of a structure on the property that is designated as a historic building or that all or any part of the property is in a historic district?	☐	☑	
G2a.	*Does the property currently have internet service?* *If so, who is your provider?* _____	☐	☑	
G2b.	*Does the property have an electric vehicle charging system and station or installed wiring for a future system or station?* *Is the system or station affixed to the property?*	☐ ☐	☑ ☑	
G2c.	*Does the property have accessibility features? If so, attach an Accessibility Features Report (see https://www.wra.org/Disabilities/)*	☐	☑	
G3.	Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative?	☐	☑	
G3a.	*Are you aware of any right of first refusal, recorded or not, on all or any portion of the property?*	☐	☑	

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G4. Is the owner a foreign person, as defined in 26 USC 1445 (f)? (E.g. a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate.) Section 1445 of the Internal Revenue Code (26 USC 1445), also known as the Foreign Investment In Real Property Tax Act or FIRPTA, provides that a transferee (buyer) of a U.S. real property interest must be notified in writing and must withhold tax if the transferor (seller) is a foreign person, unless an exception under FIRPTA applies to the transfer. ☐ ☑

G5. Are you aware of other defects affecting the property? ☐ ☑
Other defects might include items such as drainage easement or grading problems; excessive sliding, settling, earth movements, or upheavals; or any other defect or material condition.

G6. The owner has owned the property for 4 years.

G7. The owner has lived in the property for 3.5 years.

G8. Explanation of "yes" responses G1: Filed a claim for the flood in August of 2025. Denied due to not having flood insurance.

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at http:www.doc.wi.gov or by phone at 608-240-5830

OWNER'S CERTIFICATION

NOTE: Wisconsin Statute section 709.035 requires owners who, prior to acceptance of a purchase contract or an option to purchase, obtain information that would change a response on this report to submit a complete amended report or an amendment to the previously completed report to the prospective buyer within 10 days of acceptance.

The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Owner Derek C Boti Date 10/15/2026

Owner Rebekah E Boti Date 10/15/2026

Owner _____ Date _____

Owner _____ Date _____

Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies that the person supplied information on which the owner relied for this report and that the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report.

Person _____ Items _____ Date _____

Person _____ Items _____ Date _____

Person _____ Items _____ Date _____

BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement.

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

April 3, 2025

Rebekah and Derek Boti
2320 N. 68th street
Wauwatosa, WI 53213

RE: Vapor Sampling Results August 2024 for 2320 N 68th Street, Wauwatosa, WI
Wauwatosa Laundry & Dry Cleaner DERF Site
6726 W. North Avenue, Wauwatosa, WI
BRRTS# 02-41-552235

Dear Rebekah and Derek,

On behalf of Wauwatosa Laundry, Fehr Graham has completed the second round of sub-slab vapor sampling. The following site investigative activities have been completed on your property at 2320 N 68th Street:

- Installation of one (1) sub-slab vapor port to analyze the vapor chemistry below the property building. The second of two (2) sub-slab vapor sampling events was completed.

- Submittal of sample for laboratory analysis of Chlorinated Volatile Organic Compounds (CVOCs) associated with the drycleaning solvents tetrachloroethylene, trichloroethylene, cis-1,2-dichloroethylene, trans-1,2-dichloroethylene, and vinyl chloride.

The sub-slab vapor sample (SS-4) was collected from the southeast corner of the basement. The laboratory results from the sub-slab vapor sample, collected at your residence from January 27-February 10, 2025, detected no CVOC compounds above the laboratory detection limits. The results were compared with the Wisconsin Department of Natural Resources (DNR) and the Wisconsin Department of Health Services (DHS) standards for residential sub-slab vapor; see Table A.4 attached.

These results confirm that there is no health concern in the property building regarding vapor intrusion from the Wauwatosa Laundry & Dry Cleaner site.

A full summary of all site investigation results will be submitted to the DNR in the near future in a Site Investigation Report. Please refer to the attached DNR fact sheet RR-977 for additional explanation of the vapor results at your property.

Thank you for your cooperation on this investigation. If you have any questions, please feel free to contact the Wisconsin DNR Project Manager for the Wauwatosa Laundry Site, Binyoti Amungwafor (binyoti.amungwafor@wisconsin.gov) or contact me at kbird@fehrgraham.com or 920.350.5743.

Sincerely,

Kelsey Bird

April 3, 2025
Sampling Results Letter

Engineer

Attachments: Table A.4 Vapor Analytical Table
Laboratory Analytical Report
RR-997: Understanding Chemical Vapor Intrusion Testing Results

Cc: Binyoti Amungwafor, WDNR, via email only to binyoti.amungwafor@wisconsin.gov
Jim Petric, Wauwatosa Laundry, via email only to wauwatosa.laundry@gmail.com

\\powervault\Shared Client Data\Wauwatosa Laundry\24-222 Inv and Rep\Reports\N Adjoining letter\N Adjoining Results Letter Aug 2024.docx

Table A.4
Vapor Analytical Table
Wauwatosa Laundry Cry Cleaner
6726 W. North Ave., Wauwatosa, WI
BRRTS# 02-41-552235

Sample ID		C-Carcinogen N-Non Carcinogen	WDNR / WDHFS Residential Subslab	VP-4/SS-4	
Sample Date				8/29/2024	1/27/2025
Sample Location				SE corner of North adjacent Residence	
Type of Sample				Sub-Slab	
Collection Method				Passive	
Time Period of Collection				22 days	15 days
Analytical Method				EPA-8260C	
Method/Result Leak Detection				--	
Tetrachloroethene (PCE)	µg/m^3	N	*1,400*	0.87	<1.21
Trichloroethene (TCE)	µg/m^3	C	*70*	<1.00	<1.50
cis-1,2 Dichloroethene	µg/m^3	N	NS	<0.62	<0.93
trans-1,2 Dichloroethene	µg/m^3	N	NS	<0.75	<1.13
Vinyl Chloride	µg/m^3	C	*57*	<0.41	<0.61

N = Noncarcinogen; C = Carcinogen
ITALICS : Exceeds **Subslab** Vapor Standard
BOLD Exceeds **Indoor** Air Standard
NS : No Standards
-- = Parameter not analyzed
NR = Parameter not reported
Standards based on U.SEPA RSL Tables https://widnr.widen.net/s/fvhcjvxrfs
Small Commercial vs. Large Commercial/Industrial determined based on WDNR Publication RR-800

CERTIFICATE OF ANALYSIS

Beacon Environmental
526 Underwood Lane
Bel Air, MD 21014 USA
1.410.838.8780

Beacon Proposal No.: 240726R06

Laboratory Work Order: 0008334

Project Description:

Wauwatosa Laundry
Wauwatosa, WI

Prepared for:
Kelsey Bird
Fehr Graham
909 North 8th Street, Suite 101
Sheboygan, WI 53081

Ryan W. Schneider
Senior Project Manager

February 20, 2025

All data meet requirements as specified in the Beacon Environmental Quality System Manual and the results relate only to the samples reported. The work performed was in accordance with ISO/IEC 17025:2017. This report shall not be reproduced, except in full, without written approval of the laboratory. Release of the data contained in this data package has been authorized by the Laboratory Director or his signee, as verified by the following signatures:

Steven C. Thornley
Laboratory Director

Peter B. Kelly
Quality Manager

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BEACON ENVIRONMENTAL

526 Underwood Lane
Bel Air, MD 21014 USA
1.410.838.8780

CERTIFICATE OF ANALYSIS

Fehr Graham	**Site Name:** Wauwatosa Laundry	**Beacon Proposal:** 240726R06
909 North 8th Street, Suite 101	**Site Location:** Wauwatosa, WI	**Lab Work Order:** 0008334
Sheboygan, WI 53081	**Project Manager:** Kelsey Bird	**Reported:** 02/20/2025

Sample Summary

Lab Sample ID	Client Sample ID	Received	Analysis	Matrix
0008334-01	SS-1	02/11/2025	EPA 8260C	Sub Slab Air
Sampler Type:	Beacon Passive Sampler			
0008334-02	SS-2	02/11/2025	EPA 8260C	Sub Slab Air
Sampler Type:	Beacon Passive Sampler			
0008334-03	SS-3	02/11/2025	EPA 8260C	Sub Slab Air
Sampler Type:	Beacon Passive Sampler			
0008334-04	SS-4 (residence)	02/11/2025	EPA 8260C	Sub Slab Air
Sampler Type:	Beacon Passive Sampler			

Project Completeness

Samples Received: 4
Samples Analyzed: 4

526 Underwood Lane
Bel Air, MD 21014 USA
1.410.838.8780

Fehr Graham	**Site Name:** Wauwatosa Laundry	**Beacon Proposal:** 240726R06
909 North 8th Street, Suite 101	**Site Location:** Wauwatosa, WI	**Lab Work Order:** 0008334
Sheboygan, WI 53081	**Project Manager:** Kelsey Bird	**Reported:** 02/20/2025

Case Narrative

U.S. EPA Method 8260C

All samples were analyzed using thermal desorption-gas chromatography/mass spectrometry (TD-GC/MS) instrumentation following U.S. EPA Method 8260C, with laboratory results provided in micrograms per cubic meter ($\mu g/m^3$). Laboratory QA/QC procedures included internal standards, surrogates, and blanks based on EPA Method 8260C. Analyses and reporting were under BEACON's Quality Assurance Project Plan.

Reporting Limits

The RLs represent a baseline above which results meet laboratory-determined limits of precision and accuracy. All reported results are within the calibration range. The project method quantitation limit (MQL) is the limit of quantitation (LOQ) as noted in the data tables. Beacon determined uptake rates for a suite of compounds with the Beacon sampler for sampling in air. Beacon calculated the uptake rates for the remaining compounds using Graham's Law of Diffusion. The reported data includes LOQ limits.

