12 FRANKLIN STREET

KINGS COUNTY

GREENPOINT, NEW YORK

INTERIM SITE MANAGEMENT PLAN

NYSDEC Site Number: C224286

Prepared for:

Franklin Point LLC

Franklin Point Holding LLC

111 Franklyn LLC

175 Great Neck Road, Suite #407

Great Neck, New York 11021

Prepared by:

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Islandia, New York 11749

631-232-2600

Revisions to Final Approved Interim Site Management Plan:

Revision No.	Date Submitted	Summary of Revision	NYSDEC Approval Date

JULY 2025

CERTIFICATION STATEMENT

I, David Kaiser, certify that I am currently a NYS registered professional engineer as defined in 6 NYCRR Part 375 and that this Interim Site Management Plan was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).

_____ P.E.

July 25, 2025 DATE

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ES EXECUTIVE SUMMARY

This Interim Site Management Plan (ISMP) is a required element of the remedial program for the property located at 12 Franklin Street (Tax Block 2614, Lot 3) in Greenpoint, Brooklyn, New York (hereinafter referred to as the "Site"). The Site is in the New York State Brownfield Cleanup Program (BCP), which is administered by the New York State Department of Environmental Conservation (NYSDEC) and was assigned BCP Site No. C224286. The Brownfield Cleanup Agreement (BCA) for the Site is dated March 28, 2019 with an original volunteer known as 12 Franklin Property Co LLC. BCA Amendment No. 1 (September 21, 2023) added Franklin Point LLC as a prospective purchaser of the Site. BCA Amendment No. 2 (January 8, 2024) was executed to reflect the ownership transfer to Franklin Point Holding LLC (93.48% Interest; wholly owned by prospective purchaser Franklin Point LLC) and 111 Franklyn LLC (6.52% Interest), by deed dated October 26, 2023. Both of these new owners were added to the BCA as volunteers at this time, Franklin Point Holding LLC became the primary remedial party for this Site as a volunteer and the original Volunteer 12 Franklin Property Co LLC was removed from the BCA at this time.

The interim remedial measures (IRMs) performed at the Site to date were performed in accordance with the IRM Work Plan (IRMWP) dated January 25, 2024, which was approved by the NYSDEC on February 8, 2024, and the IRMWP Addendum dated May 16, 2024, which was approved by the NYSDEC on August 27, 2024. A Construction Completion Report (CCR) dated May 1, 2025, was prepared to document the completion of the IRMs, which was approved on May 22, 2025 subject to the preparation and approval of this IRM Site Management Plan (ISMP).

The following provides a brief summary of the interim controls implemented for the Site, as well as the inspections, monitoring, maintenance, and reporting activities required by this ISMP:

Site Identification:	BCP Site No. C224286 12 Franklin Street Greenpoint, Brooklyn 11222

Interim Engineering Controls:	1. Cover system
	2. Combined Sub-slab Depressurization/Soil Vapor Extraction System (SSD/SVE System)
Inspections:	Frequency
1. Cover inspection	Annually After emergencies (e.g., fire or flood) and after a severe weather event
2. SSD/SVE System Visual Inspection	Quarterly
3. Routine SSD/SVE System Detailed Operation Inspection	Quarterly SSDS/SVES vacuum measurements at sub-slab monitoring points and riser sampling ports.
4. Non-Routine SSD/SVE System Detailed Operation Inspection	As needed for troubleshooting, following manufacturer's specifications. After an alarm condition is noted by the Owner/building occupants.
Sampling	
1. Soil Vapor Intrusion Sampling	One event upon request to shut down SSD/SVE system.
Reporting:	Quarterly as noted above

1.0 INTRODUCTION

1.1 General

This Interim Site Management Plan (ISMP) is a required element of the remedial program for the BCP Site No. C224286 located at 12 Franklin Street (Tax Block 2614, Lot 3) in the Greenpoint section of the Borough of Kings, in the City and State of New York (hereinafter referred to as the "Site"). A Site location map is provided as Figure 1.

The Brownfield Cleanup Agreement (BCA) for the Site dated March 28, 2019, was amended pursuant to BCA Amendment No. 1 on September 21, 2023 to add Franklin Point LLC as a prospective purchaser and then again on January 8, 2024 to add new owners Franklin Point Holding LLC (Site Owner and Remedial Party [RP], wholly owned by prospective purchaser Franklin Point LLC) and 111 Franklyn LLC (Site Owner only) to the BCA. A figure showing the Site location and boundaries of this Site is provided in Figure 2.

