



**2024-2025 Periodic Review Report
Former Duraspec Electroplating Facility
87-83 139th Street
Jamaica, New York**

1.0 EXECUTIVE SUMMARY

The following Periodic Review Report (PRR) has been prepared by Touchstone Environmental Geology, PC (Touchstone) on behalf of Hastings Capital, LLC. This report was prepared in accordance with the NYSDEC's PRR General Guidance document and a NYSDEC Order On Consent R2-20170622-235. A PRR Certification Form is included in Appendix A.

A. Nature and Extent of Contamination

Historically, the contaminated media at the former Duraspec Electroplating Facility (the Site) included soil, soil vapor and groundwater.

- The primary contaminants in the soil were the metals cadmium, chromium, copper and nickel.
- The primary contaminant of concern in the soil vapor was trichloroethene (TCE).
- The groundwater historically contained detections of ethylbenzene and several semi-volatile organic compounds in the upgradient site well. The downgradient well has not display exceedances of the metals and VOCs detected in the soil and soil vapor.

B. Effectiveness of Remedial Program

The remedial program has been effective.

- The majority of the soil impacted by these metals was excavated and removed from the property as part of the renovation activities. The entire property is capped with pavement or a concrete slab.
- The active SSD system is maintaining negative pressure below the slab. Indoor air sample results do not exceed the NYSDOH matrices values for PCE or TCE.
- The samples collected and analyzed over the past three sampling rounds from the site's downgradient well do not indicate that groundwater below the site has been negatively impacted by the past activities at Duraspec (Ref. 2).

C. Compliance

The Site is in compliance with the SMP.

The active sub-slab depressurization (SSD) system will not be discontinued unless prior written approval is granted by the NYSDEC and the NYSDOH. For further details regarding operation and maintenance of the SSD system, please refer to the Site Management Plan (SMP) dated

May 2019 (Ref. 1). A composite cover system and SSD system were installed underneath the building on the Site.

D. Recommendations

Annual inspections and indoor air sampling during the heating season should continue in accordance with the SMP.

2.0 SITE OVERVIEW

A. Site Location, Surrounding Area and Nature & Extent of Contamination Prior to Site Remediation

The Site is located in Jamaica, Queens, NY and currently encompasses a 90-foot by 55-foot property developed with a two-story industrial/commercial building and basement level with an associated driveway along the northern portion of the property. The NYC Tax Map designates the Site as Queens County; Block: 9685; Lot: 50. The neighborhood surrounding the subject property consists of a highly urbanized area of Jamaica with adjacent properties generally consisting of commercial use along Hillside Avenue toward the north and residential use toward the south (Figure 1). The tenants of the building on the Site are Narrow Security and Next Level Design & Décor. Indoor air samples were taken inside the building on both the first floor and in the basement.

Prior to redevelopment, the soils below the plating areas were impacted with the metals cadmium, chromium, copper and nickel to a depth of approximately 11 feet below sidewalk grade. Chromium, copper, and nickel were detected in concentrations exceeding the Commercial Soil Cleanup Objectives (SCOs) and Cadmium was detected in concentrations exceeding the Industrial SCOs.

Soil vapor below the building slab contained TCE at a concentration of 82.8 ug/m³.

Benzene, Ethylbenzene, Toluene and Xylene (BTEX) type compounds and several Polynuclear Aromatic Hydrocarbons (PAHs) were detected in the upgradient well at the site. These were not detected in the site's downgradient well and are believed to have originated from auto repair facilities or filling stations located to the north along Hillside Avenue.

Several naturally occurring metals such as iron, manganese and sodium were detected in the upgradient well and, to a lesser degree, in the downgradient well. Cadmium and chromium were detected above groundwater standards in the site's upgradient well but were not detected above the groundwater standard in Site's the downgradient well. Generally, the concentrations of metals in the groundwater displayed a decreasing or stable trend over a three-year period following the approval of the SMP.

B. Chronology of Remedial Program

The following narrative provides a remedial history timeline and a brief summary of the available project records to document key investigative and remedial milestones for the Site.

Facility Decommissioning

Duraspec operated an electroplating facility and was a hazardous waste generator under EPA ID NYD012379798. They ceased operation during the summer of 2015. Prior to closing, metal parts were electroplated with cadmium, copper, and zinc. In previous years, Duraspec also plated parts

with chromium, gold, nickel, and silver. Metallic parts were prepared for plating using alkaline cleaners, acid etching solutions, and/or stripping solutions (depending on the process at the time) and rinsed. Once the metallic parts were prepared, the parts were electroplated in process solutions that contained the required metals in solution followed by a parts rinse. Parts were cleaned and plated in tanks located in different sections of the plant. This includes Plating Area 1 which was used for plating metal parts with chromium & nickel and Plating Area 2 which was used to plate metal parts with cadmium, copper, gold, nickel, silver, & zinc.

The property was acquired by Hastings Capital, LLC in December 2015. Subsequently, Hastings retained Innovative Recycling Technologies, Inc. (IRT) to initiate decommissioning procedures. The first step in decommissioning the facility was to pressure wash and dispose of the metal equipment as scrap metal. The plastic process tanks, rubber coating over the floors, and concrete containment berms were also pressure washed and disposed of as hazardous waste. The concrete floors were pressure washed, broken up, and disposed of. All the pressure wash water from the above operations was collected into 55-gallon drums and disposed of by a contractor under a hazardous manifest at Republic Environmental Systems (P) LLC of Hatfield, PA.

Wastewater generated during the operation of the Duraspec facility was pretreated on-site before being discharged to the New York City municipal sewer system pursuant to a New York City Department of Environmental Protection Industrial Wastewater Discharge Permit. The wastewater treatment system consisted of five 400-gallon tanks, which contained the hazardous waste generated at Duraspec. During the decommissioning process, the wastewater remaining in the tanks was pumped into a total of eight 275-gallon, DOT approved totes. These were in turn, shipped to Republic Environmental Systems, LLC.

RCRA Closure Activities

In June 2016, Hastings retained AMEC to prepare a RCRA Closure Plan for submittal and approval by the NYSDEC. The procedures outlined in the NYSDEC-approved RCRA Closure Plan dated October 2016, involved a soil boring program in Plating Area 1, Plating Area 2, and the Alleyway to evaluate the presence and/or extent of contamination onsite. The soil boring program revealed exceedances above the Commercial Soil Cleanup Objectives (SCOs) for several metals (i.e. chromium, copper, and nickel) at numerous boring locations. Cadmium was detected at concentrations exceeding the Industrial SCOs in some boring locations. In addition, some SVOCs (i.e. benzo(b)fluoranthene, chrysene, and ideno(1,2,3-cd)pyrene) were detected at concentrations exceeding the Unrestricted SCO and benzo(a)pyrene was detected at a concentration exceeding the Commercial SCO for one sample. However, the SVOCs exceedances were attributed to urban fill.

Based on the results of the soil boring program, Hastings initiated an excavation program to remove the concrete floors and underlying metals-impacted soils from below Plating Area 1, Plating Area 2, and the Wastewater Treatment Area. The excavation extended to a depth of 5 feet below ground surface (bgs) in Plating Area 1, to a depth of 11 feet bgs in Plating Area 2 and the Wastewater Treatment Area, and to a depth of 2 feet bgs in the Alleyway. With the exception of the Alleyway, the excavation continued to the maximum extent possible without comprising the building's structural integrity.

AMEC returned to the site to collect excavation endpoint samples in accordance with the NYSDEC DER-10. The laboratory analytical results for the endpoint samples continued to display exceedances comparable to those detected during the soil boring program. In Plating Area 1, no metals exceeded the Industrial SCOs, however the several metals (i.e. chromium, copper, and nickel) exceeded the Commercial SCOs in numerous endpoint samples. In Plating Area 2 and the Wastewater Treatment Area, copper exceeded the Commercial SCOs and cadmium exceeded the Industrial SCOs at numerous endpoint sample locations. In the Alleyway, there were several

exceedances for metals above the Unrestricted SCOs, but none above the Commercial or Industrial SCOs.

Due to the exceedances of various metals in the soil, the NYSDEC requested that other subsurface media (i.e. groundwater and soil vapor) be evaluated. An existing onsite groundwater monitoring well and an existing off-site downgradient groundwater monitoring well were sampled using low-flow sampling procedures. The groundwater samples were analyzed for VOCs, SVOCs, cyanide, and the metals of concern from the RCRA Closure. In summary, the laboratory analytical results indicated the presences of several petroleum-related VOCs in the upgradient well. Very few SVOCs exceedances above the TOGS Ambient Water Quality Standards were detected. The VOCs and SVOCs contaminants were attributed to an offsite source. No metal contaminants in exceedance of the TOGS Ambient Water Quality Standards was detected. One sub-slab vapor sample was collected beneath the floor of the office area and analyzed for VOCs using EPA method TO-15. The laboratory analytical report for the sub-slab vapor sample indicated TCE was present at an elevated concentration of at 82.8 ug/m³.

Post-RCRA Remedial Activities

The investigation completed under the RCRA Closure program revealed that contamination remained at the Site. More specifically, the investigative activities identified the contaminants of concerns as cadmium, chromium, copper, and to a lesser extent nickel in the soil as well as TCE in the soil vapor.

To address the contamination revealed from the RCRA Closure activities, an Interim Remedial Measures (IRM) Work Plan dated November 6, 2017, was prepared and submitted to the NYSDEC for approval. Upon approval, the IRM was implemented as outlined in the Work Plan. The IRM consisted of excavation in the Alleyway with clean soil replacement, installation of a Sub-Slab Depressurization System, a site cover system, and a post-remediation groundwater monitoring program.

3.0 REMEDIAL PERFORMANCE, EFFECTIVENESS AND PROTECTIVENESS

The remedial actions performed at the Site have been effective and protective of human health.

PERFORMANCE

The soil excavation activities have been completed. A sub-slab depressurization system (SSDS) has been installed and remains in operation. Groundwater was sampled for a period of three years and indoor air monitoring is completed on an annual basis.

EFFECTIVENESS

The remedy has been effective. The site is completely covered by a pavement or concrete slab cap. An SSDS has been installed and is in operation.

PROTECTIVENESS

The remedy is protective

- The entire property is capped with pavement or a concrete slab.
- The active SSDS is maintaining negative pressure below the slab. Indoor air sample results do not exceed the NYSDOH matrices values.

- Three rounds of samples collected from the Site's downgradient well and analyzed do not indicate that groundwater below the site has been negatively impacted by the past activities at Duraspec.

4.0 INSTITUTIONAL CONTROL/ENGINEERING CONTROL (IC/ECs) PLAN

A. IC/EC Requirements and Compliance

The following institutional controls for this Site have been implemented by the property owner:

- 1) The property may only be used for commercial and industrial use;
- 2) All ECs must be operated and maintained as specified in the SMP;
- 3) All ECs must be inspected at a frequency and in a manner defined in the SMP;
- 4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Queens County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;
- 5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;
- 6) Data and information pertinent to site management must be reported at the frequency and in a manner as defined in the SMP;
- 7) All future activities that will disturb remaining contaminated material must be conducted in accordance with the SMP;
- 8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;
- 9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical component of the remedy shall be performed as defined in the SMP;
- 10) Access to the Site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement;
- 11) The potential for vapor intrusion must be evaluated for any buildings developed in the area within the IC boundaries and any potential impacts that are identified must be monitored or mitigated; and
- 12) Vegetable gardens and farming on the Site are prohibited.

The property owner has implemented these twelve institutional controls.

The following engineering controls for this Site have been implemented by the property owner and are in good condition:

1) In Plating Area 1, a section of 4-inch diameter perforated PVC pipe surrounded with filter fabric was placed in the bottom of an excavation. The pipe was placed with the perforation holes facing downward so that condensation water can drain from the pipe. The pipe was then covered with ¾ - inch graded recycled concrete aggregate followed by a 20-mil vapor barrier as manufactured by Stego™ and installed in accordance with the manufacturer's recommendations.