Project Details

Samples were received in proper condition and laboratory control parameters were met unless otherwise noted below. The work performed was in accordance with ISO/IEC 17025:2017. Some closing QC checks were analyzed out of tune time but all samples were analyzed within tune time.

End of Case Narrative

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CERTIFICATE OF ANALYSIS

Fehr Graham	**Site Name:** Wauwatosa Laundry	**Beacon Proposal:** 240726R06
909 North 8th Street, Suite 101	**Site Location:** Wauwatosa, WI	**Lab Work Order:** 0008334
Sheboygan, WI 53081	**Project Manager:** Kelsey Bird	**Reported:** 02/20/2025

Analytical Results

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CERTIFICATE OF ANALYSIS

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909 North 8th Street, Suite 101	**Site Location:** Wauwatosa, WI	**Lab Work Order:** 0008334
Sheboygan, WI 53081	**Project Manager:** Kelsey Bird	**Reported:** 02/20/2025

Lab Sample ID: 0008334-04

SS-4 (residence)

Sub Slab Air

Method: EPA 8260C

Analyte	CAS#	Result (µg/m³)	Q	LOQ (µg/m³)	Analyzed	File ID
Vinyl Chloride	75-01-4	<0.61		0.61	02/14/2025 00:16	S25021318.D
trans-1,2-Dichloroethene	156-60-5	<1.13		1.13	02/14/2025 00:16	S25021318.D
cis-1,2-Dichloroethene	156-59-2	<0.93		0.93	02/14/2025 00:16	S25021318.D
Trichloroethene	79-01-6	<1.50		1.50	02/14/2025 00:16	S25021318.D
Tetrachloroethene	127-18-4	<1.21		1.21	02/14/2025 00:16	S25021318.D

Analyte	*CAS#*	*% Recovery*	*Recovery Limits*	*Q*	*Analyzed*	*File ID*
Surrogate: 1,2-DCA-d4	17060-07-0	*87.6%*	*70-130*		*02/14/2025 00:16*	*S25021318.D*
Surrogate: Toluene-d8	2037-26-5	*89.8%*	*70-130*		*02/14/2025 00:16*	*S25021318.D*
Surrogate: Bromofluorobenzene	460-00-4	*86.1%*	*70-130*		*02/14/2025 00:16*	*S25021318.D*

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Sheboygan, WI 53081	**Project Manager:** Kelsey Bird	**Reported:** 02/20/2025

QC Information/Summary

BEACON ENVIRONMENTAL

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CERTIFICATE OF ANALYSIS

Fehr Graham	**Site Name:** Wauwatosa Laundry	**Beacon Proposal:** 240726R06
909 North 8th Street, Suite 101	**Site Location:** Wauwatosa, WI	**Lab Work Order:** 0008334
Sheboygan, WI 53081	**Project Manager:** Kelsey Bird	**Reported:** 02/20/2025

Soil-Gas Analysis by EPA 8260 - Data in Concentration - Quality Control Summary

Sequence: B24L158 - Instrument: S System - File ID: S24122114.D

B24L158-ICV1 (LCSD/Second Source Verification/CALV)

Analyte	Result	LOQ	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Vinyl Chloride	50.6	10	ng	50.0		101	70-130			
trans-1,2-Dichloroethene	48.2	10	ng	50.0		96.3	70-130			
cis-1,2-Dichloroethene	48.7	10	ng	50.0		97.4	70-130			
Trichloroethene	47.1	10	ng	50.0		94.1	70-130			
Tetrachloroethene	46.2	10	ng	50.0		92.3	70-130			
Surrogate: 1,2-DCA-d4	*48.7*		*ng*	50.0		*97.4*	*70-130*			
Surrogate: Toluene-d8	*51.1*		*ng*	50.0		*102*	*70-130*			
Surrogate: Bromofluorobenzene	*48.7*		*ng*	50.0		*97.3*	*70-130*			

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CERTIFICATE OF ANALYSIS

Fehr Graham	**Site Name:** Wauwatosa Laundry	**Beacon Proposal:** 240726R06
909 North 8th Street, Suite 101	**Site Location:** Wauwatosa, WI	**Lab Work Order:** 0008334
Sheboygan, WI 53081	**Project Manager:** Kelsey Bird	**Reported:** 02/20/2025

Soil-Gas Analysis by EPA 8260 - Data in Concentration - Quality Control Summary

Sequence: B24L158 - Instrument: S System - File ID: S24122115.D

B24L158-ICB1 (Lab Blank/Initial Calibration Blank)

Analyte	Result	LOQ	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Vinyl Chloride	<5	10	ng							U
trans-1,2-Dichloroethene	<5	10	ng							U
cis-1,2-Dichloroethene	<5	10	ng							U
Trichloroethene	<5	10	ng							U
Tetrachloroethene	<5	10	ng							U
Surrogate: 1,2-DCA-d4	*95.7*		*ng*	100		*95.7*	*70-130*			
Surrogate: Toluene-d8	*94.8*		*ng*	100		*94.8*	*70-130*			
Surrogate: Bromofluorobenzene	*88.8*		*ng*	100		*88.8*	*70-130*			

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CERTIFICATE OF ANALYSIS

Fehr Graham	**Site Name:** Wauwatosa Laundry	**Beacon Proposal:** 240726R06
909 North 8th Street, Suite 101	**Site Location:** Wauwatosa, WI	**Lab Work Order:** 0008334
Sheboygan, WI 53081	**Project Manager:** Kelsey Bird	**Reported:** 02/20/2025

Soil-Gas Analysis by EPA 8260 - Data in Concentration - Quality Control Summary

Sequence: B25B043 - Batch: 25B0035 - Instrument: S System - File ID: S25021302.D

25B0035-BS1 (LCS, Calibration Source Verification)

Analyte	Result	LOQ	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Vinyl Chloride	53.2	10	ng	50.0		106	80-120			
trans-1,2-Dichloroethene	51.5	10	ng	50.0		103	80-120			
cis-1,2-Dichloroethene	48.9	10	ng	50.0		97.8	80-120			
Trichloroethene	45.0	10	ng	50.0		90.1	80-120			
Tetrachloroethene	41.8	10	ng	50.0		83.5	80-120			
Surrogate: 1,2-DCA-d4	*51.5*		*ng*	50.0		*103*	*70-130*			
Surrogate: Toluene-d8	*49.9*		*ng*	50.0		*99.8*	*70-130*			
Surrogate: Bromofluorobenzene	*47.3*		*ng*	50.0		*94.6*	*70-130*			

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CERTIFICATE OF ANALYSIS

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909 North 8th Street, Suite 101	**Site Location:** Wauwatosa, WI	**Lab Work Order:** 0008334
Sheboygan, WI 53081	**Project Manager:** Kelsey Bird	**Reported:** 02/20/2025

Soil-Gas Analysis by EPA 8260 - Data in Concentration - Quality Control Summary

Sequence: B25B043 - Batch: 25B0035 - Instrument: S System - File ID: S25021303.D

25B0035-BLK1 (Lab Blank)

Analyte	Result	LOQ	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Vinyl Chloride	<0.610	0.610	µg/m³							U
trans-1,2-Dichloroethene	<1.12	1.12	µg/m³							U
cis-1,2-Dichloroethene	<0.933	0.933	µg/m³							U
Trichloroethene	<1.50	1.50	µg/m³							U
Tetrachloroethene	<1.21	1.21	µg/m³							U
Surrogate: 1,2-DCA-d4	*101*		*ng*	100		*101*	*70-130*			
Surrogate: Toluene-d8	*96.4*		*ng*	100		*96.4*	*70-130*			
Surrogate: Bromofluorobenzene	*85.2*		*ng*	100		*85.2*	*70-130*			

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CERTIFICATE OF ANALYSIS

Fehr Graham	**Site Name:** Wauwatosa Laundry	**Beacon Proposal:** 240726R06
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Sheboygan, WI 53081	**Project Manager:** Kelsey Bird	**Reported:** 02/20/2025

Soil-Gas Analysis by EPA 8260 - Data in Concentration - Quality Control Summary

Sequence: B25B043 - Instrument: S System - File ID: S25021304.D

B25B043-ICV1 (LCSD/Second Source Verification/CALV)

Analyte	Result	LOQ	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Vinyl Chloride	54.8	10	ng	50.0		110	70-130			
trans-1,2-Dichloroethene	50.6	10	ng	50.0		101	70-130			
cis-1,2-Dichloroethene	47.8	10	ng	50.0		95.5	70-130			
Trichloroethene	45.6	10	ng	50.0		91.2	70-130			
Tetrachloroethene	42.5	10	ng	50.0		85.0	70-130			
Surrogate: 1,2-DCA-d4	*51.5*		*ng*	50.0		*103*	*70-130*			
Surrogate: Toluene-d8	*49.9*		*ng*	50.0		*99.7*	*70-130*			
Surrogate: Bromofluorobenzene	*45.0*		*ng*	50.0		*89.9*	*70-130*			

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CERTIFICATE OF ANALYSIS

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Sheboygan, WI 53081	**Project Manager:** Kelsey Bird	**Reported:** 02/20/2025

Soil-Gas Analysis by EPA 8260 - Data in Concentration - Quality Control Summary

Sequence: B25B043 - Instrument: S System - File ID: S25021328.D

B25B043-CCV1 (LCS, Closing Calibration Verification)