This ISMP was prepared to maintain any existing Engineering Controls (ECs), and to manage contamination at the Site until a final Site Remedy and final SMP are developed and approved by the NYSDEC. It is important to note that failure to comply with this ISMP is a violation of Environmental Conservation Law, 6NYCRR Part 375 and the BCA (Index #C224286-03-19; Site #C224286) for the Site, and thereby subject to applicable penalties.

All reports associated with the Site can be viewed by contacting the NYSDEC or its successor agency managing environmental issues in New York State. A list of contacts for people involved with the Site is provided in Section 1.2 of this ISMP.

This ISMP was prepared by Roux Environmental Engineering and Geology, D.P.C. on behalf of Volunteers Franklin Point LLC, Franklin Point Holding LLC, and 111 Franklyn LLC in accordance with the requirements of the NYSDEC's Division of Environmental Remediation (DER)-10 ("Technical Guidance for Site Investigation and Remediation"), dated May 3, 2010, and the guidelines provided by the NYSDEC. This ISMP outlines the procedures for implementing any ECs that will be required for the Site prior to the implementation of the Site Remedy and approval of the final SMP.

1.2 Site Contacts

Table A provides contact information for the contacts for this Site. The information on this table will be updated as necessary to provide accurate contact information.

Table A: Site Contacts

Name	Contact Information
Roux Professional Engineer: David Kaiser, P.E.	(631) 232-2600 dkaiser@rouxinc.com
NYSDEC Project Manager: Richard P. Mustico	(518) 402-9647 richard.mustico1@dec.ny.gov
NYSDEC Section Chief: William Bennett	(518) 402-9659 william.bennett@dec.ny.gov
NYSDEC Site Control: Kelly Lewandowski	(518) 402-9569 kelly.lewandowski@dec.ny.gov
New York State Department of Health (NYSDOH) Project Manager: Steven G. Berninger	Steven.Berninger@health.ny.gov

*Note: Notifications are subject to change and will be updated, as necessary.

2.0 INTERIM ENGINEERING CONTROL PLAN

2.1 General

Because remaining contamination exists at the Site, ECs are required to protect human health and the environment until the final Site Remedy is implemented and the continued need for these controls is re-evaluated. This EC Plan describes the procedures for the implementation and management of all existing ECs at the Site. This EC Plan is one component of the ISMP and is subject to revision by the NYSDEC project manager.

This plan provides:

- A description of all ECs on the Site;
- The basic implementation and intended role of each EC;
- A description of the controls to be evaluated during each required inspection and periodic review; and
- Any other provisions necessary to identify or establish methods for implementing the ECs required by the interim remedial measures, as determined by the NYSDEC project manager.

Note: Interim ECs are detailed in Section 2.2. Final ECs will be established upon completion of the final Site Remedy and will be documented in the final SMP.

2.2 Engineering Controls

2.2.1 Site Cover System

Exposure to remaining contamination present at the Site will be prevented through the maintenance of the Site Cover System. Currently, this Site Cover System consists of a concrete slab that covers the entire Site. The extent of the existing Site Cover System is shown on Figure 3.

Prior to any activity that would breach, penetrate, or temporarily remove the Site Cover System, an Excavation Work Plan (EWP) or other work plan deemed suitable to NYSDEC must be submitted to NYSDEC for review and approval. All work conducted under an approved EWP or other suitable work plan must also be performed in accordance with the Health and Safety Plan (HASP) prepared for the Site.

Any disturbance of the Site Cover System must be overseen by a qualified environmental professional (QEP) as defined in 6 NYCRR Part 375, Professional Engineer (PE) who is licensed and registered in New York State, or a qualified person who directly reports to a PE who is licensed and registered in New York State.

Procedures for the inspection and maintenance of this Site Cover System are provided in the Monitoring and Sampling Plan included in Section 3.0 of this ISMP.

2.2.2 Combined Sub-Slab Depressurization and Soil Vapor Extraction System

A combined Sub-Slab Depressurization and Soil Vapor Extraction System (SSD/SVE) system was installed directly beneath the building's foundation slab at the locations shown on Drawing 1. Although the structure consists of five separate tenant spaces, they are physically connected and are referred to herein as a single building for clarity. The SSD/SVE system includes a network of twelve suction points, each consisting of 4-inch perforated polyvinyl chloride (PVC) piping installed within 4-foot by 4-foot gravel-filled pits, which are wrapped in filter fabric. Piping from each pit transitions to 4-inch cast iron riser piping that extends to the roof.