Plating Area 2, which was excavated to a depth of 11 feet below sidewalk grade, was completed as a basement. A section of 4-inch diameter perforated PVC pipe surrounded with filter fabric was placed in the bottom of the excavation. The pipe was then covered with ¾ - inch graded recycled concrete aggregate followed by a 20-mil vapor barrier;

Trenches were cut into the floors of the former Office and the Shipping & Receiving area. These trenches were excavated to a depth of approximately 1 foot below grade. A section of 4-inch diameter perforated PVC pipe surrounded with filter fabric was placed in the bottom of the trenches. The pipe was then covered with ¾ - inch graded recycled concrete aggregate. The trench was then covered with 6 inches of concrete;

Four-inch diameter sheet metal risers were extended from the vent pipes to the roof. A sign was posted on the duct that says "This is part of a Sub Slab Depressurization System. Do not alter or disconnect". The fans were connected to their respected risers. An electrical connection was completed along with a weather tight on/off switch. A vacuum switch was installed within the duct work servicing each fan.

2) Site Cover System: After the placement of the soil, piping, aggregate, and vapor barriers were completed, new concrete floors at least 4-inches thick were poured to serve as a cap between the underlying soil and future occupants of the building. The area of excavation in the alleyway was also restored with a concrete or asphalt cover.

B. IC/EC Certification

We certify that the ICs and ECs for this project are: in place and effective; are performing as designed; nothing has occurred that would impair the ability of the controls to protect public health and the environment; no violations have occurred and there were no failures to comply with the Site Management Plan; site access is available to maintain the engineering controls; and, there is no groundwater usage at the site.

A PRR Certification Form is included in Appendix A.

5.0 MONITORING PLAN COMPLIANCE REPORT

Groundwater Sampling Procedures

In the 2020-2021 Periodic Review Report, AMEC recommended that groundwater sampling (as shown on Figure 2) be discontinued after the 2020 sampling event. Samples from the Sites downgradient well taken over three rounds of sampling indicate the site has not been negatively impacted by the past activities at Duraspec. NYSDEC approved this request on May 28, 2021.

Indoor Air Monitoring Procedures

In accordance with the SMP, indoor air samples were collected on an annual basis during the winter heating season at the former Durapsec Electroplating Facility (currently Narrow Security and Next Level Design & Décor) on the first floor and in the basement. Sample location maps are included on **Figure 2**. Samples were collected using Summa Canisters calibrated to collect air for an 8-hour period on December 19, 2025. The samples were delivered to an ELAP-approved Laboratory and are analyzed for halogenated volatile organic compounds using EPA Method TO-15. Appendix B provides laboratory reports.

Summary of Results

Since the SSDS was placed into operation, there have been no exceedances of the NYSDOH indoor air guidelines for PCE or TCE. In December 2025, TCE was not detected in either indoor air sample. PCE was detected at a concentration of 0.30 $\mu\text{g}/\text{m}^3$ in indoor air sample IA-1 collected from the main floor and at a concentration of 0.58 $\mu\text{g}/\text{m}^3$ in indoor air sample IA-2 collected from the basement. The detected PCE concentrations are substantially below the NYSDOH indoor air guideline value of 30 $\mu\text{g}/\text{m}^3$. Carbon tetrachloride, a substance not related to the operations at Duraspec, was detected at 0.44 $\mu\text{g}/\text{m}^3$ (IA-1) and 0.43 $\mu\text{g}/\text{m}^3$ (IA-2) during the most recent sampling round. Other VOC detections were recorded at relatively low levels. The data collected from the December 2025 sampling round is included in **Table 1**. A summary of historical detections measured since 2019 is provided in **Table 2**.

6.0 OPERATIONS AND MAINTENANCE PLAN

Operations and Maintenance (O&M) procedures that apply to the Fantech® SSDS fans include a physical inspection of the fans to confirm that air is being discharged and that the units are operating. No other maintenance is recommended in the owner's manual.

All of the SSDS fans and piping were inspected during the December 2025 sampling event and everything was observed to be in good working order. The measured vacuum in the four SSD riser pipes ranged from 1.398 at S-1 to 1.686 at P-2 inches of water. A map summarizing our observations and measurements is included as **Figure 3**. **Appendix C** provides field forms.

Five vacuum monitoring points (VMPs) were installed for use during the pilot and start-up tests of the SSDS. Identified as VMPs 1 through 5R, the five points were located and measured on December 19, 2025. (The original VMP-5 is located in a carpeted office and was decommissioned on November 16, 2023. A new VMP, identified as VMP-5R, was installed in the floor of a closet located in the hallway outside of the office.) The measured vacuum in the five VMPs ranged from 0.069 inches of water in VMP-5 to 0.402 inches of water in VMP-4. This information is also summarized on a map which is included as **Figure 3**.

The exterior pavement and interior floor slabs (the capping system) were observed to be in good condition on the date of our inspections.

7.0 OVERALL PRR CONCLUSIONS AND RECOMMENDATIONS

- On December 19, 2025, Touchstone conducted an annual physical inspection of SSD system. The fans were operating and the ducts, floor and pavement were in good condition.

- In December 2025, TCE was not detected in either indoor air sample. PCE was detected in IA-1 (main floor) at 0.30 $\mu\text{g}/\text{m}^3$ and in IA-2 (basement) at 0.58 $\mu\text{g}/\text{m}^3$. These concentrations are well below the NYSDOH indoor air guideline value of 30 $\mu\text{g}/\text{m}^3$.
- We recommend that the SSDS remain in operation and that monitoring continue as outlined in the SMP.
- Prior to the 2026 sampling event, the tenants should be notified in advance in order to make sure the vacuum monitoring ports on the riser vents and the VMPs are accessible.

REFERENCES

1. Amec (May 2019) Site Management Plan, Former Duraspec Electroplating Facility, 87-83 139th Street, Jamaica, NY 11435.
2. Amec (May 2021) 2020-2021 Periodic Review Report, Former Duraspec Electroplating Facility, 87-83 139th Street, Jamaica, NY 11435.

FIGURES

- 1. Site Location Map**
- 2. Indoor Air Sampling Locations**
- 3. SSDS Annual Vacuum Readings**

TABLES

- 1. Vapor Intrusion Sampling**
- 2. Historical Indoor Air Sample Results for Contaminants of Concern**

Table 1
Indoor Air Volatile Organic Compound Analytical Results
87-83 139th Street, Jamaica, New York

Sample Designation	12/19/2025		12/19/2025	
Collection Date	IA-1		IA-2	
Location	Main Floor		Basement	
Matrix	Air		Air	
Units	ug/m3		ug/m3	
Compounds	Result	RL	Result	RL
1,1,1,2-Tetrachloroethane	< 1.00	1.00	< 1.00	1.00
1,1,1-Trichloroethane	< 1.00	1.00	< 1.00	1.00
1,1,2,2-Tetrachloroethane	< 1.00	1.00	< 1.00	1.00
1,1,2-Trichloroethane	< 1.00	1.00	< 1.00	1.00
1,1-Dichloroethane	< 1.00	1.00	< 1.00	1.00
1,1-Dichloroethene	< 0.20	0.20	< 0.20	0.20
1,2,4-Trichlorobenzene	< 1.00	1.00	< 1.00	1.00
1,2,4-Trimethylbenzene	1.6	1.00	3.79	1.00
1,2-Dibromoethane(EDB)	< 1.00	1.00	< 1.00	1.00
1,2-Dichlorobenzene	< 1.00	1.00	< 1.00	1.00
1,2-Dichloroethane	< 1.00	1.00	< 1.00	1.00
1,2-dichloropropane	< 1.00	1.00	< 1.00	1.00
1,2-Dichlorotetrafluoroethane	< 1.00	1.00	< 1.00	1.00
1,3,5-Trimethylbenzene	< 1.00	1.00	1.22	1.00
1,3-Butadiene	< 1.00	1.00	< 1.00	1.00
1,3-Dichlorobenzene	< 1.00	1.00	< 1.00	1.00
1,4-Dichlorobenzene	< 1.00	1.00	< 1.00	1.00
1,4-Dioxane	< 1.00	1.00	< 1.00	1.00
2-Hexanone(MBK)	< 1.00	1.00	< 1.00	1.00
4-Ethyltoluene	< 1.00	1.00	2.2	1.00
4-Isopropyltoluene	< 1.00	1.00	< 1.00	1.00
4-Methyl-2-pentanone(MIBK)	< 1.00	1.00	< 1.00	1.00
Acetone	31.8	1.00	33.9	1.00
Acrylonitrile	< 1.00	1.00	< 1.00	1.00
Benzene	< 1.00	1.00	< 1.00	1.00
Benzyl chloride	< 1.00	1.00	< 1.00	1.00
Bromodichloromethane	< 1.00	1.00	< 1.00	1.00
Bromoform	< 1.00	1.00	< 1.00	1.00
Bromomethane	< 1.00	1.00	< 1.00	1.00
Carbon Disulfide	< 1.00	1.00	< 1.00	1.00
Carbon Tetrachloride	0.44	0.20	0.43	0.20
Chlorobenzene	< 1.00	1.00	< 1.00	1.00
Chloroethane	< 1.00	1.00	< 1.00	1.00
Chloroform	< 1.00	1.00	< 1.00	1.00
Chloromethane	2.21	1.00	2.41	1.00
Cis-1,2-Dichloroethene	< 0.20	0.20	< 0.20	0.20
cis-1,3-Dichloropropene	< 1.00	1.00	< 1.00	1.00
Cyclohexane	< 1.00	1.00	< 1.00	1.00
Dibromochloromethane	< 1.00	1.00	< 1.00	1.00
Dichlorodifluoromethane	2.25	1.00	2.37	1.00
Ethanol	44.1	1.00	64.2	1.00
Ethyl acetate	< 1.00	1.00	< 1.00	1.00
Ethylbenzene	< 1.00	1.00	< 1.00	1.00
Heptane	< 1.00	1.00	< 1.00	1.00
Hexachlorobutadiene	< 1.00	1.00	< 1.00	1.00
Hexane	< 1.00	1.00	1.01	1.00
Isooctane	< 1.00	1.00	< 1.00	1.00
Isopropylalcohol	4.69	1.00	4.18	1.00
Isopropylbenzene	< 1.00	1.00	< 1.00	1.00
m,p-Xylene	1.48	1.00	2.52	1.00
Methyl Ethyl Ketone	1.12	1.00	1.96	1.00
Methyl tert-butyl ether(MTBE)	< 1.00	1.00	< 1.00	1.00
Methylene Chloride	< 3.00	3.00	< 3.00	3.00
Naphthalene	< 1.05	1.05	< 1.05	1.05
n-Butylbenzene	< 1.00	1.00	< 1.00	1.00
o-Xylene	< 1.00	1.00	1.01	1.00
Propylene	< 1.00	1.00	< 1.00	1.00
sec-Butylbenzene	< 1.00	1.00	< 1.00	1.00
Styrene	< 1.00	1.00	1.63	1.00
Tetrachloroethene	0.3	0.25	0.58	0.25
Tetrahydrofuran	< 1.00	1.00	< 1.00	1.00
Toluene	5.2	1.00	8.78	1.00
Trans-1,2-Dichloroethene	< 1.00	1.00	< 1.00	1.00
trans-1,3-Dichloropropene	< 1.00	1.00	< 1.00	1.00
Trichloroethene	< 0.20	0.20	< 0.20	0.20
Trichlorofluoromethane	1.09	1.00	1.18	1.00
Trichlorotrifluoroethane	< 1.00	1.00	< 1.00	1.00
Vinyl Chloride	< 0.20	0.20	< 0.20	0.20

Notes:

ug/m3...micrograms per cubic meter

bolded values are detected above their respective method detection limit

Table 2
 Historical Indoor Air Sample Results for Contaminants of Concern
 Former Duraspec Electroplating Facility
 Jamaica, NY