Analyte	Result	LOQ	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Vinyl Chloride	52.8	10	ng	50.0		106	50-150			
trans-1,2-Dichloroethene	50.8	10	ng	50.0		102	50-150			
cis-1,2-Dichloroethene	48.0	10	ng	50.0		96.1	50-150			
Trichloroethene	44.7	10	ng	50.0		89.4	50-150			
Tetrachloroethene	43.4	10	ng	50.0		86.9	50-150			
Surrogate: 1,2-DCA-d4	*53.5*		*ng*	50.0		*107*	*70-130*			
Surrogate: Toluene-d8	*51.9*		*ng*	50.0		*104*	*70-130*			
Surrogate: Bromofluorobenzene	*44.5*		*ng*	50.0		*88.9*	*70-130*			

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CERTIFICATE OF ANALYSIS

Fehr Graham	**Site Name:** Wauwatosa Laundry	**Beacon Proposal:** 240726R06
909 North 8th Street, Suite 101	**Site Location:** Wauwatosa, WI	**Lab Work Order:** 0008334
Sheboygan, WI 53081	**Project Manager:** Kelsey Bird	**Reported:** 02/20/2025

Soil-Gas Analysis by EPA 8260 - Data in Concentration - Quality Control Summary

Sequence: B25B043 - Instrument: S System - File ID: S25021329.D

B25B043-CCB1 (Lab Blank)

Analyte	Result	LOQ	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Vinyl Chloride	<5	10	ng							U
trans-1,2-Dichloroethene	<5	10	ng							U
cis-1,2-Dichloroethene	<5	10	ng							U
Trichloroethene	<5	10	ng							U
Tetrachloroethene	<5	10	ng							U
Surrogate: 1,2-DCA-d4	*104*		*ng*	100		*104*	*70-130*			
Surrogate: Toluene-d8	*100*		*ng*	100		*100*	*70-130*			
Surrogate: Bromofluorobenzene	*81.5*		*ng*	100		*81.5*	*70-130*			

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CERTIFICATE OF ANALYSIS

Fehr Graham	**Site Name:** Wauwatosa Laundry	**Beacon Proposal:** 240726R06
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Sheboygan, WI 53081	**Project Manager:** Kelsey Bird	**Reported:** 02/20/2025

EPA 8260C - LCS/LCSD RPD Quality Control Summary

LCS: 25B0035-BS1 ***File ID: S25021302.D*** Analyzed: 2/13/25 17:18

LCSD: B25B043-ICV1 ***File ID: S25021304.D*** Analyzed: 2/13/25 16:22

Analyte	CAS#	LCS Result (ng)	%REC	Q	Spike Level (ng)	LCSD Result (ng)	%REC	%REC Limits	RPD	RPD Limit	Q
Vinyl Chloride	75-01-4	53.20	106.4		50	54.81	110.00	80-120	2.98	30	
trans-1,2-Dichloroethene	156-60-5	51.45	102.9		50	50.62	101.00	80-120	1.63	30	
cis-1,2-Dichloroethene	156-59-2	48.88	97.8		50	47.76	95.50	80-120	2.32	30	
Trichloroethene	79-01-6	45.04	90.1		50	45.58	91.20	80-120	1.19	30	
Tetrachloroethene	127-18-4	41.76	83.5		50	42.48	85.00	80-120	1.71	30	

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Additional QC Information

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Fehr Graham	**Site Name:** Wauwatosa Laundry	**Beacon Proposal:** 240726R06
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Sheboygan, WI 53081	**Project Manager:** Kelsey Bird	**Reported:** 02/20/2025

Sample Result Calculation Summary (Concentration)

EPA 8260C

Analyte	t Sampling Time minutes	DF Dilution Factor	U Uptake Rate	M Initial Result ng	C Calculated Result µg/m³	File ID
Lab ID: 0008334-01 **Sample Name:** SS-1						
Vinyl Chloride	20,214	1.00	0.810	U	U	S25021315.D
trans-1,2-Dichloroethene	20,214	1.00	0.440	U	U	S25021315.D
cis-1,2-Dichloroethene	20,214	1.00	0.530	U	U	S25021315.D
Trichloroethene	20,214	1.00	0.330	19.05	2.86	S25021315.D
Tetrachloroethene	20,214	1.00	0.410	626.70	75.6	S25021315.D
Lab ID: 0008334-02 **Sample Name:** SS-2						
Vinyl Chloride	20,225	1.00	0.810	U	U	S25021316.D
trans-1,2-Dichloroethene	20,225	1.00	0.440	U	U	S25021316.D
cis-1,2-Dichloroethene	20,225	1.00	0.530	U	U	S25021316.D
Trichloroethene	20,225	1.00	0.330	11.11	1.66	S25021316.D
Tetrachloroethene	20,225	1.00	0.410	319.09	38.5	S25021316.D
Lab ID: 0008334-03 **Sample Name:** SS-3						
Vinyl Chloride	20,231	1.00	0.810	U	U	S25021317.D
trans-1,2-Dichloroethene	20,231	1.00	0.440	U	U	S25021317.D
cis-1,2-Dichloroethene	20,231	1.00	0.530	U	U	S25021317.D
Trichloroethene	20,231	1.00	0.330	U	U	S25021317.D
Tetrachloroethene	20,231	1.00	0.410	26.52	3.20	S25021317.D
Lab ID: 0008334-04 **Sample Name:** SS-4 (residence)						
Vinyl Chloride	20,189	1.00	0.810	U	U	S25021318.D
trans-1,2-Dichloroethene	20,189	1.00	0.440	U	U	S25021318.D
cis-1,2-Dichloroethene	20,189	1.00	0.530	U	U	S25021318.D
Trichloroethene	20,189	1.00	0.330	U	U	S25021318.D
Tetrachloroethene	20,189	1.00	0.410	U	U	S25021318.D

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Fehr Graham	**Site Name:** Wauwatosa Laundry	**Beacon Proposal:** 240726R06
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Calculations:

$$C = \frac{1000 \times M \times DF}{U \times t}$$

where: C = concentration ($\mu g/m^3$)
M = mass (ng)
DF = dilution factor
t = sampling time (minutes)
U = compound specific uptake rate

Reference: Federal Register/Vol. 79, No. 125/June 30, 2014

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Method Detection and Reporting Limit Calculations (Concentration)

EPA 8260C

Analyte	t Sampling Time minutes	DF Dilution Factor	U Uptake Rate	M Initial LOQ ng	C Calculated LOQ µg/m³
Lab ID: 0008334-01 **Sample Name:** SS-1					
Vinyl Chloride	20,214	1.00	0.810	10.0	0.61
trans-1,2-Dichloroethene	20,214	1.00	0.440	10.0	1.12
cis-1,2-Dichloroethene	20,214	1.00	0.530	10.0	0.93
Trichloroethene	20,214	1.00	0.330	10.0	1.50
Tetrachloroethene	20,214	1.00	0.410	10.0	1.21
Lab ID: 0008334-02 **Sample Name:** SS-2					
Vinyl Chloride	20,225	1.00	0.810	10.0	0.61
trans-1,2-Dichloroethene	20,225	1.00	0.440	10.0	1.12
cis-1,2-Dichloroethene	20,225	1.00	0.530	10.0	0.93
Trichloroethene	20,225	1.00	0.330	10.0	1.50
Tetrachloroethene	20,225	1.00	0.410	10.0	1.21
Lab ID: 0008334-03 **Sample Name:** SS-3					
Vinyl Chloride	20,231	1.00	0.810	10.0	0.61
trans-1,2-Dichloroethene	20,231	1.00	0.440	10.0	1.12
cis-1,2-Dichloroethene	20,231	1.00	0.530	10.0	0.93
Trichloroethene	20,231	1.00	0.330	10.0	1.50
Tetrachloroethene	20,231	1.00	0.410	10.0	1.21
Lab ID: 0008334-04 **Sample Name:** SS-4 (residence)					
Vinyl Chloride	20,189	1.00	0.810	10.0	0.61
trans-1,2-Dichloroethene	20,189	1.00	0.440	10.0	1.13
cis-1,2-Dichloroethene	20,189	1.00	0.530	10.0	0.93
Trichloroethene	20,189	1.00	0.330	10.0	1.50
Tetrachloroethene	20,189	1.00	0.410	10.0	1.21

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Laboratory Certification List

Certification ID	Certification No.	Description	Expires	Project Required
Alaska CS-LAP	19-002	Alaska Department of Environmental Conservation	01/31/2027	
Colorado	MD010912023	Colorado Division of Oil and Public Safety	11/23/2025	
DoD-ELAP	72690/L24-851	United States Department of Defense Environmental Laboratory Accreditation	12/31/2026	
ISO/IEC 17025:2017	72690/L24-851	General Requirements for the Competence of Testing and Calibration Laboratories	12/31/2026	
NEFAP	72690/L24-846	TNI National Environmental Field Activities Program (NEFAP)	12/31/2026	
NY-NELAP	12097	New York Department of Health	04/01/2025	
Utah-NELAP	MD010912024-16	Utah Department of Health	12/31/2025	
Washington State	C1085	The State of Washington Department of Ecology	05/23/2025	

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Sheboygan, WI 53081	**Project Manager:** Kelsey Bird	**Reported:** 02/20/2025

Qualifiers/Notes and Definitions

General Definitions:

DF	Dilution Factor
DL	Detection Limit
LOD	Limit of Detection
LOQ	Limit of Quantitation
NA	Not Applicable
Q	Qualifier
%RE	Percent Relative Error
RPD	Relative Percent Difference
RT	Retention Times in Minutes
RRT	Evaluation of Relative Retention Times in RRT Units (qualified if outside $\pm$0.06 control limits)
RV	Calibration reference value
VISL	EPA Vapor Intrusion Screening Level
3σ	Uncertainty
∉	Compound not on scope of accreditation
+	Values are outside method/contract required QC limits
∅	Compound not on scope of accreditation and analyzed with a one-point calibration
g	Uptake rate determined using Graham's Law of Diffusion.