Each exhaust point on the roof rises a minimum of four feet above the roofline and is located at least ten feet from property boundaries and building air intakes (e.g., HVAC systems), in accordance with applicable guidelines. Every group of three suction pits is connected to a dedicated in-line fan (RadonAway #HS5500 In-Line Fan). These fans are used for the SSD and the SVE (Soil Vapor Extraction) portion of the system. The SVE portion of the system is designed to remove potential source material (specifically, volatile organic compounds [VOCs]) present in soil at concentrations exceeding protection of groundwater soil cleanup objectives (PGWSCOs). VOCs sorbed to soil particles are volatilized into the vapor phase and extracted via the fans. The fans are designed for continuous operation. The SSD portion of the SSD/SVE system mitigates any soil vapor intrusion into indoor air inside the building.

Seven sub-slab monitoring points have been installed to evaluate the effectiveness of the SSD/SVE system, which will be continue to be assessed periodically as described herein. Procedures for system operation and maintenance are provided in the Operation and

Maintenance Plan (Section 4.0 of this Interim Site Management Plan). As-built drawing, signed and sealed by a New York State–licensed Professional Engineer (PE), is included as Drawing 1.

2.2.3 Criteria for Completion of Remediation/Termination of Remedial Systems

Generally, remedial processes are considered completed when monitoring indicates that the remedy has achieved the remedial action objectives identified by the decision document. The framework for determining when remedial processes are complete is provided in Section 6.4 of NYSDEC DER-10. A decision document and the final remedy have not yet been prepared for this Site. Therefore, the Site will continue to be managed pursuant to this ISMP until at least the remedial action objectives identified by the decision document in the future are achieved.

3.0 MONITORING AND SAMPLING PLAN

3.1 General

This Monitoring and Sampling Plan outlines the procedures for evaluating the overall performance and effectiveness of the IRMs. Revisions to this plan may only be made with the approval of the NYSDEC project manager. Reporting requirements are provided in Section 5.0 of this ISMP.

3.2 Site-Wide Inspection

Site-wide inspections will be performed at a minimum of once per year. These periodic inspections must be conducted when the ground surface is visible (i.e., no snow cover). Site-wide inspections will be performed by a QEP as defined in 6 NYCRR Part 375, a PE who is licensed and registered in New York State, or a qualified person who directly reports to a PE who is licensed and registered in New York State. Modification to the frequency or duration of the inspections will require approval from the NYSDEC project manager. Site-wide inspections will also be performed after all severe weather conditions that may affect ECs. During these inspections, an inspection form will be completed as provided in Appendix A – Site Management Forms. The form will compile sufficient information to assess the following:

- An evaluation of the condition and continued effectiveness of ECs;
- General Site conditions at the time of the inspection;
- Whether stormwater management systems, such as basins and outfalls, are working as designed;
- The Site management activities being conducted including, where appropriate, confirmation sampling and a health and safety inspection; and
- Confirm that Site records are up to date.

Inspections of all remedial components installed at the Site will be conducted. A comprehensive Site-wide inspection will be conducted and documented according to the ISMP schedule. The inspections will determine and document the following:

- Whether ECs continue to perform as designed;
- If these controls continue to be protective of human health and the environment;

- Compliance with requirements of this ISMP and the BCA;
- Achievement of remedial performance criteria; and
- If Site records are complete and up to date.

Reporting requirements are outlined in Section 5.0 of this plan.

Inspections will also be performed in the event of an emergency. If an emergency, such as a natural disaster or an unforeseen failure of any of the ECs occurs that reduces or has the potential to reduce the effectiveness of ECs in place at the Site, verbal notice to the NYSDEC project manager must be given by noon of the following day. In addition, an inspection of the Site will be conducted within five days of the event to verify the effectiveness of the ECs implemented at the Site by a QEP, as defined in 6 NYCCR Part 375. Written confirmation must be provided to the NYSDEC project manager within seven days of the event that includes a summary of actions taken, or to be taken, and the potential impact to the environment and the public.

3.3 Composite Cover System Monitoring

A composite cover system, consisting of the concrete slab, serves as a protective barrier to mitigate potential of exposure to contamination present at the Site. The cover system plan is presented as Figure 3.