Location Matrix Date Sampled	Former Duraspec Electroplating Facility								NYSDOH Action Levels Indoor Air (1)
	Indoor Air 1/16/2019	Indoor Air 2/12/2020	Indoor Air 12/29/2020	Indoor Air 11/20/2021	Indoor Air 11/22/2022	Indoor Air 11/8/2023	Indoor Air 11/8/2024	Indoor Air 12/19/2025	
Level Sample ID Sample Method Parameter	First Floor IAQ-FIRST-012019 TO-15 SIM	First Floor IAQ-FIRST-022020 TO-15 SIM	First Floor IAQ-FIRST-122020 TO-15 SIM	First Floor IAQ-FIRST-112021 TO-15 SIM	First Floor IAQ-FIRST-112222 TO-15 SIM	First Floor First Floor 11/8 TO-15 SIM	First Floor IA-1 (First Floor) TO-15 SIM	First Floor IA-1 (First Floor) TO-15 SIM	
Methylene Chloride (µg/m3)	7.3	ND	ND	ND	ND	3.93	ND	ND	60
Carbon Tetrachloride (µg/m3)	0.56	0.352	0.459	0.409	0.440	0.415	0.083	0.44	NS
Tetrachloroethene (µg/m3)	0.42	2.04	0.8	0.251	0.400	0.441	ND	0.3	30
Trichloroethene (µg/m3)	ND	ND	ND	ND	ND	ND	0.259	ND	2
Level Sample ID Sample Method Parameter	Basement IAQ-BASEMENT-0119 TO-15 SIM	Basement IAQ-BASEMENT-022020 TO-15 SIM	Basement IAQ-BASEMENT-122020 TO-15 SIM	Basement IAQ-BASEMENT-112021 TO-15 SIM	Basement IAQ-BASEMENT-112222 TO-15 SIM	Basement Basement 11/8 TO-15 SIM	Basement AI-2 (Basement) TO-15 SIM	Basement AI-2 (Basement) TO-15 SIM	
Methylene Chloride (µg/m3)	ND	ND	ND	ND	ND	2.74	ND	ND	60
Carbon Tetrachloride (µg/m3)	0.541	0.409	0.44	0.409	0.491	0.468	0.081	0.430	NS
Tetrachloroethene (µg/m3)	0.481	1.61	0.658	0.251	0.373	0.409	ND	0.580	30
Trichloroethene (µg/m3)	ND	ND	ND	ND	ND	ND	0.244	ND	2

Notes:

µg/m3 - micrograms per cubic meter

NS - No Standard

(1) New York State Department of Health Indoor Air Guideline

APPENDIX A – CERTIFICATION FORM

Enclosure 1

Certification Instructions

I. Verification of Site Details (Box 1 and Box 2):

Answer the three questions in the Verification of Site Details Section. The Owner and/or Qualified Environmental Professional (QEP) may include handwritten changes and/or other supporting documentation, as necessary.

II. Certification of Institutional Controls/ Engineering Controls (IC/ECs)(Boxes 3, 4, and 5)

1.1.1. Review the listed IC/ECs, confirming that all existing controls are listed, and that all existing controls are still applicable. If there is a control that is no longer applicable the Owner / Remedial Party should petition the Department separately to request approval to remove the control.

2. In Box 5, complete certifications for all Plan components, as applicable, by checking the corresponding checkbox.

3. If you cannot certify "YES" for each Control listed in Box 3 & Box 4, sign and date the form in Box 5. Attach supporting documentation that explains why the **Certification** cannot be rendered, as well as a plan of proposed corrective measures, and an associated schedule for completing the corrective measures. Note that this **Certification** form must be submitted even if an IC or EC cannot be certified; however, the certification process will not be considered complete until corrective action is completed.

If the Department concurs with the explanation, the proposed corrective measures, and the proposed schedule, a letter authorizing the implementation of those corrective measures will be issued by the Department's Project Manager. Once the corrective measures are complete, a new Periodic Review Report (with IC/EC Certification) must be submitted within 45 days to the Department. If the Department has any questions or concerns regarding the PRR and/or completion of the IC/EC Certification, the Project Manager will contact you.

III. IC/EC Certification by Signature (Box 6 and Box 7):

If you certified "YES" for each Control, please complete and sign the IC/EC Certifications page as follows:

- For the Institutional Controls on the use of the property, the certification statement in Box 6 shall be completed and may be made by the property owner or designated representative.
- For the Engineering Controls, the certification statement in Box 7 must be completed by a Professional Engineer or Qualified Environmental Professional, as noted on the form.



Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form



	Site Details	Box 1	
Site No.	241204		
Site Name Former Duraspec Electroplating			
Site Address: 87-83 139th Street		Zip Code: 11435	
City/Town: Jamaica			
County: Queens			
Site Acreage: 0.093			
Reporting Period: December 12, 2024 to December 15, 2025			
		YES	NO
1.	Is the information above correct?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If NO, include handwritten above or on a separate sheet.			
2.	Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.	Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.			
5.	Is the site currently undergoing development?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Box 2	
		YES	NO
6.	Is the current site use consistent with the use(s) listed below? Commercial and Industrial	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7.	Are all ICs in place and functioning as designed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.			
A Corrective Measures Work Plan must be submitted along with this form to address these issues.			
_____ Signature of Owner, Remedial Party or Designated Representative		_____ Date	

Description of Institutional Controls

Parcel

Owner

Institutional Control

9685-50

Hastings Capital, LLC

Ground Water Use Restriction
 Landuse Restriction
 Monitoring Plan
 Site Management Plan
 O&M Plan
 IC/EC Plan

- The property may be used for commercial use;
- The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Queens Department of Health to render it safe for use as drinking water or for industrial purpose, and the user must first notify and obtain written approval to do so from the Department;
- Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical component of the remedy shall be performed as defined in this SMP;
- Property owner to assure compliance with the restrictions identified by the Environmental Easement;
- The potential for vapor intrusion must be evaluated for any buildings developed in the area within the IC boundaries, and any potential impacts that are identified must be monitored or mitigated; and
- Vegetable gardens and farming on the site are prohibited.

Description of Engineering Controls

Parcel

Engineering Control

9685-50

Vapor Mitigation
 Cover System

- A cover system was installed consisting of a concrete slab at least 4-inches in thick.
- A Sub-Slab Depressurization System with two fans and a plastic vapor barrier were installed below the concrete slab.

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

(a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. 241204

Box 6

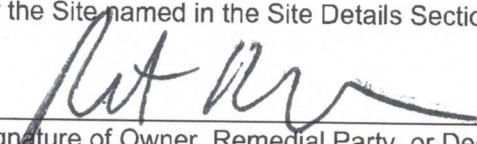
SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

Robert Birnbaum at _____
print name print business address

am certifying as _____ (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.


Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

1-6-26
Date

EC CERTIFICATIONS

Box 7

Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Rachel Ataman at 1919 Middle Country Road, Suite 205,
print name print business address

am certifying as a for the Robert Birnbaum
(Owner or Remedial Party)

Rachel Ataman



01/07/2026

Signature of , for the Owner or Remedial Party,
Rendering Certification

Stamp
(Required for PE)

Date

Enclosure 3
Periodic Review Report (PRR) General Guidance

- I. Executive Summary: (1/2-page or less)
 - A. Provide a brief summary of site, nature and extent of contamination, and remedial history.
 - B. Effectiveness of the Remedial Program - Provide overall conclusions regarding;
 1. progress made during the reporting period toward meeting the remedial objectives for the site
 2. the ultimate ability of the remedial program to achieve the remedial objectives for the site.
 - C. Compliance
 1. Identify any areas of non-compliance regarding the major elements of the Site Management Plan (SMP, i.e., the Institutional/Engineering Control (IC/EC) Plan, the Monitoring Plan, and the Operation & Maintenance (O&M) Plan).
 2. Propose steps to be taken and a schedule to correct any areas of non-compliance.
 - D. Recommendations
 1. recommend whether any changes to the SMP are needed
 2. recommend any changes to the frequency for submittal of PRRs (increase, decrease)
 3. recommend whether the requirements for discontinuing site management have been met.

- II. Site Overview (one page or less)
 - A. Describe the site location, boundaries (figure), significant features, surrounding area, and the nature and extent of contamination prior to site remediation.
 - B. Describe the chronology of the main features of the remedial program for the site, the components of the selected remedy, cleanup goals, site closure criteria, and any significant changes to the selected remedy that have been made since remedy selection.

- III. Evaluate Remedy Performance, Effectiveness, and Protectiveness
Using tables, graphs, charts and bulleted text to the extent practicable, describe the effectiveness of the remedy in achieving the remedial goals for the site. Base findings, recommendations, and conclusions on objective data. Evaluations and should be presented simply and concisely.

- IV. IC/EC Plan Compliance Report (if applicable)
 - A. IC/EC Requirements and Compliance
 1. Describe each control, its objective, and how performance of the control is evaluated.
 2. Summarize the status of each goal (whether it is fully in place and its effectiveness).
 3. Corrective Measures: describe steps proposed to address any deficiencies in ICECs.
 4. Conclusions and recommendations for changes.
 - B. IC/EC Certification
 1. The certification must be complete (even if there are IC/EC deficiencies), and certified by the appropriate party as set forth in a Department-approved certification form(s).

- V. Monitoring Plan Compliance Report (if applicable)
 - A. Components of the Monitoring Plan (tabular presentations preferred) - Describe the requirements of the monitoring plan by media (i.e., soil, groundwater, sediment, etc.) and by any remedial technologies being used at the site.
 - B. Summary of Monitoring Completed During Reporting Period - Describe the monitoring tasks actually completed during this PRR reporting period. Tables and/or figures should be used to show all data.
 - C. Comparisons with Remedial Objectives - Compare the results of all monitoring with the remedial objectives for the site. Include trend analyses where possible.
 - D. Monitoring Deficiencies - Describe any ways in which monitoring did not fully comply with the monitoring plan.
 - E. Conclusions and Recommendations for Changes - Provide overall conclusions regarding the monitoring completed and the resulting evaluations regarding remedial effectiveness.

- VI. Operation & Maintenance (O&M) Plan Compliance Report (if applicable)
 - A. Components of O&M Plan - Describe the requirements of the O&M plan including required activities, frequencies, recordkeeping, etc.
 - B. Summary of O&M Completed During Reporting Period - Describe the O&M tasks actually completed during this PRR reporting period.
 - C. Evaluation of Remedial Systems - Based upon the results of the O&M activities completed, evaluated

the ability of each component of the remedy subject to O&M requirements to perform as designed/expected.

- D. O&M Deficiencies - Identify any deficiencies in complying with the O&M plan during this PRR reporting period.
- E. Conclusions and Recommendations for Improvements - Provide an overall conclusion regarding O&M for the site and identify any suggested improvements requiring changes in the O&M Plan.

VII. Overall PRR Conclusions and Recommendations

- A. Compliance with SMP - For each component of the SMP (i.e., IC/EC, monitoring, O&M), summarize;
 - 1. whether all requirements of each plan were met during the reporting period
 - 2. any requirements not met
 - 3. proposed plans and a schedule for coming into full compliance.
- B. Performance and Effectiveness of the Remedy - Based upon your evaluation of the components of the SMP, form conclusions about the performance of each component and the ability of the remedy to achieve the remedial objectives for the site.
- C. Future PRR Submittals
 - 1. Recommend, with supporting justification, whether the frequency of the submittal of PRRs should be changed (either increased or decreased).
 - 2. If the requirements for site closure have been achieved, contact the Departments Project Manager for the site to determine what, if any, additional documentation is needed to support a decision to discontinue site management.

VIII. Additional Guidance

Additional guidance regarding the preparation and submittal of an acceptable PRR can be obtained from the Departments Project Manager for the site.

APPENDIX B – LABORATORY REPORT



Wednesday, December 24, 2025

Attn: Rachel Ataman
Touchstone Environmental Geology, PC
1919 Middle Country Road
Centereach, NY 11720

Project ID: FORMER DURASPEC PLATING SITE
SDG ID: GCV01081
Sample ID#s: CV01081 - CV01082

This laboratory is in compliance with the NELAC requirements of procedures used except where indicated.

This report contains results for the parameters tested, under the sampling conditions described on the Chain Of Custody, as received by the laboratory. This report is incomplete unless all pages indicated in the pagination at the bottom of the page are included.

A scanned version of the COC form accompanies the analytical report and is an exact duplicate of the original.

The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.

Sincerely yours,

A handwritten signature in black ink that reads "Phyllis Shiller". The signature is written in a cursive style.