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Fehr Graham	**Site Name:** Wauwatosa Laundry	**Beacon Proposal:** 240726R06
909 North 8th Street, Suite 101	**Site Location:** Wauwatosa, WI	**Lab Work Order:** 0008334
Sheboygan, WI 53081	**Project Manager:** Kelsey Bird	**Reported:** 02/20/2025

Sample Management Records

BEACON ENVIRONMENTAL
526 Underwood Lane
Bel Air, Maryland 21014 USA
1-410-838-6780
help@beacon-usa.com

BEACON SAMPLER — CHAIN-OF-CUSTODY

Client Information		Project Information	
Company		Site Name	Project Manager
Office Address		Site Location	Client PO
City / State / Zip		Submitted by	Turn around time (check one)
Phone		Email	☐ Normal ☐ Rush (specify)_____days

Field Sample ID	Start Date	Start Time	Stop Date	Stop Time	Average Temp (°C)	Notes / Surface Type for Soil Gas e.g. Describe Conditions, Soil/Asphalt/Concrete/Gravel	INDOOR AIR	AMBIENT AIR	SUB-SLAB	SEWER GAS	SOIL GAS
SS 3	01/27/2025	9:22	2/10	1035		concrete			X		
SS-2	01/27/2025	9:45	2/10	1050		Concrete			X		
SS-1		10:10	↓	1104		Concrete			X		
SS-4 (residence)		10:52	↓	1121		Concrete			X		

Special Notes / Instructions

For Lab Use Only | Beacon Job No: 8334 | Beacon Proposal: 240726R06 | Analytical Method:

FedEx Condition: Good custody seal: in tact 6393745 Nicole Ref. 2/11/25 1118

Pg 1 of 1

Understanding Chemical Vapor Intrusion Testing Results

RR-977 October 2014

From the Lab to You

Chemical vapor samples were taken from underneath your house or building and possibly indoors as well. These samples have been tested by a certified laboratory and a report was issued. The Wisconsin Department of Natural Resources (DNR) uses these test results to determine if people in the building are being exposed to chemical vapors coming from nearby contaminated soil or groundwater, and to decide what, if any, action is needed to prevent this exposure.

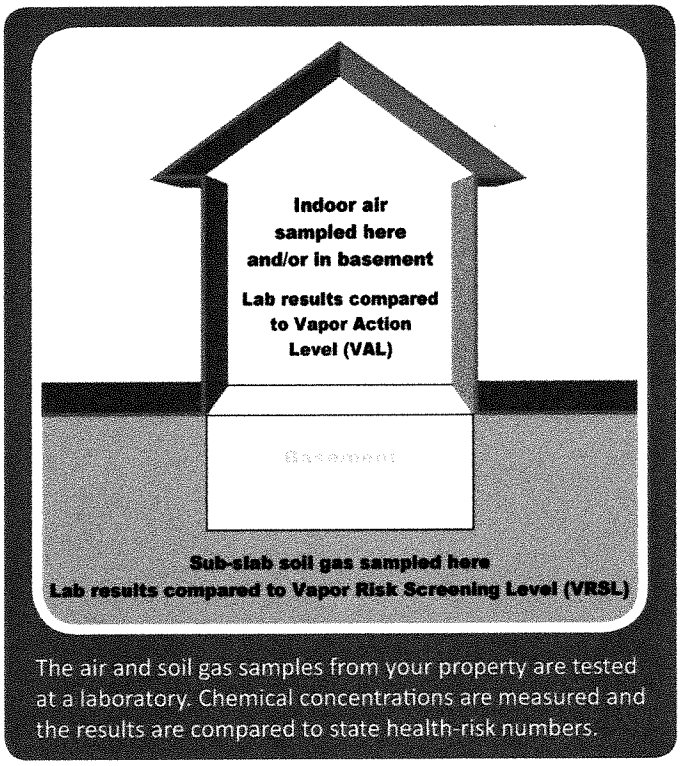
Indoor Air Testing Results

If indoor air samples were collected in your house or building, test results from the lab will be compared to the state Vapor Action Level (VAL) for chemicals of concern. The VAL is a chemical compound's numerical value that represents a health hazard risk to no more than 1 in 100,000 people during a lifetime of exposure. If test results show chemical concentrations in your air below the VAL then adverse health effects are extremely rare, even if you were to breathe the chemical at this concentration for your entire life.

Test results showing chemical concentrations in the air at or above the VAL prompt DNR to recommend that exposure to these chemical vapors be reduced. If test results show concentrations significantly above the VAL, or more than one type of chemical vapor is identified in your indoor air, the risk from exposure increases. If the concentration of any indoor chemical vapor greatly exceeds the VAL, DNR is concerned about even short-term exposure and will typically require immediate action to address the problem.

The VAL for each chemical is set by scientific research. It is protective of all people, including those who are most susceptible to adverse health effects.

If test results identify chemicals in your air that are not present in nearby soil or groundwater contamination, it is likely that these vapors are coming from some product or activity in or near your house or building. Many everyday consumer products (e.g., cleaners, solvents, polish, adhesives, lubricants, aerosols, insect repellants, etc.); combustion processes (e.g., smoking, home heating); fuels in attached garages; dry cleaned clothing or draperies; and occupant activities (e.g., craft hobbies), also release chemical vapors into the air.



The air and soil gas samples from your property are tested at a laboratory. Chemical concentrations are measured and the results are compared to state health-risk numbers.

Sub-slab Soil Gas Testing Results

Soil gas samples were collected from the ground beneath the concrete slab of your building foundation or basement. The lab measured the concentrations of various chemicals in these samples. DNR compares these measurements to the state Vapor Risk Screening Level (VRSL), which identifies the concentration of a chemical in soil gas that scientific research suggests can be a health risk if vapor enters a building. If soil gas measurements exceed the VRSL for a chemical of concern, action to reduce exposure is strongly recommended.

The VRSL is a higher number (higher chemical concentration) than the VAL because it is presumed that concrete building foundations and basement walls will prevent most soil gas from entering a building. Further, any soil gas that does enter a building through cracks, holes, sump pumps, drains, etc., will be diluted to some extent by the indoor air. So, people inside will not be breathing air that includes the full concentration of chemical vapors that exist in the ground.

Wisconsin Department of Natural Resources
P.O. Box 7921, Madison, WI 53707
dnr.wi.gov, search "Brownfields"

DNR generally relies on the test results of the sub-slab soil gas samples when determining what, if any, action should be taken related to chemical vapors coming from nearby soil or groundwater contamination. Indoor air quality is highly variable, and it is difficult to make a definitive decision about vapor intrusion based on indoor air sampling alone.

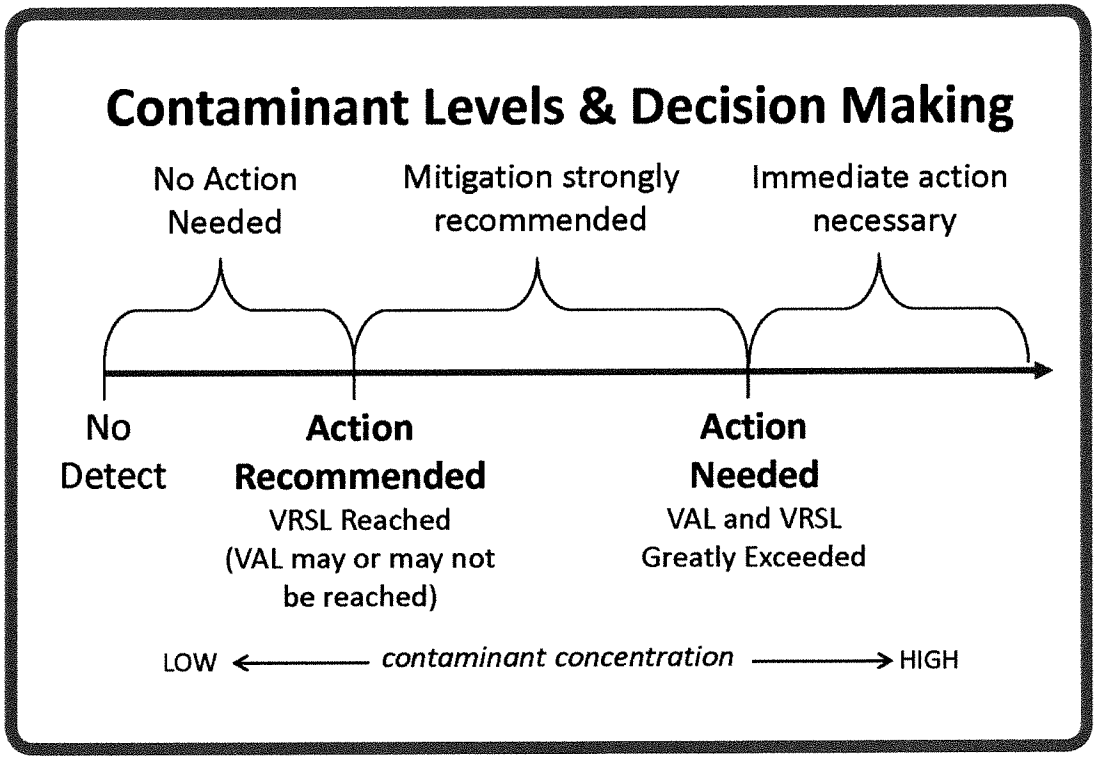
Follow-Up Actions

If your test results are less than a VAL for indoor air, or a VRSL for sub-slab soil gas, then the air in the house or building should not present a health concern. Follow-up sampling and testing may be necessary to confirm the results, but no other action is typically suggested.