Regular inspections of the cover system must be conducted at least once per year, as well as after any severe weather event or other incident that could potentially impact the integrity of the cover. Inspections must be performed by a Professional Engineer or a qualified environmental professional under the supervision of a Professional Engineer. Unscheduled inspections may also be conducted in response to reported damage, suspected failure, or emergencies that may compromise the cover system.

Modification of the frequency or sampling requirements will require approval from the NYSDEC.

A Site inspection form will be completed during each inspection. The inspection must include sufficient information to certify that all elements of the cover system remain effective and intact and should document any cover system disturbances or damage. Any

damage to the cover system identified during the inspection will be repaired in kind and in compliance with this ISMP.

3.4 Treatment System Monitoring and Sampling

3.4.1 SSD/SVE System Monitoring

Monitoring of the SSD/SVE system will be performed on a routine basis, as identified in Table B - Remedial System Monitoring Requirements and Schedule (see below). The monitoring of remedial systems must be conducted by a PE who is licensed and registered in New York State, or a qualified person who directly reports to a PE who is licensed and registered in New York State. Modification to the frequency or sampling requirements will require approval from the NYSDEC project manager. A visual inspection of the complete system will be conducted during each monitoring event. Unscheduled inspections and/or sampling may take place when a suspected failure of the SSD/SVE system has been reported, or an emergency occurs that is deemed likely to affect the operation of the system. SSD/SVE system components to be monitored include, but are not limited to, the components included in Table B below.

Table B – Remedial System Monitoring Requirements and Schedule

SSDS/SVES Component	Monitoring Parameter	Operating Range	Monitoring Schedule
Vapor Monitoring Points	Pressure	**≤ -0.004 in. w.c.** *(i.e., -0.004 in. w.c. or stronger vacuum)*	Semi-annual
SSD/SVE System Riser Gauge or Sample Ports	Pressure	**≤ -1 in. w.c.** *(i.e., -1 in. w.c. or stronger vacuum)*	Semi-annual
Exposed Piping, Fans, Appurtenances	Visual Inspection	N/A	Semi-annual

A complete list of components to be inspected is provided in the Inspection Checklist, provided in Appendix A – Site Management Forms. If any equipment readings are not within their specified operation range, any equipment is observed to be malfunctioning or the system is not performing within specifications; maintenance and repair, as per the Operation and Maintenance Plan, is required immediately.

3.4.2 SSD/SVE System Sampling

In conformance with the IRMWP and to ensure compliance with NYSDEC emissions standards for the VOCs of concern, a grab effluent air emissions sample was collected from the SSD/SVE system on April 22, 2024, using a negatively pressurized 2.7-liter summa canister. The maximum PID reading of the effluent was 1.8 parts per million (ppm). The sample was submitted to Eurofins TestAmerica, Burlington of South Burlington, Vermont, an ELAP-certified laboratory for chemical analysis via EPA Method TO-15. The emissions sample (EFFLUENT_04222024) was evaluated, and it was determined that treatment of the effluent was not required. An electronic copy of the laboratory data for the effluent sample was provided as Appendix I in the CCR, and the DER/DAR Air Emissions Analysis evaluation was provided in Appendix J of the CCR.

3.4.3 Soil Vapor Intrusion Sampling

Roux performed confirmatory indoor air sampling on the ground floor of the building on January 10, 2025. A total of seven indoor air samples, one ambient air sample and one duplicate indoor air sample were collected using laboratory-supplied, pre-cleaned vacuum canisters with regulators calibrated to collect a sample over an 8-hour period during normal working hours. The intake for the indoor air sample canisters were placed approximately 5 feet above the floor to mimic potential breathing zones. Samples were sent under chain-of-custody procedures to an NYSDOH Environmental Laboratory Approval Program (ELAP)-certified laboratory for analysis.

All samples were analyzed for VOCs via United States Environmental Protection Agency (USEPA) laboratory method TO-15. Roux evaluated the detected compounds in the indoor air samples by comparing them to the NYSDOH Soil Vapor/Indoor Air Matrix compounds. This evaluation focused on the twenty compounds listed in the NYSDOH Soil Vapor Intrusion (SVI) Decision Matrices (Matrices A through F). Sub-slab vapor concentrations were assumed to be zero while the SSD/SVE system is operating for the purposes of evaluating the matrices ONLY; however, in actuality the sub-slab soil vapor concentrations, whatever their original strength migrating out of the vadose zone, can only be removed from the air space under the slab thus preventing them from entering indoor air above the slab within occupied structures. The analysis indicated that no further action

is necessary for any of the twenty NYSDOH Matrix VOC compounds, indicating that the combined SSDS/SVES system is operating as designed.