Phyllis Shiller
Laboratory Director

NELAC - #NY11301
CT Lab Registration #PH-0618
MA Lab Registration #M-CT007
ME Lab Registration #CT-007
NH Lab Registration #213693-A,B

NJ Lab Registration #CT-003
NY Lab Registration #11301
PA Lab Registration #68-03530
RI Lab Registration #63
VT Lab Registration #VT11301



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823



Sample Id Cross Reference

December 24, 2025

SDG I.D.: GCV01081

Project ID: FORMER DURASPEC PLATING SITE

Client Id	Lab Id	Matrix	Col Date
IA-2	CV01081	AIR	12/19/25 16:30
IA-1	CV01082	AIR	12/19/25 16:30



Environmental Laboratories, Inc.
 587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
 Tel. (860) 645-1102



Analysis Report

December 24, 2025

FOR: Attn: Rachel Ataman
 Touchstone Environmental Geology, PC
 1919 Middle Country Road
 Centereach, NY 11720

Sample Information

Matrix: AIR
 Location Code: TOUCHSTONE
 Rush Request: Standard
 P.O.#:
 Canister Id: 5583

Custody Information

Collected by: FA
 Received by: CP
 Analyzed by: see "By" below

Date: 12/19/25 16:30
 12/22/25 16:40

Laboratory Data

SDG ID: GCV01081
 Phoenix ID: CV01081

Project ID: FORMER DURASPEC PLATING SITE
 Client ID: IA-2

Parameter	ppbv Result	ppbv RL	ug/m3 Result	ug/m3 RL	Date/Time	By	Dilution	
Volatiles (TO15)								
1,1,1,2-Tetrachloroethane	ND	0.146	ND	1.00	12/22/25	KCA	1	
1,1,1-Trichloroethane	ND	0.183	ND	1.00	12/22/25	KCA	1	
1,1,2,2-Tetrachloroethane	ND	0.146	ND	1.00	12/22/25	KCA	1	
1,1,2-Trichloroethane	ND	0.183	ND	1.00	12/22/25	KCA	1	
1,1-Dichloroethane	ND	0.247	ND	1.00	12/22/25	KCA	1	
1,1-Dichloroethene	ND	0.051	ND	0.20	12/22/25	KCA	1	
1,2,4-Trichlorobenzene	ND	0.135	ND	1.00	12/22/25	KCA	1	
1,2,4-Trimethylbenzene	0.771	0.204	3.79	1.00	12/22/25	KCA	1	
1,2-Dibromoethane(EDB)	ND	0.130	ND	1.00	12/22/25	KCA	1	
1,2-Dichlorobenzene	ND	0.166	ND	1.00	12/22/25	KCA	1	
1,2-Dichloroethane	ND	0.247	ND	1.00	12/22/25	KCA	1	
1,2-dichloropropane	ND	0.217	ND	1.00	12/22/25	KCA	1	
1,2-Dichlorotetrafluoroethane	ND	0.143	ND	1.00	12/22/25	KCA	1	
1,3,5-Trimethylbenzene	0.248	0.204	1.22	1.00	12/22/25	KCA	1	
1,3-Butadiene	ND	0.452	ND	1.00	12/22/25	KCA	1	
1,3-Dichlorobenzene	ND	0.166	ND	1.00	12/22/25	KCA	1	
1,4-Dichlorobenzene	ND	0.166	ND	1.00	12/22/25	KCA	1	
1,4-Dioxane	ND	0.278	ND	1.00	12/22/25	KCA	1	
2-Hexanone(MBK)	ND	0.244	ND	1.00	12/22/25	KCA	1	
4-Ethyltoluene	0.448	0.204	2.20	1.00	12/22/25	KCA	1	
4-Isopropyltoluene	ND	0.182	ND	1.00	12/22/25	KCA	1	
4-Methyl-2-pentanone(MIBK)	ND	0.244	ND	1.00	12/22/25	KCA	1	
Acetone	14.3	0.421	33.9	1.00	12/22/25	KCA	1	
Acrylonitrile	ND	0.461	ND	1.00	12/22/25	KCA	1	
Benzene	ND	0.313	ND	1.00	12/22/25	KCA	1	
Benzyl chloride	ND	0.193	ND	1.00	12/22/25	KCA	1	

Client ID: IA-2

Parameter	ppbv Result	ppbv RL	ug/m3 Result	ug/m3 RL	Date/Time	By	Dilution
Bromodichloromethane	ND	0.149	ND	1.00	12/22/25	KCA	1
Bromoform	ND	0.097	ND	1.00	12/22/25	KCA	1
Bromomethane	ND	0.258	ND	1.00	12/22/25	KCA	1
Carbon Disulfide	ND	0.321	ND	1.00	12/22/25	KCA	1
Carbon Tetrachloride	0.069	0.032	0.43	0.20	12/22/25	KCA	1
Chlorobenzene	ND	0.217	ND	1.00	12/22/25	KCA	1
Chloroethane	ND	0.379	ND	1.00	12/22/25	KCA	1
Chloroform	ND	0.205	ND	1.00	12/22/25	KCA	1
Chloromethane	1.17	0.485	2.41	1.00	12/22/25	KCA	1
Cis-1,2-Dichloroethene	ND	0.051	ND	0.20	12/22/25	KCA	1
cis-1,3-Dichloropropene	ND	0.221	ND	1.00	12/22/25	KCA	1
Cyclohexane	ND	0.291	ND	1.00	12/22/25	KCA	1
Dibromochloromethane	ND	0.118	ND	1.00	12/22/25	KCA	1
Dichlorodifluoromethane	0.479	0.202	2.37	1.00	12/22/25	KCA	1
Ethanol	34.1	0.531	64.2	1.00	12/22/25	KCA	1
Ethyl acetate	ND	0.278	ND	1.00	12/22/25	KCA	1
Ethylbenzene	ND	0.230	ND	1.00	12/22/25	KCA	1
Heptane	ND	0.244	ND	1.00	12/22/25	KCA	1
Hexachlorobutadiene	ND	0.094	ND	1.00	12/22/25	KCA	1
Hexane	0.286	0.284	1.01	1.00	12/22/25	KCA	1
Isooctane	ND	0.215	ND	1.00	12/22/25	KCA	1
Isopropylalcohol	1.70	0.407	4.18	1.00	12/22/25	KCA	1
Isopropylbenzene	ND	0.204	ND	1.00	12/22/25	KCA	1
m,p-Xylene	0.581	0.230	2.52	1.00	12/22/25	KCA	1
Methyl Ethyl Ketone	0.666	0.339	1.96	1.00	12/22/25	KCA	1
Methyl tert-butyl ether(MTBE)	ND	0.278	ND	1.00	12/22/25	KCA	1
Methylene Chloride	ND	0.863	ND	3.00	12/22/25	KCA	1
Naphthalene	ND	0.200	ND	1.05	12/22/25	KCA	1
n-Butylbenzene	ND	0.182	ND	1.00	12/22/25	KCA	1
o-Xylene	0.233	0.230	1.01	1.00	12/22/25	KCA	1
Propylene	ND	0.581	ND	1.00	12/22/25	KCA	1
sec-Butylbenzene	ND	0.182	ND	1.00	12/22/25	KCA	1
Styrene	0.382	0.235	1.63	1.00	12/22/25	KCA	1
Tetrachloroethene	0.086	0.037	0.58	0.25	12/22/25	KCA	1
Tetrahydrofuran	ND	0.339	ND	1.00	12/22/25	KCA	1
Toluene	2.33	0.266	8.78	1.00	12/22/25	KCA	1
Trans-1,2-Dichloroethene	ND	0.252	ND	1.00	12/22/25	KCA	1
trans-1,3-Dichloropropene	ND	0.221	ND	1.00	12/22/25	KCA	1
Trichloroethene	ND	0.037	ND	0.20	12/22/25	KCA	1
Trichlorofluoromethane	0.211	0.178	1.18	1.00	12/22/25	KCA	1
Trichlorotrifluoroethane	ND	0.131	ND	1.00	12/22/25	KCA	1
Vinyl Chloride	ND	0.078	ND	0.20	12/22/25	KCA	1
<u>QA/QC Surrogates/Internals</u>							
% Bromofluorobenzene	103	%	103	%	12/22/25	KCA	1
% IS-1,4-Difluorobenzene	91	%	91	%	12/22/25	KCA	1
% IS-Bromochloromethane	94	%	94	%	12/22/25	KCA	1
% IS-Chlorobenzene-d5	89	%	89	%	12/22/25	KCA	1

Client ID: IA-2

Parameter	ppbv Result	ppbv RL	ug/m3 Result	ug/m3 RL	Date/Time	By	Dilution
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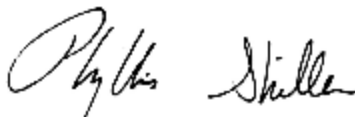
1 = This parameter is not certified by the primary accrediting authority (NY NELAC) for this matrix. NY NELAC does not offer certification for all parameters at this time.

RL/PQL=Reporting/Practical Quantitation Level (Equivalent to NELAC LOQ, Limit of Quantitation) ND=Not Detected at RL/PQL
BRL=Below Reporting Level L=Biased Low

QA/QC Surrogates: Surrogates are compounds (preceded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.

Comments:

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200. The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.



Phyllis Shiller, Laboratory Director

December 24, 2025

Reviewed and Released by: Anil Makol, Project Manager



Environmental Laboratories, Inc.
 587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
 Tel. (860) 645-1102



Analysis Report

December 24, 2025

FOR: Attn: Rachel Ataman
 Touchstone Environmental Geology, PC
 1919 Middle Country Road
 Centereach, NY 11720

Sample Information

Matrix: AIR
 Location Code: TOUCHSTONE
 Rush Request: Standard
 P.O.#:
 Canister Id: 21320

Custody Information

Collected by: FA
 Received by: CP
 Analyzed by: see "By" below

Date: 12/19/25 16:30
 12/22/25 16:40

Laboratory Data

SDG ID: GCV01081
 Phoenix ID: CV01082

Project ID: FORMER DURASPEC PLATING SITE
 Client ID: IA-1

Parameter	ppbv Result	ppbv RL	ug/m3 Result	ug/m3 RL	Date/Time	By	Dilution	
Volatiles (TO15)								
1,1,1,2-Tetrachloroethane	ND	0.146	ND	1.00	12/22/25	KCA	1	
1,1,1-Trichloroethane	ND	0.183	ND	1.00	12/22/25	KCA	1	
1,1,2,2-Tetrachloroethane	ND	0.146	ND	1.00	12/22/25	KCA	1	
1,1,2-Trichloroethane	ND	0.183	ND	1.00	12/22/25	KCA	1	
1,1-Dichloroethane	ND	0.247	ND	1.00	12/22/25	KCA	1	
1,1-Dichloroethene	ND	0.051	ND	0.20	12/22/25	KCA	1	
1,2,4-Trichlorobenzene	ND	0.135	ND	1.00	12/22/25	KCA	1	
1,2,4-Trimethylbenzene	0.326	0.204	1.60	1.00	12/22/25	KCA	1	
1,2-Dibromoethane(EDB)	ND	0.130	ND	1.00	12/22/25	KCA	1	
1,2-Dichlorobenzene	ND	0.166	ND	1.00	12/22/25	KCA	1	
1,2-Dichloroethane	ND	0.247	ND	1.00	12/22/25	KCA	1	
1,2-dichloropropane	ND	0.217	ND	1.00	12/22/25	KCA	1	
1,2-Dichlorotetrafluoroethane	ND	0.143	ND	1.00	12/22/25	KCA	1	
1,3,5-Trimethylbenzene	ND	0.204	ND	1.00	12/22/25	KCA	1	
1,3-Butadiene	ND	0.452	ND	1.00	12/22/25	KCA	1	
1,3-Dichlorobenzene	ND	0.166	ND	1.00	12/22/25	KCA	1	
1,4-Dichlorobenzene	ND	0.166	ND	1.00	12/22/25	KCA	1	
1,4-Dioxane	ND	0.278	ND	1.00	12/22/25	KCA	1	
2-Hexanone(MBK)	ND	0.244	ND	1.00	12/22/25	KCA	1	
4-Ethyltoluene	ND	0.204	ND	1.00	12/22/25	KCA	1	
4-Isopropyltoluene	ND	0.182	ND	1.00	12/22/25	KCA	1	
4-Methyl-2-pentanone(MIBK)	ND	0.244	ND	1.00	12/22/25	KCA	1	
Acetone	13.4	0.421	31.8	1.00	12/22/25	KCA	1	
Acrylonitrile	ND	0.461	ND	1.00	12/22/25	KCA	1	
Benzene	ND	0.313	ND	1.00	12/22/25	KCA	1	
Benzyl chloride	ND	0.193	ND	1.00	12/22/25	KCA	1	