When test results show soil gas chemical concentrations above a VRSL, both DNR and the Wisconsin Department of Health Services recommend that owners take action to reduce potential exposure. This typically involves installing a vapor mitigation system that vents chemical vapors from beneath your home or building to the outdoors, similar to a radon mitigation system.

If indoor air concentrations exceed a VAL, but sub-slab concentrations are less than a VRSL, then the chemical vapors are most likely coming from indoor sources. Steps should be taken by the house or building owner to identify the products and practices causing the problem and implement appropriate remedies.

If soil gas mitigation is recommended, a representative of the party who is responsible for the soil or groundwater contamination will contact you to discuss your options.



A Note about Measurement Units: The lab report may include some unfamiliar technical language. The most important point to note is whether or not the test result for a specific chemical exceeds a VAL or VRSL, which are also sometimes referred to, generically, as "screening levels."

The concentration of gaseous pollutants in air is typically described in two different ways: 1) as units of mass per volume, where µg/m3 represents micrograms of gaseous pollutant per cubic meter of ambient air; and 2) as parts per billion by volume (ppbv), where the volume of a gaseous pollutant is compared to a set volume of ambient air. These are the numbers that are compared to the VAL and VRSL.

For more information, visit dnr.wi.gov/topic/Brownfields/Vapor.html

This document contains information about certain state statutes and administrative rules but does not necessarily include all of the details found in the statutes and rules. Readers should consult the actual language of the statutes and rules to answer specific questions. The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240. This publication is available in alternative format upon request. Please call 608-267-3543 for more information.

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

January 7, 2025

REBEKAH and DEREK BOTI
2320 N 68th Street
WAUWATOSA WI 53213

RE: Vapor Sampling Results August 2024 for 2320 N 68th Street, Wauwatosa, WI
Wauwatosa Laundry & Dry Cleaner DERF Site
6726 W. North Avenue, Wauwatosa, WI
BRRTS# 02-41-552235

Dear Rebekah and Derek,

On behalf of Wauwatosa Laundry, Fehr Graham has completed the first round of sub-slab vapor sampling. The following site investigative activities have been completed on your property at 2320 N 68th Street:

- Installation of one (1) sub-slab vapor port to analyze the vapor chemistry below the property building. The first of up to two (2) sub-slab vapor sampling events was completed.

- Submittal of sample for laboratory analysis of Chlorinated Volatile Organic Compounds (CVOCs) associated with the drycleaning solvents tetrachloroethylene, trichloroethylene, cis-1,2-dichloroethylene, trans-1,2-dichloroethylene, and vinyl chloride.

The sub-slab vapor sample (VP-4) was collected from the southeast corner of the basement. The laboratory results from the sub-slab vapor sample collected at your residence from August 7-29, 2024, detected one compound: tetrachloroethylene (or tetrachloroethene) (PCE). The results were compared with the Wisconsin Department of Natural Resources (DNR) and the Wisconsin Department of Health Services (DHS) standards for residential sub-slab vapor; see Table A.4 attached.

The concentration of PCE was 0.87 micrograms per cubic meter (ug/m^3), well below the standard of 1,400 ug/m^3 for PCE. Attached is a copy of the results from the analytical report.

The next step is to complete a second round of vapor testing at the property building to confirm the results of the first round of vapor testing and that there is not a health concern in the property building in regards to vapor intrusion from the Wauwatosa Laundry & Dry Cleaner site.

A full summary of all site investigation results will be submitted to the DNR in the near future in a Site Investigation Report. Please refer to the attached DNR fact sheet RR-977 for additional explanation of the vapor results at your property.

January 7, 2025
Sampling Results Letter

Thank you for your cooperation on this investigation. If you have any questions, please feel free to contact the Wisconsin DNR Project Manager for the Wauwatosa Laundry Site, Binyoti Amungwafor (binyoti.amungwafor@wisconsin.gov) or contact me at kbird@fehrgraham.com or 920.350.5743.

Sincerely,

Kelsey Bird
Engineer

Attachments: Table A.4 Vapor Analytical Table
Laboratory Analytical Report
RR-997: Understanding Chemical Vapor Intrusion Testing Results

Cc: Binyoti Amungwafor, WDNR, via email only to binyoti.amungwafor@wisconsin.gov
Jim Petric, Wauwatosa Laundry, via email only to wauwatosa.laundry@gmail.com

\\powervault\Shared Client Data\Wauwatosa Laundry\24-222 Inv and Rep\Reports\N Adjoining letter\N Adjoining Results Letter Aug 2024.docx

Table A.4
Vapor Analytical Table
Wauwatosa Laundry Cry Cleaner
6726 W. North Ave., Wauwatosa, WI
BRRTS# 02-41-552235

Sample ID		C-Carcinogen N-Non Carcinogen	WDNR / WDHFS Residential Subslab	VP-4
Sample Date				8/29/2024
Sample Location				SE corner of North adjacent Residence
Type of Sample				Sub-Slab
Collection Method				Passive
Time Period of Collection				22 days
Analytical Method				EPA-8260C
Method/Result Leak Detection				--
Tetrachloroethene (PCE)	µg/m^3	N	*1,400*	0.87
Trichloroethene (TCE)	µg/m^3	C	*70*	<1.00
cis-1,2 Dichloroethene	µg/m^3	N	NS	<0.62
trans-1,2 Dichloroethene	µg/m^3	N	NS	<0.75
Vinyl Chloride	µg/m^3	C	*57*	<0.41

N = Noncarcinogen; C = Carcinogen
ITALICS : Exceeds **Subslab** Vapor Standard
NS : No Standards
Standards based on U.SEPA RSL Tables https://widnr.widen.net/s/fvhcjvxrfs
Small Commercial vs. Large Commercial/Industrial determined based on WDNR

Beacon Environmental
526 Underwood Lane
Bel Air, MD 21014 USA
1.410.838.8780

CERTIFICATE OF ANALYSIS

Beacon Proposal No.: 240726R06

Laboratory Work Order: 0007981

Project Description:
Wauwatosa Laundry
Wauwatosa, WI

Prepared for:
Kelsey Bird
Fehr Graham
909 North 8th Street, Suite 101
Sheboygan, WI 53081

Ryan W. Schneider
Senior Project Manager

September 09, 2024

All data meet requirements as specified in the Beacon Environmental Quality Assurance Project Plan and the results relate only to the samples reported. The work performed was in accordance with ISO/IEC 17025:2017. This report shall not be reproduced, except in full, without written approval of the laboratory. Release of the data contained in this data package has been authorized by the Laboratory Director or his signee, as verified by the following signatures:

Steven C. Thornley
Laboratory Director

Peter B. Kelly
Quality Manager

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CERTIFICATE OF ANALYSIS

Fehr Graham	**Site Name:** Wauwatosa Laundry	**Beacon Proposal:** 240726R06
909 North 8th Street, Suite 101	**Site Location:** Wauwatosa, WI	**Lab Work Order:** 0007981
Sheboygan, WI 53081	**Project Manager:** Kelsey Bird	**Reported:** 09/09/2024

Sample Summary

Lab Sample ID	Client Sample ID	Received	Analysis	Matrix
0007981-01	VP-1 (commercial)	08/29/2024	EPA 8260C	Soil Gas
Sampler Type:	Beacon Passive Sampler			
0007981-02	VP-2 (commercial)	08/29/2024	EPA 8260C	Soil Gas
Sampler Type:	Beacon Passive Sampler			
0007981-03	VP-3 (commercial)	08/29/2024	EPA 8260C	Soil Gas
Sampler Type:	Beacon Passive Sampler			
0007981-04	VP-4 (residence)	08/29/2024	EPA 8260C	Soil Gas
Sampler Type:	Beacon Passive Sampler			

Project Completeness

Samples Received: 4
Samples Analyzed: 4

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Fehr Graham	**Site Name:** Wauwatosa Laundry	**Beacon Proposal:** 240726R06
909 North 8th Street, Suite 101	**Site Location:** Wauwatosa, WI	**Lab Work Order:** 0007981
Sheboygan, WI 53081	**Project Manager:** Kelsey Bird	**Reported:** 09/09/2024

Case Narrative

U.S. EPA Method 8260C

All samples were analyzed using thermal desorption-gas chromatography/mass spectrometry (TD-GC/MS) instrumentation following U.S. EPA Method 8260C, with laboratory results provided in micrograms per cubic meter ($\mu g/m^3$). Laboratory QA/QC procedures included internal standards, surrogates, and blanks based on EPA Method 8260C. Analyses and reporting were under BEACON's Quality Assurance Project Plan.

Passive Soil-Gas Survey Notes

If sample locations are covered with or near the edge of an impervious surface (*e.g.*, asphalt or concrete), the concentrations of compounds in soil gas are higher than if the surfacing was not present. Therefore, the sample location conditions should be considered when comparing results between locations.

Survey findings are exclusive to this project and when the spatial relationships are compared with results of other BEACON Surveys it is necessary to incorporate information from both investigations (*e.g.*, depth to sources, soil types, porosity, soil moisture, presence of impervious surfacing, sample collection times).

Reporting Limits

The RLs represent a baseline above which results meet laboratory-determined limits of precision and accuracy. All reported results are within the calibration range. The project method quantitation limit (MQL) is the limit of quantitation (LOQ) as noted in the data tables. Beacon determined uptake rates for a suite of compounds with the Beacon sampler for sampling in air. Beacon calculated the uptake rates for the remaining compounds using Graham's Law of Diffusion. The reported data includes LOQ limits.