Although annual indoor air sampling was initially proposed in the CCR, this ISMP modifies the sampling frequency. As tenant build-out is not expected to penetrate the slab, Site conditions are anticipated to remain unchanged. Therefore, annual indoor air sampling is not warranted, provided the SSDS/SVES remains operational and continues to supply sufficient vacuum. If the cover system is penetrated, there is a structural modification, or SSDS/SVES monitoring indicates insufficient vacuum or compromised system efficacy, Roux will propose an updated indoor air sampling frequency for NYSDEC approval.

Should conditions remain unchanged as expected, additional soil vapor intrusion sampling will not be required except upon the request and the submission to the State of a formal work plan to shut down the mitigation system. Modification to the frequency or sampling requirements will require approval from the NYSDEC project manager.

The network of on-site sub-slab soil vapor intrusion sample locations, which is comprised of seven SSDS monitoring points and five SVES monitoring points, and indoor air sample locations collocated with the SSDS monitoring points has been designed based on the soil vapor sample results obtained during the RI (biased toward the highest levels of contamination observed) and spaced throughout the existing Site building. The sub-slab vapor monitoring points and typical details are shown in the as-built drawing located in Drawing 1.

The sampling frequency may only be modified with the approval of the NYSDEC project manager. This ISMP will be modified to reflect changes in sampling plans approved by the NYSDEC project manager.

Deliverables for the soil vapor intrusion sampling program are specified in Section 5.0 – Reporting Requirements.

3.4.4 Monitoring and Sampling Protocol

All sampling activities will be recorded in a field book and associated sampling log as provided in Appendix A – Site Management Forms. Other observations (e.g., soil vapor monitoring point integrity) will be noted on the sampling log. The sampling log will serve as the inspection form for the monitoring network.

4.0 OPERATION AND MAINTENANCE PLAN

4.1 General

This Operation and Maintenance Plan provides a brief description of the measures necessary to operate, monitor and maintain the mechanical components of the interim remedial measures implemented at the Site. Specifically, this Operation and Maintenance Plan:

- Includes the procedures necessary to allow individuals unfamiliar with the Site to operate and maintain the SSD/SVE system;
- Will be updated periodically to reflect changes in Site conditions or the manner in which the SSD/SVE system is operated and maintained.

Further detail regarding the Operation and Maintenance of the SSD/SVE system is provided in Drawing 1 – SSD/SVE System As-Built, Appendix A – Site Management Forms, and Appendix B – Equipment and Device Operations and Maintenance Manuals. A copy of the relevant SSD/SVE system specifications and troubleshooting information, along with the complete ISMP, is to be maintained at the Site. These specifications are not to be used as a stand-alone document, but as a component document of this ISMP.

4.2 SSD/SVE System Performance Criteria

The SSD/SVE system in-line fan assemblies include RadonAway Model #HS5500 in-line fans. All assemblies are equipped with a protective fan guard and condensate bypass to reduce the potential for weather damage to occur. The fans operate continuously, and each riser is equipped with a vacuum indicator alarm providing for notification of a shut-down incident to the Owner. The SSD/SVE system provides vacuum influence below the building slabs that will be monitored quarterly at the sub-slab vapor monitoring points using a micro-manometer to ensure a pressure of -0.004 in. w.c. or less (*i.e., -0.004 in. w.c. or stronger vacuum)* is achieved.

4.3 Operation and Maintenance of the SSD/SVE System

4.3.1 System Start-Up and Testing

The SSD/SVE system was started on April 9, 2024. The vacuum readings measured at the twelve SSD/SVE system pits during start-up were as follows:

- SSDS/SVE PIT 1 ..... = -2 in. of w.c.
- SSDS/SVE PIT 2 ..... = -3 in. of w.c.
- SSDS/SVE PIT 3 ..... = -3 in. of w.c.
- SSDS/SVE PIT 4 ..... = -1 in. of w.c.
- SSDS/SVE PIT 5 ..... = -1 in. of w.c.
- SSDS/SVE PIT 6 ..... = -2 in. of w.c.
- SSDS/SVE PIT 7 ..... = -1 in. of w.c.
- SSDS/SVE PIT 8 ..... = -1 in. of w.c.
- SSDS/SVE PIT 9 ..... = -2 in. of w.c.
- SSDS/SVE PIT 10 ..... = - 1 in. of w.c.
- SSDS/SVE PIT 11 ..... = - 2 in. of w.c.
- SSDS/SVE PIT 12 ..... = - 1 in. of w.c.