Client ID: IA-1

Parameter	ppbv Result	ppbv RL	ug/m3 Result	ug/m3 RL	Date/Time	By	Dilution
Bromodichloromethane	ND	0.149	ND	1.00	12/22/25	KCA	1
Bromoform	ND	0.097	ND	1.00	12/22/25	KCA	1
Bromomethane	ND	0.258	ND	1.00	12/22/25	KCA	1
Carbon Disulfide	ND	0.321	ND	1.00	12/22/25	KCA	1
Carbon Tetrachloride	0.070	0.032	0.44	0.20	12/22/25	KCA	1
Chlorobenzene	ND	0.217	ND	1.00	12/22/25	KCA	1
Chloroethane	ND	0.379	ND	1.00	12/22/25	KCA	1
Chloroform	ND	0.205	ND	1.00	12/22/25	KCA	1
Chloromethane	1.07	0.485	2.21	1.00	12/22/25	KCA	1
Cis-1,2-Dichloroethene	ND	0.051	ND	0.20	12/22/25	KCA	1
cis-1,3-Dichloropropene	ND	0.221	ND	1.00	12/22/25	KCA	1
Cyclohexane	ND	0.291	ND	1.00	12/22/25	KCA	1
Dibromochloromethane	ND	0.118	ND	1.00	12/22/25	KCA	1
Dichlorodifluoromethane	0.455	0.202	2.25	1.00	12/22/25	KCA	1
Ethanol	23.4	0.531	44.1	1.00	12/22/25	KCA	1
Ethyl acetate	ND	0.278	ND	1.00	12/22/25	KCA	1
Ethylbenzene	ND	0.230	ND	1.00	12/22/25	KCA	1
Heptane	ND	0.244	ND	1.00	12/22/25	KCA	1
Hexachlorobutadiene	ND	0.094	ND	1.00	12/22/25	KCA	1
Hexane	ND	0.284	ND	1.00	12/22/25	KCA	1
Isooctane	ND	0.215	ND	1.00	12/22/25	KCA	1
Isopropylalcohol	1.91	0.407	4.69	1.00	12/22/25	KCA	1
Isopropylbenzene	ND	0.204	ND	1.00	12/22/25	KCA	1
m,p-Xylene	0.341	0.230	1.48	1.00	12/22/25	KCA	1
Methyl Ethyl Ketone	0.379	0.339	1.12	1.00	12/22/25	KCA	1
Methyl tert-butyl ether(MTBE)	ND	0.278	ND	1.00	12/22/25	KCA	1
Methylene Chloride	ND	0.863	ND	3.00	12/22/25	KCA	1
Naphthalene	ND	0.200	ND	1.05	12/22/25	KCA	1
n-Butylbenzene	ND	0.182	ND	1.00	12/22/25	KCA	1
o-Xylene	ND	0.230	ND	1.00	12/22/25	KCA	1
Propylene	ND	0.581	ND	1.00	12/22/25	KCA	1
sec-Butylbenzene	ND	0.182	ND	1.00	12/22/25	KCA	1
Styrene	ND	0.235	ND	1.00	12/22/25	KCA	1
Tetrachloroethene	0.044	0.037	0.30	0.25	12/22/25	KCA	1
Tetrahydrofuran	ND	0.339	ND	1.00	12/22/25	KCA	1
Toluene	1.38	0.266	5.20	1.00	12/22/25	KCA	1
Trans-1,2-Dichloroethene	ND	0.252	ND	1.00	12/22/25	KCA	1
trans-1,3-Dichloropropene	ND	0.221	ND	1.00	12/22/25	KCA	1
Trichloroethene	ND	0.037	ND	0.20	12/22/25	KCA	1
Trichlorofluoromethane	0.195	0.178	1.09	1.00	12/22/25	KCA	1
Trichlorotrifluoroethane	ND	0.131	ND	1.00	12/22/25	KCA	1
Vinyl Chloride	ND	0.078	ND	0.20	12/22/25	KCA	1
<u>QA/QC Surrogates/Internals</u>							
% Bromofluorobenzene	99	%	99	%	12/22/25	KCA	1
% IS-1,4-Difluorobenzene	95	%	95	%	12/22/25	KCA	1
% IS-Bromochloromethane	97	%	97	%	12/22/25	KCA	1
% IS-Chlorobenzene-d5	96	%	96	%	12/22/25	KCA	1

Client ID: IA-1

Parameter	ppbv Result	ppbv RL	ug/m3 Result	ug/m3 RL	Date/Time	By	Dilution
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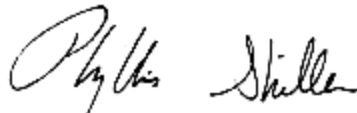
1 = This parameter is not certified by the primary accrediting authority (NY NELAC) for this matrix. NY NELAC does not offer certification for all parameters at this time.

RL/PQL=Reporting/Practical Quantitation Level (Equivalent to NELAC LOQ, Limit of Quantitation) ND=Not Detected at RL/PQL
 BRL=Below Reporting Level L=Biased Low

QA/QC Surrogates: Surrogates are compounds (preceded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.

Comments:

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200. The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.



Phyllis Shiller, Laboratory Director

December 24, 2025

Reviewed and Released by: Anil Makol, Project Manager



Environmental Laboratories, Inc.
 587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
 Tel. (860) 645-1102 Fax (860) 645-0823



Canister Sampling Information

December 24, 2025

FOR: Attn: Rachel Ataman
 Touchstone Environmental Geology, PC
 1919 Middle Country Road
 Centereach, NY 11720

Location Code: TOUCHSTONE

SDG I.D.: GCV01081

Project ID: FORMER DURASPEC PLATING SITE

Client Id	Lab Id	Canister		Reg. Id	Chk Out Date	Out Hg	In Hg	Laboratory			Start Hg	End Hg	Field	
		Id	Type					Out Flow	In Flow	Flow RPD			Sampling Start Date	Sampling End Date
IA-2	CV01081	5583	6.0L	10571	12/17/25	-30	-5	10.7	10.6	0.9	-30	-4	12/19/25 08:30	12/19/25 16:30
IA-1	CV01082	21320	6.0L	19867	12/17/25	-30	-10	10.7	8.9	18.4	-30	-8	12/19/25 08:30	12/19/25 16:30



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102



QA/QC Report

December 24, 2025

QA/QC Data

SDG I.D.: GCV01081

Parameter	Blk ppbv	Blk RL ppbv	Blk ug/m3	Blk RL ug/m3	LCS %	Sample Result ug/m3	Sample Dup ug/m3	Sample Result ppbv	Sample Dup ppbv	DUP RPD	% Rec Limits	% RPD Limits
QA/QC Batch 820161 (ppbv), QC Sample No: CV01081 (CV01081, CV01082)												
Volatiles												
1,1,1,2-Tetrachloroethane	ND	0.150	ND	1.03	107	ND	ND	ND	ND	NC	70 - 130	25
1,1,1-Trichloroethane	ND	0.180	ND	0.98	105	ND	ND	ND	ND	NC	70 - 130	25
1,1,2,2-Tetrachloroethane	ND	0.150	ND	1.03	116	ND	ND	ND	ND	NC	70 - 130	25
1,1,2-Trichloroethane	ND	0.180	ND	0.98	111	ND	ND	ND	ND	NC	70 - 130	25
1,1-Dichloroethane	ND	0.250	ND	1.01	105	ND	ND	ND	ND	NC	70 - 130	25
1,1-Dichloroethene	ND	0.050	ND	0.20	105	ND	ND	ND	ND	NC	70 - 130	25
1,2,4-Trichlorobenzene	ND	0.130	ND	0.96	104	ND	ND	ND	ND	NC	70 - 130	25
1,2,4-Trimethylbenzene	ND	0.200	ND	0.98	123	3.79	3.51	0.771	0.714	NC	70 - 130	25
1,2-Dibromoethane(EDB)	ND	0.130	ND	1.00	113	ND	ND	ND	ND	NC	70 - 130	25
1,2-Dichlorobenzene	ND	0.170	ND	1.02	122	ND	ND	ND	ND	NC	70 - 130	25
1,2-Dichloroethane	ND	0.250	ND	1.01	107	ND	ND	ND	ND	NC	70 - 130	25
1,2-dichloropropane	ND	0.220	ND	1.02	106	ND	ND	ND	ND	NC	70 - 130	25
1,2-Dichlorotetrafluoroethane	ND	0.140	ND	0.98	109	ND	ND	ND	ND	NC	70 - 130	25
1,3,5-Trimethylbenzene	ND	0.200	ND	0.98	123	1.22	1.16	0.248	0.237	NC	70 - 130	25
1,3-Butadiene	ND	0.450	ND	0.99	102	ND	ND	ND	ND	NC	70 - 130	25
1,3-Dichlorobenzene	ND	0.170	ND	1.02	131	ND	ND	ND	ND	NC	70 - 130	25
1,4-Dichlorobenzene	ND	0.170	ND	1.02	127	ND	ND	ND	ND	NC	70 - 130	25
1,4-Dioxane	ND	0.280	ND	1.01	114	ND	ND	ND	ND	NC	70 - 130	25
2,2,4-Trimethylpentane	ND	0.210	ND	0.98	109	ND	ND	ND	ND	NC	70 - 130	25
2-Hexanone(MBK)	ND	0.240	ND	0.98	102	ND	ND	ND	ND	NC	70 - 130	25
4-Ethyltoluene	ND	0.200	ND	0.98	123	2.20	2.06	0.448	0.419	NC	70 - 130	25
4-Isopropyltoluene	ND	0.180	ND	0.99	119	ND	ND	ND	ND	NC	70 - 130	25
4-Methyl-2-pentanone(MIBK)	ND	0.240	ND	0.98	111	ND	ND	ND	ND	NC	70 - 130	25
Acetone	ND	0.420	ND	1.00	102	33.9	34.4	14.3	14.5	1.4	70 - 130	25
Acrylonitrile	ND	0.460	ND	1.00	131	ND	ND	ND	ND	NC	70 - 130	25
Benzene	ND	0.310	ND	0.99	106	ND	ND	ND	ND	NC	70 - 130	25
Benzyl chloride	ND	0.190	ND	0.98	150	ND	ND	ND	ND	NC	70 - 130	25
Bromodichloromethane	ND	0.150	ND	1.00	109	ND	ND	ND	ND	NC	70 - 130	25
Bromoform	ND	0.097	ND	1.00	117	ND	ND	ND	ND	NC	70 - 130	25
Bromomethane	ND	0.260	ND	1.01	103	ND	ND	ND	ND	NC	70 - 130	25
Carbon Disulfide	ND	0.320	ND	1.00	108	ND	ND	ND	ND	NC	70 - 130	25
Carbon Tetrachloride	ND	0.032	ND	0.20	106	0.43	0.43	0.069	0.069	NC	70 - 130	25
Chlorobenzene	ND	0.220	ND	1.01	113	ND	ND	ND	ND	NC	70 - 130	25
Chloroethane	ND	0.380	ND	1.00	99	ND	ND	ND	ND	NC	70 - 130	25
Chloroform	ND	0.200	ND	0.98	104	ND	ND	ND	ND	NC	70 - 130	25
Chloromethane	ND	0.480	ND	0.99	104	2.41	2.17	1.17	1.05	NC	70 - 130	25
Cis-1,2-Dichloroethene	ND	0.050	ND	0.20	104	ND	ND	ND	ND	NC	70 - 130	25
cis-1,3-Dichloropropene	ND	0.220	ND	1.00	108	ND	ND	ND	ND	NC	70 - 130	25
Cyclohexane	ND	0.290	ND	1.00	101	ND	ND	ND	ND	NC	70 - 130	25
Dibromochloromethane	ND	0.120	ND	1.02	113	ND	ND	ND	ND	NC	70 - 130	25
Dichlorodifluoromethane	ND	0.200	ND	0.99	111	2.37	2.39	0.479	0.484	NC	70 - 130	25