Project Details

Samples were received in proper condition and laboratory control parameters were met unless otherwise noted below. The work performed was in accordance with ISO/IEC 17025:2017. Some closing QC checks were analyzed out of tune time but all samples were analyzed within tune time.

End of Case Narrative

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Fehr Graham	**Site Name:** Wauwatosa Laundry	**Beacon Proposal:** 240726R06
909 North 8th Street, Suite 101	**Site Location:** Wauwatosa, WI	**Lab Work Order:** 0007981
Sheboygan, WI 53081	**Project Manager:** Kelsey Bird	**Reported:** 09/09/2024

Analytical Results

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Fehr Graham	**Site Name:** Wauwatosa Laundry	**Beacon Proposal:** 240726R06
909 North 8th Street, Suite 101	**Site Location:** Wauwatosa, WI	**Lab Work Order:** 0007981
Sheboygan, WI 53081	**Project Manager:** Kelsey Bird	**Reported:** 09/09/2024

Detailed Analytical Results

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CERTIFICATE OF ANALYSIS

Fehr Graham	**Site Name:** Wauwatosa Laundry	**Beacon Proposal:** 240726R06
909 North 8th Street, Suite 101	**Site Location:** Wauwatosa, WI	**Lab Work Order:** 0007981
Sheboygan, WI 53081	**Project Manager:** Kelsey Bird	**Reported:** 09/09/2024

Lab Sample ID: 0007981-04

VP-4 (residence)

Soil Gas

Method: EPA 8260C

Analyte	CAS#	Result (µg/m³)	Q	LOQ (µg/m³)	Analyzed	File ID
Vinyl Chloride	75-01-4	<0.41		0.41	08/29/2024 17:15	S24082911.D
trans-1,2-Dichloroethene	156-60-5	<0.75		0.75	08/29/2024 17:15	S24082911.D
cis-1,2-Dichloroethene	156-59-2	<0.62		0.62	08/29/2024 17:15	S24082911.D
Trichloroethene	79-01-6	<1.00		1.00	08/29/2024 17:15	S24082911.D
Tetrachloroethene	127-18-4	**0.87**		0.81	08/29/2024 17:15	S24082911.D

Analyte	*CAS#*	*% Recovery*	*Recovery Limits*	*Q*	*Analyzed*	*File ID*
Surrogate: 1,2-DCA-d4	17060-07-0	*95.8%*	*70-130*		*08/29/2024 17:15*	*S24082911.D*
Surrogate: Toluene-d8	2037-26-5	*95.5%*	*70-130*		*08/29/2024 17:15*	*S24082911.D*
Surrogate: Bromofluorobenzene	460-00-4	*85.5%*	*70-130*		*08/29/2024 17:15*	*S24082911.D*

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Sheboygan, WI 53081	**Project Manager:** Kelsey Bird	**Reported:** 09/09/2024

QC Information/Summary

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Fehr Graham	**Site Name:** Wauwatosa Laundry	**Beacon Proposal:** 240726R06
909 North 8th Street, Suite 101	**Site Location:** Wauwatosa, WI	**Lab Work Order:** 0007981
Sheboygan, WI 53081	**Project Manager:** Kelsey Bird	**Reported:** 09/09/2024

Soil-Gas Analysis by EPA 8260 - Data in Concentration - Quality Control Summary

Sequence: B24G198 - Instrument: S System - File ID: Sb24070924.D

B24G198-ICV1 (LCSD/Second Source Verification/CALV)

Analyte	Result	LOQ	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Vinyl Chloride	59.5	10	ng	50.0		119	70-130			
trans-1,2-Dichloroethene	51.7	10	ng	50.0		103	70-130			
cis-1,2-Dichloroethene	50.4	10	ng	50.0		101	70-130			
Trichloroethene	49.2	10	ng	50.0		98.4	70-130			
Tetrachloroethene	59.1	10	ng	50.0		118	70-130			
Surrogate: 1,2-DCA-d4	*49.5*		*ng*	50.0		*99.0*	*70-130*			
Surrogate: Toluene-d8	*53.4*		*ng*	50.0		*107*	*70-130*			
Surrogate: Bromofluorobenzene	*43.8*		*ng*	50.0		*87.6*	*70-130*			

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CERTIFICATE OF ANALYSIS

Fehr Graham	**Site Name:** Wauwatosa Laundry	**Beacon Proposal:** 240726R06
909 North 8th Street, Suite 101	**Site Location:** Wauwatosa, WI	**Lab Work Order:** 0007981
Sheboygan, WI 53081	**Project Manager:** Kelsey Bird	**Reported:** 09/09/2024

Soil-Gas Analysis by EPA 8260 - Data in Concentration - Quality Control Summary

Sequence: B24G198 - Instrument: S System - File ID: Sb24070925.D

B24G198-ICB1 (Lab Blank/Initial Calibration Blank)

Analyte	Result	LOQ	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Vinyl Chloride	<5	10	ng							U
trans-1,2-Dichloroethene	<5	10	ng							U
cis-1,2-Dichloroethene	<5	10	ng							U
Trichloroethene	<5	10	ng							U
Tetrachloroethene	<5	10	ng							U
Surrogate: 1,2-DCA-d4	*98.8*		*ng*	100		*98.8*	*70-130*			
Surrogate: Toluene-d8	*102*		*ng*	100		*102*	*70-130*			
Surrogate: Bromofluorobenzene	*78.4*		*ng*	100		*78.4*	*70-130*			

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CERTIFICATE OF ANALYSIS

Fehr Graham	**Site Name:** Wauwatosa Laundry	**Beacon Proposal:** 240726R06
909 North 8th Street, Suite 101	**Site Location:** Wauwatosa, WI	**Lab Work Order:** 0007981
Sheboygan, WI 53081	**Project Manager:** Kelsey Bird	**Reported:** 09/09/2024

Soil-Gas Analysis by EPA 8260 - Data in Concentration - Quality Control Summary

Sequence: B24H089 - Batch: 24H0081 - Instrument: S System - File ID: S24082902.D

24H0081-BLK1 (Lab Blank)

Analyte	Result	LOQ	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Vinyl Chloride	<0.408	0.408	µg/m³							U
trans-1,2-Dichloroethene	<0.751	0.751	µg/m³							U
cis-1,2-Dichloroethene	<0.623	0.623	µg/m³							U
Trichloroethene	<1.00	1.00	µg/m³							U
Tetrachloroethene	<0.806	0.806	µg/m³							U
Surrogate: 1,2-DCA-d4	*97.7*		*ng*	100		*97.7*	*70-130*			
Surrogate: Toluene-d8	*102*		*ng*	100		*102*	*70-130*			
Surrogate: Bromofluorobenzene	*83.8*		*ng*	100		*83.8*	*70-130*			

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Sheboygan, WI 53081	**Project Manager:** Kelsey Bird	**Reported:** 09/09/2024

Soil-Gas Analysis by EPA 8260 - Data in Concentration - Quality Control Summary

Sequence: B24H089 - Batch: 24H0081 - Instrument: S System - File ID: S24082903.D

24H0081-BS1 (LCS, Calibration Source Verification)

Analyte	Result	LOQ	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Vinyl Chloride	43.7	10	ng	50.0		87.3	80-120			
trans-1,2-Dichloroethene	48.0	10	ng	50.0		96.1	80-120			
cis-1,2-Dichloroethene	49.8	10	ng	50.0		99.5	80-120			
Trichloroethene	51.6	10	ng	50.0		103	80-120			
Tetrachloroethene	49.8	10	ng	50.0		99.5	80-120			
Surrogate: 1,2-DCA-d4	*48.1*		*ng*	50.0		*96.2*	*70-130*			
Surrogate: Toluene-d8	*48.7*		*ng*	50.0		*97.5*	*70-130*			
Surrogate: Bromofluorobenzene	*44.9*		*ng*	50.0		*89.8*	*70-130*			

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Fehr Graham	**Site Name:** Wauwatosa Laundry	**Beacon Proposal:** 240726R06
909 North 8th Street, Suite 101	**Site Location:** Wauwatosa, WI	**Lab Work Order:** 0007981
Sheboygan, WI 53081	**Project Manager:** Kelsey Bird	**Reported:** 09/09/2024

Soil-Gas Analysis by EPA 8260 - Data in Concentration - Quality Control Summary

Sequence: B24H089 - Instrument: S System - File ID: S24082904.D

B24H089-ICV1 (LCSD/Second Source Verification/CALV)

Analyte	Result	LOQ	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Vinyl Chloride	44.3	10	ng	50.0		88.5	70-130			
trans-1,2-Dichloroethene	50.7	10	ng	50.0		101	70-130			
cis-1,2-Dichloroethene	51.0	10	ng	50.0		102	70-130			
Trichloroethene	53.0	10	ng	50.0		106	70-130			
Tetrachloroethene	52.4	10	ng	50.0		105	70-130			
Surrogate: 1,2-DCA-d4	*48.4*		*ng*	50.0		*96.8*	*70-130*			
Surrogate: Toluene-d8	*49.6*		*ng*	50.0		*99.3*	*70-130*			
Surrogate: Bromofluorobenzene	*43.2*		*ng*	50.0		*86.4*	*70-130*			

BEACON ENVIRONMENTAL

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CERTIFICATE OF ANALYSIS

Fehr Graham	**Site Name:** Wauwatosa Laundry	**Beacon Proposal:** 240726R06
909 North 8th Street, Suite 101	**Site Location:** Wauwatosa, WI	**Lab Work Order:** 0007981
Sheboygan, WI 53081	**Project Manager:** Kelsey Bird	**Reported:** 09/09/2024