QA/QC Data

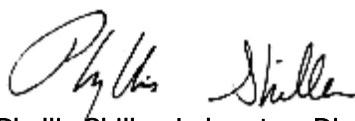
SDG I.D.: GCV01081

Parameter	Blk ppbv	Blk RL ppbv	Blk ug/m3	Blk RL ug/m3	LCS %	Sample Result ug/m3	Sample Dup ug/m3	Sample Result ppbv	Sample Dup ppbv	DUP RPD	% Rec Limits	% RPD Limits
Ethanol	ND	0.530	ND	1.00	97	64.0	62.7	34.0	33.3	2.1	70 - 130	25
Ethyl acetate	ND	0.280	ND	1.01	114	ND	ND	ND	ND	NC	70 - 130	25
Ethylbenzene	ND	0.230	ND	1.00	120	ND	ND	ND	ND	NC	70 - 130	25
Heptane	ND	0.240	ND	0.98	108	ND	ND	ND	ND	NC	70 - 130	25
Hexachlorobutadiene	ND	0.094	ND	1.00	111	ND	ND	ND	ND	NC	70 - 130	25
Hexane	ND	0.280	ND	0.99	107	1.01	1.02	0.286	0.289	NC	70 - 130	25
Isopropylalcohol	ND	0.410	ND	1.01	105	4.18	4.20	1.70	1.71	NC	70 - 130	25
Isopropylbenzene	ND	0.200	ND	0.98	114	ND	ND	ND	ND	NC	70 - 130	25
m,p-Xylene	ND	0.230	ND	1.00	125	2.52	2.44	0.581	0.563	NC	70 - 130	25
Methyl Ethyl Ketone	ND	0.340	ND	1.00	106	1.96	1.96	0.666	0.664	NC	70 - 130	25
Methyl tert-butyl ether(MTBE)	ND	0.280	ND	1.01	109	ND	ND	ND	ND	NC	70 - 130	25
Methylene Chloride	ND	0.860	ND	2.99	99	ND	ND	ND	ND	NC	70 - 130	25
Naphthalene	ND	0.200	ND	1.05	101	ND	ND	ND	ND	NC	70 - 130	25
n-Butylbenzene	ND	0.180	ND	0.99	125	ND	ND	ND	ND	NC	70 - 130	25
o-Xylene	ND	0.230	ND	1.00	119	1.01	ND	0.233	ND	NC	70 - 130	25
Propylene	ND	0.580	ND	1.00	104	ND	ND	ND	ND	NC	70 - 130	25
sec-Butylbenzene	ND	0.180	ND	0.99	120	ND	ND	ND	ND	NC	70 - 130	25
Styrene	ND	0.230	ND	0.98	126	1.63	1.57	0.382	0.368	NC	70 - 130	25
Tetrachloroethene	ND	0.037	ND	0.25	110	0.58	0.58	0.086	0.085	NC	70 - 130	25
Tetrahydrofuran	ND	0.340	ND	1.00	101	ND	ND	ND	ND	NC	70 - 130	25
Toluene	ND	0.270	ND	1.02	113	8.78	8.66	2.33	2.30	1.3	70 - 130	25
Trans-1,2-Dichloroethene	ND	0.250	ND	0.99	108	ND	ND	ND	ND	NC	70 - 130	25
trans-1,3-Dichloropropene	ND	0.220	ND	1.00	111	ND	ND	ND	ND	NC	70 - 130	25
Trichloroethene	ND	0.037	ND	0.20	110	ND	ND	ND	ND	NC	70 - 130	25
Trichlorofluoromethane	ND	0.180	ND	1.01	106	1.18	1.13	0.211	0.202	NC	70 - 130	25
Trichlorotrifluoroethane	ND	0.130	ND	1.00	106	ND	ND	ND	ND	NC	70 - 130	25
Vinyl Chloride	ND	0.078	ND	0.20	102	ND	ND	ND	ND	NC	70 - 130	25
% Bromofluorobenzene	94	%	94	%	99	103	102	103	102	NC	70 - 130	25
% IS-1,4-Difluorobenzene	93	%	93	%	100	91	93	91	93	NC	60 - 140	25
% IS-Bromochloromethane	94	%	94	%	99	94	95	94	95	NC	60 - 140	25
% IS-Chlorobenzene-d5	91	%	91	%	105	89	95	89	95	NC	60 - 140	25

I = This parameter is outside laboratory LCS/LCSD specified recovery limits.

If there are any questions regarding this data, please call Phoenix Client Services at extension 200.

- RPD - Relative Percent Difference
- LCS - Laboratory Control Sample
- LCSD - Laboratory Control Sample Duplicate
- MS - Matrix Spike
- MS Dup - Matrix Spike Duplicate
- NC - No Criteria
- Intf - Interference
- (ISO) - Isotope Dilution


 Phyllis Shiller, Laboratory Director
 December 24, 2025

Wednesday, December 24, 2025

Criteria: None

State: NY

Sample Criteria Exceedances Report

GCV01081 - TOUCHSTONE

SampNo	Acode	Phoenix Analyte	Criteria	Result	RL	Criteria	RL Criteria	Analysis Units
--------	-------	-----------------	----------	--------	----	----------	----------------	-------------------

*** No Data to Display ***

Phoenix Laboratories does not assume responsibility for the data contained in this exceedance report. It is provided as an additional tool to identify requested criteria exceedences. All efforts are made to ensure the accuracy of the data (obtained from appropriate agencies). A lack of exceedence information does not necessarily suggest conformance to the criteria. It is ultimately the site professional's responsibility to determine appropriate compliance.



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823



Analysis Comments

December 24, 2025

SDG I.D.: GCV01081

The following analysis comments are made regarding exceptions to criteria not already noted in the Analysis Report or QA/QC Report: None.

APPENDIX C – FIELD FORMS AND PHOTOS

12/19/2025

Former Duraspec Plating Site
 Field Measurements Or Observations To Be Collected During Indoor Air Sampling Events

Date:

Remedial System Component	Monitoring Parameter	Measured Or Observed Value	Monitoring Schedule
SSD System Fan	Vacuum during annual inspection	S-1 <u>1.398</u> In. of water P-1 <u>1.518</u> In. of water P-2 <u>1.686</u> In. of water O-2 <u>1.663</u> In. of water	Annually
Vacuum Monitoring Points	VMP-1 VMP-2 VMP-3 VMP-4 VMP-5	<u>0.128</u> In. of water <u>0.288</u> In. of water <u>0.346</u> In. of water <u>0.402</u> In. of water <u>0.069</u> In. of water	Annually
Duct Work	Condition during visit (circle one)	<u>Excellent</u> Good, Needs Repair	Annually
Basement Floors	Condition during visit (circle one)	<u>Excellent</u> Good, Needs Repair	Annually

Inventory Of Products Stored In Basement and First Floor

Same as last year.

1st Floor Furniture, statues, artificial flowers, plastic candle holders, metal frames, plaster decorations items. Rust-oleum spray paint, clothing detergent, can of fluid film (penetrant and lubricant)

Basement: artificial flowers, wood frames, plastic bags, containers, carpet fabric, metal frames cardboard boxes

Comments:

Sub-Slab Depressurization System Inspection Report

Client: Former Duraspec Plating Site

Location of sub-slab depressurization-mitigation system: Active SSDS

This inspection was performed in substantial compliance with InterNACHI's *International Standards of Practice for Inspecting Sub-slab depressurization Systems*. It is designed to provide an indication as to whether or not the sub-slab depressurization mitigation system was installed improperly, is not performing as designed, or is in need of repair. It is not a substitute for a sub-slab depressurization level measurement.

The inspector noted that the sub-slab depressurization-mitigation system type was:

- active sub-slab depressurization;
- passive sub-slab depressurization;
- sump (pit) depressurization (active);
- drain-tile depressurization;
- sub-membrane depressurization;
- hollow-block wall depressurization;
- crawlspace depressurization; or
- heat-recovery ventilation.

Drain-Tile Depressurization

System

The inspector noted that the drain pipes that extend to daylight were missing devices, such as one-way flow valves or water traps, that prevent outdoor air from entering the sub-slab area.

Sub-Membrane Depressurization System

The inspector noted that the vapor retarder used for the sub-membrane depressurization system (passive or active) had seams that were lapped less than 12 inches, or edges that were not sealed to the walls, posts or other penetrations.

Hollow-Block Wall Depressurization System

___ The inspector noted that the hollow-block walls had cracks, openings or open top-courses.

Crawlspace Depressurization System

___ The inspector noted that the crawlspace had the presence of asbestos-like material, or combustible fuel-served appliances located within the crawlspace or spaces adjacent to the crawlspace.

Heat-Recovery Ventilation (HRV) System

___ The inspector noted the area around the HRV system had the presence of asbestos-like material.

Piping and Fittings

___ The inspector noted piping that is not PVC, ABS or downspout (outside).

___ The inspector noted piping subjected to weather or physical damage that was not Schedule 40.

___ The inspector noted pipe and fitting connections of different materials.

___ The inspector noted piping that wasn't solid or rigid.

___ The inspector noted reducers that were installed in the direction of air flow.

___ The inspector noted piping that was not continually sloped toward the suction point(s).

Piping Supports

___ The inspector noted supports installed more than 6 feet apart on horizontal runs.

___ The inspector noted supports installed more than 8 feet apart on vertical runs.

Discharges

___ The inspector noted discharges less than 10 feet above ground level.

___ The inspector noted discharges less than 6 inches above a roof edge, rake or gable that its stack passed by.

___ The inspector noted discharges that exhausted less than 12 inches above a roof surface through which its stack pipe passed.

___ The inspector noted discharges that exhausted below the roof surface of the highest roof of the building.

___ The inspector noted discharges within 2 feet directly above or less than 10 feet from a window, door or opening.

Sub-slab depressurization Fan

___ The inspector noted interior sub-slab depressurization fans installed in occupied or conditioned spaces.

___ The inspector noted exterior sub-slab depressurization fans installed underground.

___ The inspector noted sub-slab depressurization fans that were not connected to the piping with removable couplings or flexible connections.

___ The inspector noted sub-slab depressurization fans that were not mounted vertically. Condensate Bypass

___ The inspector noted missing condensate bypass mechanisms on a system in a cold climate.

Electrical

___ The inspector noted cord and plug assemblies supplying power to sub-slab depressurization fans that were more than 6 feet in length.

___ The inspector noted cord and plug assemblies supplying power to sub-slab depressurization fans that passed through walls, floors or ceilings, or were concealed within building components.

___ The inspector noted missing means of disconnect, such as a dedicated, labeled electrical breaker or switch, or an electrical plug cord.

___ The inspector noted means of disconnects not in sight of their sub-slab depressurization fans.

___ The inspector noted missing grounded receptacles (required within 6 feet of sub-slab depressurization fans installed under roofs).

___ The inspector noted missing GFCI receptacles (required within 6 feet of sub-slab depressurization fans installed above roofs).

___ The inspector noted missing electrical junction boxes (required within 6 feet of sub-slab depressurization fan locations of both active and passive systems).

Condensate Drainpipes

___ The inspector noted condensate drainpipes that were not directed into condensate pumps, not directed into trapped floor drains, or did not have 6-inch or greater standing water-trap seals.

Monitoring Device

___ The inspector noted missing air-flow or pressure-monitoring devices, which are required to provide easily visible or audible indication of system failure or performance in active systems.

Labeling

___ The inspector noted missing piping labels (required on each floor to identify piping as part of a sub-slab depressurization system).

___ The inspector noted missing labels on the plastic vapor barrier (if installed).

___ The inspector noted labels that are illegible from a distance of 3 feet.

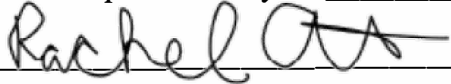
___ The inspector noted piping or vapor barrier labels that failed to display one the following: "Sub-slab depressurization-Mitigation System," "Sub-slab depressurization-Reduction System," "Sub-slab depressurization System" or "Sub-slab depressurization-

Removal System.”

___ The inspector noted a missing main label that contains the mitigator’s name and contact information, date of installation, and a recommendation to test the building for sub-slab depressurization every two years.