EPA 8260C - LCS/LCSD RPD Quality Control Summary

LCS: 24H0081-BS1 ***File ID: S24082903.D*** Analyzed: 8/29/24 13:21

LCSD: B24H089-ICV1 ***File ID: S24082904.D*** Analyzed: 8/29/24 12:52

Analyte	CAS#	LCS Result (ng)	%REC	Q	Spike Level (ng)	LCSD Result (ng)	%REC	%REC Limits	RPD	RPD Limit	Q
Vinyl Chloride	75-01-4	43.66	87.32		50	44.25	88.50	80-120	1.34	30	
trans-1,2-Dichloroethene	156-60-5	48.04	96.08		50	50.66	101.00	80-120	5.31	30	
cis-1,2-Dichloroethene	156-59-2	49.75	99.5		50	50.98	102.00	80-120	2.44	30	
Trichloroethene	79-01-6	51.60	103.2		50	53	106.00	80-120	2.68	30	
Tetrachloroethene	127-18-4	49.75	99.5		50	52.43	105.00	80-120	5.25	30	

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Fehr Graham	**Site Name:** Wauwatosa Laundry	**Beacon Proposal:** 240726R06
909 North 8th Street, Suite 101	**Site Location:** Wauwatosa, WI	**Lab Work Order:** 0007981
Sheboygan, WI 53081	**Project Manager:** Kelsey Bird	**Reported:** 09/09/2024

Additional QC Information

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CERTIFICATE OF ANALYSIS

Fehr Graham	**Site Name:** Wauwatosa Laundry	**Beacon Proposal:** 240726R06
909 North 8th Street, Suite 101	**Site Location:** Wauwatosa, WI	**Lab Work Order:** 0007981
Sheboygan, WI 53081	**Project Manager:** Kelsey Bird	**Reported:** 09/09/2024

Sample Result Calculation Summary (Concentration)

EPA 8260C

Analyte	t Sampling Time minutes	DF Dilution Factor	U Uptake Rate	M Initial Result ng	C Calculated Result µg/m³	File ID
Lab ID: 0007981-01 **Sample Name:** VP-1 (commercial)						
Vinyl Chloride	30,176	1.00	0.810	U	U	S24082908.D
trans-1,2-Dichloroethene	30,176	1.00	0.440	U	U	S24082908.D
cis-1,2-Dichloroethene	30,176	1.00	0.530	U	U	S24082908.D
Trichloroethene	30,176	1.00	0.330	U	U	S24082908.D
Tetrachloroethene	30,176	1.00	0.410	2407.08	195	S24082908.D
Lab ID: 0007981-02 **Sample Name:** VP-2 (commercial)						
Vinyl Chloride	30,139	1.00	0.810	U	U	S24082909.D
trans-1,2-Dichloroethene	30,139	1.00	0.440	U	U	S24082909.D
cis-1,2-Dichloroethene	30,139	1.00	0.530	U	U	S24082909.D
Trichloroethene	30,139	1.00	0.330	35.59	3.58	S24082909.D
Tetrachloroethene	30,139	1.00	0.410	5734.75	464	S24082909.D
Lab ID: 0007981-03 **Sample Name:** VP-3 (commercial)						
Vinyl Chloride	30,082	1.00	0.810	U	U	S24082910.D
trans-1,2-Dichloroethene	30,082	1.00	0.440	U	U	S24082910.D
cis-1,2-Dichloroethene	30,082	1.00	0.530	U	U	S24082910.D
Trichloroethene	30,082	1.00	0.330	U	U	S24082910.D
Tetrachloroethene	30,082	1.00	0.410	106.55	8.64	S24082910.D
Lab ID: 0007981-04 **Sample Name:** VP-4 (residence)						
Vinyl Chloride	30,273	1.00	0.810	U	U	S24082911.D
trans-1,2-Dichloroethene	30,273	1.00	0.440	U	U	S24082911.D
cis-1,2-Dichloroethene	30,273	1.00	0.530	U	U	S24082911.D
Trichloroethene	30,273	1.00	0.330	U	U	S24082911.D
Tetrachloroethene	30,273	1.00	0.410	10.85	0.87	S24082911.D

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Sheboygan, WI 53081	**Project Manager:** Kelsey Bird	**Reported:** 09/09/2024

Calculations:

$$C = \frac{1000 \times M \times DF}{U \times t}$$

where: C = concentration ($\mu g/m^3$)
M = mass (ng)
DF = dilution factor
t = sampling time (minutes)
U = compound specific uptake rate

Reference: Federal Register/Vol. 79, No. 125/June 30, 2014

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Method Detection and Reporting Limit Calculations (Concentration)

EPA 8260C

Analyte	t Sampling Time minutes	DF Dilution Factor	U Uptake Rate	M Initial LOQ ng	C Calculated LOQ µg/m³
Lab ID: 0007981-01 **Sample Name:** VP-1 (commercial)					
Vinyl Chloride	30,176	1.00	0.810	10.0	0.41
trans-1,2-Dichloroethene	30,176	1.00	0.440	10.0	0.75
cis-1,2-Dichloroethene	30,176	1.00	0.530	10.0	0.63
Trichloroethene	30,176	1.00	0.330	10.0	1.00
Tetrachloroethene	30,176	1.00	0.410	10.0	0.81
Lab ID: 0007981-02 **Sample Name:** VP-2 (commercial)					
Vinyl Chloride	30,139	1.00	0.810	10.0	0.41
trans-1,2-Dichloroethene	30,139	1.00	0.440	10.0	0.75
cis-1,2-Dichloroethene	30,139	1.00	0.530	10.0	0.63
Trichloroethene	30,139	1.00	0.330	10.0	1.01
Tetrachloroethene	30,139	1.00	0.410	10.0	0.81
Lab ID: 0007981-03 **Sample Name:** VP-3 (commercial)					
Vinyl Chloride	30,082	1.00	0.810	10.0	0.41
trans-1,2-Dichloroethene	30,082	1.00	0.440	10.0	0.76
cis-1,2-Dichloroethene	30,082	1.00	0.530	10.0	0.63
Trichloroethene	30,082	1.00	0.330	10.0	1.01
Tetrachloroethene	30,082	1.00	0.410	10.0	0.81
Lab ID: 0007981-04 **Sample Name:** VP-4 (residence)					
Vinyl Chloride	30,273	1.00	0.810	10.0	0.41
trans-1,2-Dichloroethene	30,273	1.00	0.440	10.0	0.75
cis-1,2-Dichloroethene	30,273	1.00	0.530	10.0	0.62
Trichloroethene	30,273	1.00	0.330	10.0	1.00
Tetrachloroethene	30,273	1.00	0.410	10.0	0.81

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Laboratory Certification List

Certification ID	Certification No.	Description	Expires	Project Required
Alaska CS-LAP	19-002	Alaska Department of Environmental Conservation	12/30/2024	
Colorado	MD010912023	Colorado Division of Oil and Public Safety	11/23/2024	
DoD-ELAP	72690/L22-563	United States Department of Defense Environmental Laboratory Accreditation	11/30/2024	
ISO/IEC 17025:2017	72690/L22-563	General Requirements for the Competence of Testing and Calibration Laboratories	11/30/2024	
NEFAP	72690/L22-564	TNI National Environmental Field Activities Program (NEFAP)	11/30/2024	
NY-NELAP	12097	New York Department of Health	04/01/2025	
Utah-NELAP	MD010912024-15	Utah Department of Health	12/31/2024	
Washington State	C1085	The State of Washington Department of Ecology	05/23/2025	

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Qualifiers/Notes and Definitions

General Definitions:

DF	Dilution Factor
DL	Detection Limit
LOD	Limit of Detection
LOQ	Limit of Quantitation
NA	Not Applicable
Q	Qualifier
%RE	Percent Relative Error
RPD	Relative Percent Difference
RT	Retention Times in Minutes
RRT	Evaluation of Relative Retention Times in RRT Units (qualified if outside $\pm$0.06 control limits)
RV	Calibration reference value
VISL	EPA Vapor Intrusion Screening Level
3σ	Uncertainty
$\notin$	Compound not on scope of accreditation
+	values are outside method/contract required QC limits
$\varnothing$	Compound not on scope of accreditation and analyzed with a one-point calibration

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Sample Management Records

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or email help@beacon-usa.com

PASSIVE SOIL GAS SAMPLES | CHAIN-OF-CUSTODY

Project Information		Client Information	
Site Name: Wauwatosa Laundry		Company Name: Fehr Graham	Project Manager: Dillon Plamann
		Office Location: Sheboygan	Client PO: 24-222
Site Location: 6726 W. North Ave. Wauwatosa, WI 53213		Submitted by: Kelsey Bird	Turn around time (check one): ☒ Normal ☐ Rush (specify) ____ days
		Email: kbird@fehrgraham.com	

Field Sample ID	Start Date	Start Time	Stop Date	Stop Time	Sampling Hole Depth ☐ cm ☒ inches	Surface Type (Soil, Asphalt, Concrete, Gravel)	Optional Information (Location Description, Sample Condition, PID / FID Readings, etc)
VP-1 (commercial)	8/7/2024	11:07	8/28	1002	14	Concrete	Commercial
VP-2 (commercial)	8/7	11:22	8/28	941	14	concrete	Commercial
VP-3 (commercial)	8/7	11.43	8/28	905	14	concrete	Commercial
VP-4 (residence)	8/7	1000	8/28	1033	12	Concrete	Residential

Special Instructions:

Relinquished by (signature): Kelsey Bird	Date / Time: 8/28/2024 1404	Received by (signature): Anton Anderson	Date / Time: 8/29/24 10 39
Relinquished by (signature):	Date / Time:	Received by (signature):	Date / Time:
For Lab Use Only	Beacon Job No: 7981	Beacon Proposal: 240726R06	Analytical Method: 8260C
Courier Name: Fedex	Shipment Condition: good	Custody Seal Intact: ☑ Yes ☐ No ☐ n/a	Custody Seal No: 63936560

Understanding Chemical Vapor Intrusion Testing Results

RR-977 October 2014

From the Lab to You

Chemical vapor samples were taken from underneath your house or building and possibly indoors as well. These samples have been tested by a certified laboratory and a report was issued. The Wisconsin Department of Natural Resources (DNR) uses these test results to determine if people in the building are being exposed to chemical vapors coming from nearby contaminated soil or groundwater, and to decide what, if any, action is needed to prevent this exposure.