___ The inspector noted a missing “Sub-slab depressurization,” “Sub-slab depressurization Fan” or “Sub-slab depressurization System” label at the disconnect breaker controlling the electrical circuit to the sub-slab depressurization fan.

This inspection was performed by: Touchstone Environmental Geology, PC

Signature: Rachel 

SITE INSPECTION CHECKLIST

Site Inspection Checklist – Cover System

Date: 12/19/2025

Time: _____

Former Duraspec Plating Site

Inspector Name/Organization: Touchstone Environmental Geology, PC

Inspector Telephone Number: _____

Visual Inspection of Building 12/19/2025 :

Inspect concrete / pavement for cracks, perforations, patching, and evidence of flooding.

Describe general condition of concrete: Good condition

Describe any cracks or new perforations: N/A

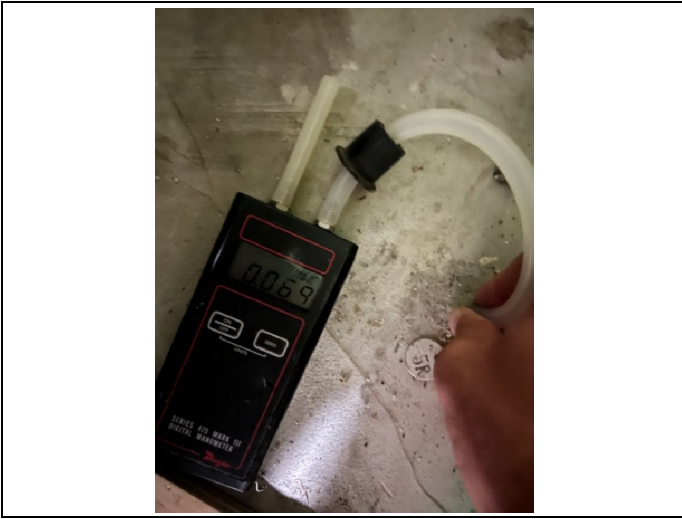
Describe any patching: None

Describe any evidence of flooding: None

Repairs needed and/or maintenance needed at this time? Yes No

Signature: Rachel [Signature]

Date: 12/19/2025



1. Reading from SVI Point



2. Reading from SSD Riser Pipes



3. SSD Riser Pipe



4. SSD Riser Pipe



5. Collection of IA-2 (Basement)



6. View of Material in the Basement



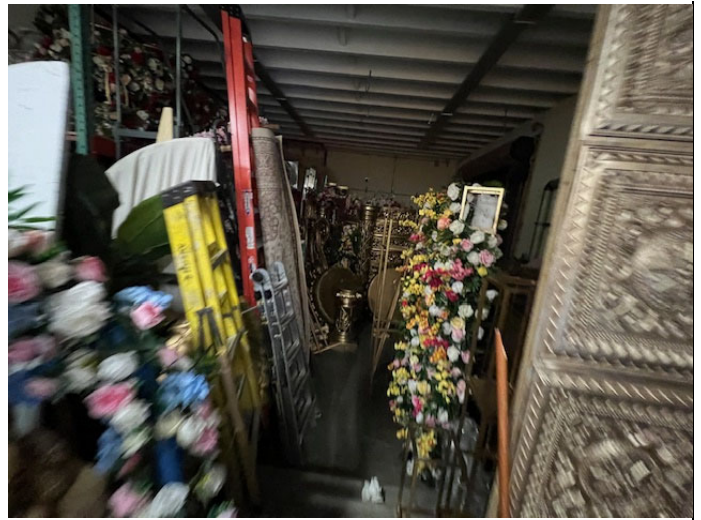
7. View of Material in the Basement



8. Collection of IA-1 (First Floor)



9. View of Material on First Floor



View of Material on First Floor

APPENDIX D – DUSR

**DATA USABILITY SUMMARY REPORT
FORMER DURASPEC ELECTROPLATING, JAMAICA, NEW YORK**

Client: Touchstone Environmental, Centereach, New York
SDG: GCV01081
Laboratory: Phoenix Environmental Laboratories Inc., Manchester, Connecticut
Site: Former Duraspec Electroplating, Jamaica, New York
Date: April 20, 2026

EDS ID	Client Sample ID	Laboratory Sample ID	Matrix
1	IA-2	CV01081	Air
2	IA-1	CV01082	Air

A Data Usability Summary Review was performed on the analytical data for two air samples collected on December 19, 2025 by Touchstone Environmental at the Former Duraspec Electroplating site in the Jamaica, New York. The samples were analyzed under “Compendium of Methods for the Determination of Toxic Organic Compounds in Ambient Air, Second Edition January 1999, EPA/625/R-96/010B”, Compendium Method TO-15, “Determination of Volatile Organic Compounds (VOCs) in Air Collected in Specially-Prepared Canisters and Analyzed by Gas Chromatography/Mass Spectrometry (GC/MS)”.

Specific method references are as follows:

Analysis
VOCs

Method References
USEPA Method TO-15

The data have been validated according to the protocols and quality control (QC) requirements of the analytical method and the USEPA National Functional Guidelines for Organic Data Review as follows:

- The USEPA “Contract Laboratories Program National Functional Guidelines for Organic Superfund Methods Data Review,” November 2020;
- and the reviewer's professional judgment.

The following items/criteria were reviewed for this report:

Organics

- Data Completeness
- Cover letter, Narrative, and Data Reporting Forms
- Canister Certification Blanks
- Canister Certification Pressures Differences
- Chains-of-Custody and Traffic Reports
- Holding Times and sample preservation

- GC/MS Tuning
- Initial and Continuing Calibration Summaries
- Method Blank Contamination
- Laboratory Control Sample (LCS) recoveries
- Internal Standard (IS) Area Performance
- Compound Quantitation
- Field Duplicate Sample Precision

Data Usability Assessment

There were no rejections of data.

The data are acceptable for the intended purposes as qualified for the deficiencies detailed in this report.

Please note that any results qualified (U) due to blank contamination may be then qualified (J) due to another action. Therefore, the results may be qualified (UJ) due to the culmination of the blank contamination and actions from other exceedances of QC criteria.

Data Completeness

- The data is a complete Category B data package as defined under the requirements for the NYS Department of Environmental Conservation Analytical Services Protocol.

Volatile Organic Compounds (VOC)

Cover letter, Narrative, and Data Reporting Forms

- All criteria were met.

Canister Certification Blanks

- The batch blank checks were non-detect or < RL.

Canister Certification Pressures Differences

- All criteria were met.

Chains-of-Custody and Traffic Reports

- All criteria were met.

Holding Times

- All samples were analyzed within 30 days for air samples.

GC/MS Tuning

- All criteria were met.

Initial Calibration

- The following table presents compounds that exceeded percent relative standard deviation (%R) in the initial calibration (ICV). A low %R indicates poor instrument sensitivity for these compounds. Positive results for these compounds in the affected samples are considered estimated and qualified (J). Non-detect results for these compounds in the affected samples are rejected (R) and are unusable for project objectives. A high %RSD may indicate a potential high or low bias. All results for these compounds in affected samples are considered estimated and qualified (J/UJ).

ICV Date	Compound	%R	Qualifier	Affected Samples
11/16/25	Benzyl Chloride	143%	None	All Associated ND

Continuing Calibration

- The following table presents compounds that exceeded percent difference (%D) and/or RRF values <0.05 (0.01 for poor performers) in the continuing calibration (CCAL). A low RRF indicates poor instrument sensitivity for these compounds. Positive results for these compounds in the affected samples are considered estimated and qualified (J). Non-detect results for these compounds in the affected samples are rejected (R) and are unusable for project objectives. A high %D may indicate a potential high or low bias. All results for these compounds in affected samples are considered estimated and qualified (J/UJ).

CCAL Date	Compound	%D/RRF	Qualifier	Affected Samples
12/22/25 (1344)	2-Hexanone	33.0%	UJ	All Samples
	Naphthalene	61.0%		
	1,2,4-Trichlorobenzene (sim)	40.0%		

Method Blank

- The method blanks were free of contamination.

Laboratory Control Samples

- The following table presents LCS percent recoveries (%R) outside the QC limits. A low %R may indicate a potential low bias while a high %R may indicate a potential high bias. For a low %R, positive results are considered estimated and qualified (J) while non-detects are estimated and qualified (UJ). For a high %R, positive results are considered estimated and qualified (J). Results are valid and usable, however possibly biased.

LCS ID	Compound	%R	Qualifier	Affected Samples
CV01081 LCS	Acrylonitrile	131%	None	All Associated ND
	Benzyl Chloride	150%		
	1,3-Dichlorobenzene	131%		

Internal Standard (IS) Area Performance

- All internal standards met response and retention time (RT) criteria.

Compound Quantitation

- All criteria were met.

Field Duplicate Sample Precision

- Field duplicate samples were not collected.

Please contact the undersigned at (561) 475-2000 if you have any questions or need further information.

Signed: Nancy Weaver Dated: 4/20/26
Nancy Weaver
Senior Chemist

Data Qualifier	Definition
U	The analyte was analyzed for, but was not detected above the level of the reported sample quantitation limit.
J	The analyte is an estimated quantity. The associated numerical value is the approximate concentration of the analyte in the sample.
NJ	The analysis has been "tentatively identified" or "presumptively" as present and the associated numerical value is the estimated concentration in the samples.
UJ	The analyte was analyzed for but was not detected. The reported quantitation limits is approximate and may be inaccurate or imprecise.
R	The data are unusable. The sample results are rejected due to serious deficiencies in meeting QC criteria. The analyte may or may not be present in the samples.

1
AIR ANALYSIS DATA SHEET

CLIENT ID

IA-2

Client: TOUCHSTONE Lab: Phoenix Env. Labs

SDG No.: GCV01081 Lab Sample ID: CV01081

Canister: 5583 Lab File ID: 1222_10.D

Instrument: CHEM24 Column: RTX-1 Date Received: 12/22/25

Purge Volume 200 (cc) Date Analyzed: 12/22/25

Matrix: AIR Dilution Factor: 1

CONCENTRATION UNITS: (ppbv or ug/m3) ppbv

CAS NO.	COMPOUND	CONC.	Q	MDL	PQL	R
115-07-1	Propylene	0.581	U	0.581	0.581	r
75-71-8	Dichlorodifluoromethane	0.479		0.202	0.202	r
74-87-3	Chloromethane	1.17		0.485	0.485	r
106-99-0	1,3-Butadiene	0.452	U	0.452	0.452	r
75-00-3	Chloroethane	0.379	U	0.379	0.379	r
64-17-5	Ethanol	34.1	S	0.531	0.531	r
67-64-1	Acetone	14.3	S	0.421	0.421	r
75-69-4	Trichlorofluoromethane	0.211		0.178	0.178	r
67-63-0	Isopropylalcohol	1.70	S	0.407	0.407	r
107-13-1	Acrylonitrile	0.461	U	0.461	0.461	r
75-09-2	Methylene Chloride	0.863	U	0.863	0.863	r
75-15-0	Carbon Disulfide	0.321	U	0.321	0.321	r
1634-04-4	Methyl tert-butyl ether(MTBE)	0.278	U	0.278	0.278	r
78-93-3	Methyl Ethyl Ketone	0.666		0.339	0.339	r
110-54-3	Hexane	0.286	S	0.284	0.284	r
141-78-6	Ethyl acetate	0.278	U	0.278	0.278	r
109-99-9	Tetrahydrofuran	0.339	U	0.339	0.339	r
71-43-2	Benzene	0.313	U	0.313	0.313	r
110-82-7	Cyclohexane	0.291	U	0.291	0.291	r
540-84-1	2,2,4-trimethylpentane	0.215	U	0.215	0.215	r
142-82-5	Heptane	0.244	U	0.244	0.244	r
108-10-1	4-Methyl-2-pentanone(MIBK)	0.244	U	0.244	0.244	r
10061-02-6	trans-1,3-Dichloropropene	0.221	U	0.221	0.221	r
108-88-3	Toluene	2.33		0.266	0.266	r
591-78-6	2-Hexanone(MBK)	0.244	S <i>WJ</i>	0.244	0.244	r
630-20-6	1,1,1,2-Tetrachloroethane	0.146	U	0.146	0.146	r
108-90-7	Chlorobenzene	0.217	U	0.217	0.217	r
100-41-4	Ethylbenzene	0.230	U	0.230	0.230	r
179601-23-1	m,p-Xylene	0.581		0.230	0.230	r
100-42-5	Styrene	0.382		0.235	0.235	r
95-47-6	o-Xylene	0.233		0.230	0.230	r
98-82-8	Isopropylbenzene	0.204	U	0.204	0.204	r
622-96-8	4-Ethyltoluene	0.448		0.204	0.204	r
108-67-8	1,3,5-Trimethylbenzene	0.248		0.204	0.204	r
95-63-6	1,2,4-Trimethylbenzene	0.771		0.204	0.204	r
91-20-3	Naphthalene	0.200	S <i>WJ</i>	0.200	0.200	r