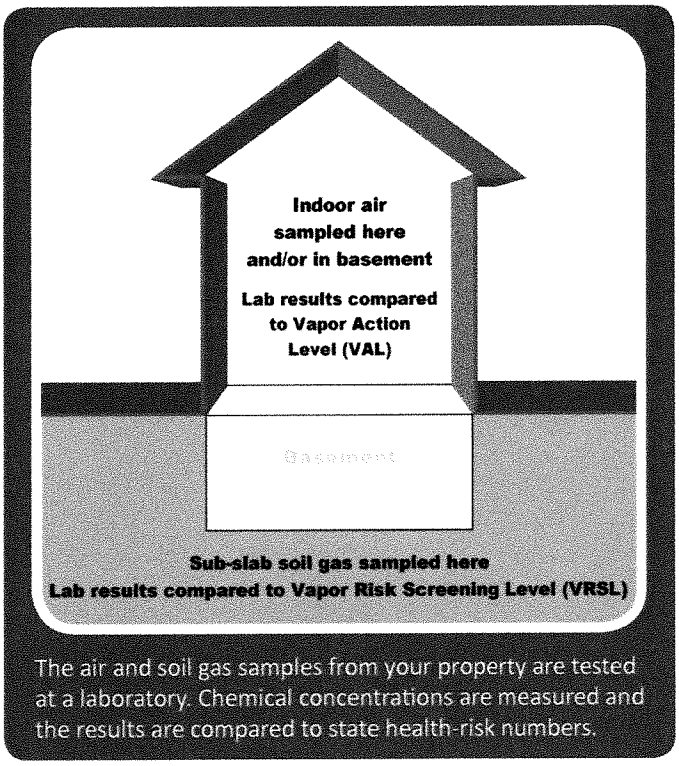
Indoor Air Testing Results

If indoor air samples were collected in your house or building, test results from the lab will be compared to the state Vapor Action Level (VAL) for chemicals of concern. The VAL is a chemical compound's numerical value that represents a health hazard risk to no more than 1 in 100,000 people during a lifetime of exposure. If test results show chemical concentrations in your air below the VAL then adverse health effects are extremely rare, even if you were to breathe the chemical at this concentration for your entire life.

Test results showing chemical concentrations in the air at or above the VAL prompt DNR to recommend that exposure to these chemical vapors be reduced. If test results show concentrations significantly above the VAL, or more than one type of chemical vapor is identified in your indoor air, the risk from exposure increases. If the concentration of any indoor chemical vapor greatly exceeds the VAL, DNR is concerned about even short-term exposure and will typically require immediate action to address the problem.

The VAL for each chemical is set by scientific research. It is protective of all people, including those who are most susceptible to adverse health effects.

If test results identify chemicals in your air that are not present in nearby soil or groundwater contamination, it is likely that these vapors are coming from some product or activity in or near your house or building. Many everyday consumer products (e.g., cleaners, solvents, polish, adhesives, lubricants, aerosols, insect repellants, etc.); combustion processes (e.g., smoking, home heating); fuels in attached garages; dry cleaned clothing or draperies; and occupant activities (e.g., craft hobbies), also release chemical vapors into the air.



The air and soil gas samples from your property are tested at a laboratory. Chemical concentrations are measured and the results are compared to state health-risk numbers.

Sub-slab Soil Gas Testing Results

Soil gas samples were collected from the ground beneath the concrete slab of your building foundation or basement. The lab measured the concentrations of various chemicals in these samples. DNR compares these measurements to the state Vapor Risk Screening Level (VRSL), which identifies the concentration of a chemical in soil gas that scientific research suggests can be a health risk if vapor enters a building. If soil gas measurements exceed the VRSL for a chemical of concern, action to reduce exposure is strongly recommended.

The VRSL is a higher number (higher chemical concentration) than the VAL because it is presumed that concrete building foundations and basement walls will prevent most soil gas from entering a building. Further, any soil gas that does enter a building through cracks, holes, sump pumps, drains, etc., will be diluted to some extent by the indoor air. So, people inside will not be breathing air that includes the full concentration of chemical vapors that exist in the ground.

Wisconsin Department of Natural Resources
P.O. Box 7921, Madison, WI 53707
dnr.wi.gov, search "Brownfields"

DNR generally relies on the test results of the sub-slab soil gas samples when determining what, if any, action should be taken related to chemical vapors coming from nearby soil or groundwater contamination. Indoor air quality is highly variable, and it is difficult to make a definitive decision about vapor intrusion based on indoor air sampling alone.

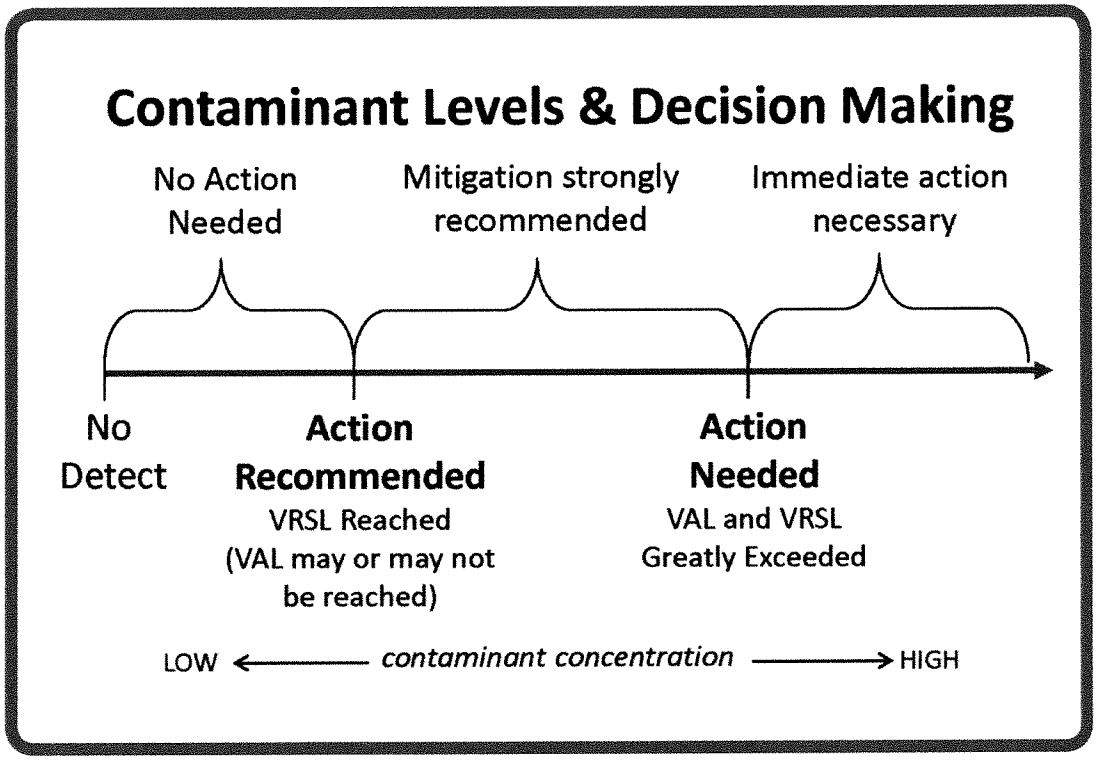
Follow-Up Actions

If your test results are less than a VAL for indoor air, or a VRSL for sub-slab soil gas, then the air in the house or building should not present a health concern. Follow-up sampling and testing may be necessary to confirm the results, but no other action is typically suggested.

When test results show soil gas chemical concentrations above a VRSL, both DNR and the Wisconsin Department of Health Services recommend that owners take action to reduce potential exposure. This typically involves installing a vapor mitigation system that vents chemical vapors from beneath your home or building to the outdoors, similar to a radon mitigation system.

If indoor air concentrations exceed a VAL, but sub-slab concentrations are less than a VRSL, then the chemical vapors are most likely coming from indoor sources. Steps should be taken by the house or building owner to identify the products and practices causing the problem and implement appropriate remedies.

If soil gas mitigation is recommended, a representative of the party who is responsible for the soil or groundwater contamination will contact you to discuss your options.



A Note about Measurement Units: The lab report may include some unfamiliar technical language. The most important point to note is whether or not the test result for a specific chemical exceeds a VAL or VRSL, which are also sometimes referred to, generically, as "screening levels."

The concentration of gaseous pollutants in air is typically described in two different ways: 1) as units of mass per volume, where µg/m3 represents micrograms of gaseous pollutant per cubic meter of ambient air; and 2) as parts per billion by volume (ppbv), where the volume of a gaseous pollutant is compared to a set volume of ambient air. These are the numbers that are compared to the VAL and VRSL.

For more information, visit dnr.wi.gov/topic/Brownfields/Vapor.html

This document contains information about certain state statutes and administrative rules but does not necessarily include all of the details found in the statutes and rules. Readers should consult the actual language of the statutes and rules to answer specific questions. The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240. This publication is available in alternative format upon request. Please call 608-267-3543 for more information.