FORM I AIR

r=Result Reported U=Not Detected D=Reported Dilution E/J=Estimated Value X=Not Used S=Lab Solvent

New 4/12/26

1
AIR ANALYSIS DATA SHEET

CLIENT ID

IA-2

Client: TOUCHSTONE Lab: Phoenix Env. Labs

SDG No.: GCV01081 Lab Sample ID: CV01081

Canister: 5583 Lab File ID: 1222_10.D

Instrument: CHEM24 Column: RTX-1 Date Received: 12/22/25

Purge Volume 200 (cc) Date Analyzed: 12/22/25

Matrix: AIR Dilution Factor: 1

CONCENTRATION UNITS: (ppbv or ug/m3) ppbv

CAS NO.	COMPOUND	CONC.	Q	MDL	PQL	R
76-14-2	1,2-Dichlorotetrafluoroethane(sim)	0.143	U	0.143	0.143	r
75-01-4	Vinyl Chloride(sim)	0.078	U	0.078	0.078	r
74-83-9	Bromomethane(sim)	0.258	U	0.258	0.258	r
107-06-2	1,2-Dichloroethane(sim)	0.247	U	0.247	0.247	r
71-55-6	1,1,1-Trichloroethane(sim)	0.183	U	0.183	0.183	r
56-23-5	Carbon Tetrachloride(sim)	0.069		0.032	0.032	r
75-35-4	1,1-Dichloroethene(sim)	0.051	U	0.051	0.051	r
76-13-1	Trichlorotrifluoroethane(sim)	0.131	U	0.131	0.131	r
156-60-5	Trans-1,2-Dichloroethene(sim)	0.252	U	0.252	0.252	r
75-34-3	1,1-Dichloroethane(sim)	0.247	U	0.247	0.247	r
156-59-2	Cis-1,2-Dichloroethene(sim)	0.051	U	0.051	0.051	r
67-66-3	Chloroform(sim)	0.205	U	0.205	0.205	r
78-87-5	1,2-dichloropropane(sim)	0.217	U	0.217	0.217	r
75-27-4	Bromodichloromethane(sim)	0.149	U	0.149	0.149	r
79-01-6	Trichloroethene(sim)	0.037	U	0.037	0.037	r
123-91-1	1,4-Dioxane(sim)	0.278	U	0.278	0.278	r
10061-01-5	cis-1,3-Dichloropropene(sim)	0.221	U	0.221	0.221	r
79-00-5	1,1,2-Trichloroethane(sim)	0.183	U	0.183	0.183	r
124-48-1	Dibromochloromethane(sim)	0.118	U	0.118	0.118	r
106-93-4	1,2-Dibromoethane(EDB)(sim)	0.130	U	0.130	0.130	r
127-18-4	Tetrachloroethene(sim)	0.086		0.037	0.037	r
75-25-2	Bromoform(sim)	0.097	U	0.097	0.097	r
79-34-5	1,1,2,2-Tetrachloroethane(sim)	0.146	U	0.146	0.146	r
100-44-7	Benzyl chloride(sim)	0.193	U	0.193	0.193	r
541-73-1	1,3-Dichlorobenzene(sim)	0.166	U	0.166	0.166	r
106-46-7	1,4-Dichlorobenzene(sim)	0.166	U	0.166	0.166	r
135-98-8	sec-Butylbenzene(sim)	0.182	U	0.182	0.182	r
99-87-6	4-Isopropyltoluene(sim)	0.182	U	0.182	0.182	r
95-50-1	1,2-Dichlorobenzene(sim)	0.166	U	0.166	0.166	r
104-51-8	n-Butylbenzene(sim)	0.182	U	0.182	0.182	r
120-82-1	1,2,4-Trichlorobenzene(sim)	0.135	U <i>WJ</i>	0.135	0.135	r
87-68-3	Hexachlorobutadiene(sim)	0.094	U	0.094	0.094	r

FORM I AIR

r=Result Reported U=Not Detected D=Reported Dilution E/J=Estimated Value X=Not Used S=Lab Solvent

WV 4/20/26

1
AIR ANALYSIS DATA SHEET

CLIENT ID 2

IA-1

Client:	TOUCHSTONE	Lab:	Phoenix Env. Labs
SDG No.:	GCV01081	Lab Sample ID:	CV01082
Canister:	21320	Lab File ID:	1222_12.D
Instrument:	CHEM24	Column:	RTX-1
Purge Volume	200 (cc)	Date Received:	12/22/25
Matrix:	AIR	Date Analyzed:	12/22/25
		Dilution Factor:	1

CONCENTRATION UNITS: (ppbv or ug/m3) ppbv

CAS NO.	COMPOUND	CONC.	Q	MDL	PQL	R
115-07-1	Propylene	0.581	U	0.581	0.581	r
75-71-8	Dichlorodifluoromethane	0.455		0.202	0.202	r
74-87-3	Chloromethane	1.07		0.485	0.485	r
106-99-0	1,3-Butadiene	0.452	U	0.452	0.452	r
75-00-3	Chloroethane	0.379	U	0.379	0.379	r
64-17-5	Ethanol	23.4	S	0.531	0.531	r
67-64-1	Acetone	13.4	S	0.421	0.421	r
67-63-0	Isopropylalcohol	1.91	S	0.407	0.407	r
107-13-1	Acrylonitrile	0.461	U	0.461	0.461	r
75-09-2	Methylene Chloride	0.863	U	0.863	0.863	r
75-15-0	Carbon Disulfide	0.321	U	0.321	0.321	r
1634-04-4	Methyl tert-butyl ether(MTBE)	0.278	U	0.278	0.278	r
78-93-3	Methyl Ethyl Ketone	0.379		0.339	0.339	r
110-54-3	Hexane	0.284	U	0.284	0.284	r
141-78-6	Ethyl acetate	0.278	U	0.278	0.278	r
109-99-9	Tetrahydrofuran	0.339	U	0.339	0.339	r
71-43-2	Benzene	0.313	U	0.313	0.313	r
110-82-7	Cyclohexane	0.291	U	0.291	0.291	r
540-84-1	2,2,4-trimethylpentane	0.215	U	0.215	0.215	r
142-82-5	Heptane	0.244	U	0.244	0.244	r
108-10-1	4-Methyl-2-pentanone(MIBK)	0.244	U	0.244	0.244	r
10061-02-6	trans-1,3-Dichloropropene	0.221	U	0.221	0.221	r
108-88-3	Toluene	1.38		0.266	0.266	r
591-78-6	2-Hexanone(MBK)	0.244	S UJ	0.244	0.244	r
630-20-6	1,1,1,2-Tetrachloroethane	0.146	U	0.146	0.146	r
108-90-7	Chlorobenzene	0.217	U	0.217	0.217	r
100-41-4	Ethylbenzene	0.230	U	0.230	0.230	r
100-42-5	Styrene	0.235	U	0.235	0.235	r
95-47-6	o-Xylene	0.230	U	0.230	0.230	r
98-82-8	Isopropylbenzene	0.204	U	0.204	0.204	r
622-96-8	4-Ethyltoluene	0.204	U	0.204	0.204	r
108-67-8	1,3,5-Trimethylbenzene	0.204	U	0.204	0.204	r
95-63-6	1,2,4-Trimethylbenzene	0.326		0.204	0.204	r
91-20-3	Naphthalene	0.200	S UJ	0.200	0.200	r
76-14-2	1,2-Dichlorotetrafluoroethane(sim)	0.143	U	0.143	0.143	r
75-01-4	Vinyl Chloride(sim)	0.078	U	0.078	0.078	r

FORM I AIR

r=Result Reported U=Not Detected D=Reported Dilution E/J=Estimated Value X=Not Used S=Lab Solvent

MW 4/20/26

1
AIR ANALYSIS DATA SHEET

CLIENT ID

2

IA-1

Client:	TOUCHSTONE	Lab:	Phoenix Env. Labs
SDG No.:	GCV01081	Lab Sample ID:	CV01082
Canister:	21320	Lab File ID:	1222_12.D
Instrument:	CHEM24	Column:	RTX-1
Purge Volume	200	(cc)	Date Received:
			12/22/25
Matrix:	AIR	Dilution Factor:	1

CONCENTRATION UNITS: (ppbv or ug/m3) ppbv

CAS NO.	COMPOUND	CONC.	Q	MDL	PQL	R
74-83-9	Bromomethane(sim)	0.258	U	0.258	0.258	r
75-69-4	Trichlorofluoromethane(sim)	0.195		0.178	0.178	r
107-06-2	1,2-Dichloroethane(sim)	0.247	U	0.247	0.247	r
71-55-6	1,1,1-Trichloroethane(sim)	0.183	U	0.183	0.183	r
56-23-5	Carbon Tetrachloride(sim)	0.070		0.032	0.032	r
75-35-4	1,1-Dichloroethene(sim)	0.051	U	0.051	0.051	r
76-13-1	Trichlorotrifluoroethane(sim)	0.131	U	0.131	0.131	r
156-60-5	Trans-1,2-Dichloroethene(sim)	0.252	U	0.252	0.252	r
75-34-3	1,1-Dichloroethane(sim)	0.247	U	0.247	0.247	r
156-59-2	Cis-1,2-Dichloroethene(sim)	0.051	U	0.051	0.051	r
67-66-3	Chloroform(sim)	0.205	U	0.205	0.205	r
78-87-5	1,2-dichloropropane(sim)	0.217	U	0.217	0.217	r
75-27-4	Bromodichloromethane(sim)	0.149	U	0.149	0.149	r
79-01-6	Trichloroethene(sim)	0.037	U	0.037	0.037	r
123-91-1	1,4-Dioxane(sim)	0.278	U	0.278	0.278	r
10061-01-5	cis-1,3-Dichloropropene(sim)	0.221	U	0.221	0.221	r
79-00-5	1,1,2-Trichloroethane(sim)	0.183	U	0.183	0.183	r
124-48-1	Dibromochloromethane(sim)	0.118	U	0.118	0.118	r
106-93-4	1,2-Dibromoethane(EDB)(sim)	0.130	U	0.130	0.130	r
127-18-4	Tetrachloroethene(sim)	0.044		0.037	0.037	r
75-25-2	Bromoform(sim)	0.097	U	0.097	0.097	r
179601-23-1	m,p-Xylene(sim)	0.341		0.230	0.230	r
79-34-5	1,1,2,2-Tetrachloroethane(sim)	0.146	U	0.146	0.146	r
100-44-7	Benzyl chloride(sim)	0.193	U	0.193	0.193	r
541-73-1	1,3-Dichlorobenzene(sim)	0.166	U	0.166	0.166	r
106-46-7	1,4-Dichlorobenzene(sim)	0.166	U	0.166	0.166	r
135-98-8	sec-Butylbenzene(sim)	0.182	U	0.182	0.182	r
99-87-6	4-Isopropyltoluene(sim)	0.182	U	0.182	0.182	r
95-50-1	1,2-Dichlorobenzene(sim)	0.166	U	0.166	0.166	r
104-51-8	n-Butylbenzene(sim)	0.182	U	0.182	0.182	r
120-82-1	1,2,4-Trichlorobenzene(sim)	0.135	X	0.135	0.135	r
87-68-3	Hexachlorobutadiene(sim)	0.094	U	0.094	0.094	r

FORM I AIR

r=Result Reported U=Not Detected D=Reported Dilution E/J=Estimated Value X=Not Used S=Lab Solvent

MS 4/12/26