The vacuum readings measured at the seven sub-slab monitoring points during start-up were as follows:

- MP-1 ..... = - 0.036 in. of w.c.
- MP-2 ..... = - 0.027 in. of w.c.
- MP-3 ..... = - 0.059 in. of w.c.
- MP-4 ..... = - 0.036 in. of w.c.
- MP-5 ..... = - 0.099 in. of w.c.
- MP-6 ..... = - 0.030 in. of w.c.
- MP-7 ..... = - 0.069 in. of w.c.

The vacuum readings measured at the five soil vapor extraction monitoring points following their installation on September 12, 2024 were as follows:

- SVE-1..... = -0.153 in. of w.c.
- SVE-2..... = -0.139 in. of w.c.
- SVE-3..... = -0.031 in. of w.c.

- SVE-4..... = -0.002 in. of w.c.
- SVE-5..... = -0.004 in. of w.c.

On March 20, 2025, no access was available to monitoring points MP-1 or SVE-2 due to the presence of construction materials; however, the rest of the monitoring points were accessible, and the vacuum readings measured at the sub-slab and soil vapor extraction monitoring points were as follows:

- MP-1 ..... = No access
- MP-2 ..... = - 0.029 in. of w.c.
- MP-3 ..... = - 0.023 in. of w.c.
- MP-4 ..... = - 0.039 in. of w.c.
- MP-5 ..... = - 0.093 in. of w.c.
- MP-6 ..... = - 0.052 in. of w.c.
- MP-7 ..... = - 0.078 in. of w.c.
- SVE-1..... = -0.170 in. of w.c.
- SVE-2..... = No access
- SVE-3..... = -0.040 in. of w.c.
- SVE-4..... = -0.034 in. of w.c.
- SVE-5..... = -0.008 in. of w.c.

The system inspection and startup testing demonstrated that the SSDS is performing as designed and provided adequate sub-slab vacuum.

In order to verify the continued effectiveness of the SSD/SVE system at mitigating soil vapor intrusion, post-mitigation vacuum monitoring at the soil vapor monitoring points will be performed quarterly to verify that the extent of the building footprint is depressurized and assess the performance of the EC.

The system testing described above will be conducted if, in the course of the SSD/SVE system lifetime, the system goes down or significant changes are proposed/made to the system and the system must be restarted.

4.3.2 Routine System Operation and Maintenance

The routine maintenance activities include quarterly visual inspections, operating data collection (quarterly monitoring point vacuum measurements) and general maintenance. In the field, special attention will be paid to the condition of the in-line fans and appurtenances, and the above slab discharge piping and supports. The connections around the blower fans should be verified to be tight and leak-free. Special attention should be given to any unusual or excessive noise or vibrations from the piping and in-line fans. The piping and valves will be inspected for leaks. The Owner/building occupants have been instructed to immediately report any alarm conditions that may occur between routine visits to the Engineer of Record.

All equipment maintenance will be performed in accordance with the manufacturer's instructions located in Appendix B.

Table C provides a summary and schedule of routine maintenance.

Table C – Monitoring, Inspection, and Sampling and Schedule

Monitoring Program	Frequency*
Site-Wide Inspection	Annually. First inspection no more than 15 months after issuance of the COC. After emergencies (e.g., fire or flood) and after a severe weather event.
SSD/SVE System Visual Inspection	Quarterly
Routine SSD/SVE System Detailed Operation Inspection	Quarterly SSD/SVE system vacuum measurements at sub-slab monitoring points and riser sampling ports.
Non-Routine SSD/SVE System Detailed Operation Inspection	As needed for troubleshooting, following manufacturer's specifications. After an alarm condition is noted by the Owner/building occupants.
Soil Vapor Intrusion Sampling	Should conditions remain unchanged as expected, additional soil vapor intrusion sampling will not be required except upon the request and the submission to the State of a formal work plan to shut down the mitigation system.

* The frequency of events will be conducted as specified above until otherwise approved by NYSDEC and NYSDOH.

4.3.3 Non-Routine Operation and Maintenance

Non-Routine operation and maintenance will occur on an as needed basis based on the condition of the systems (e.g., alarm condition, damage from weather event or otherwise, age of the system, etc.). All troubleshooting and repairs will be performed in accordance with the manufacturer's specifications.

4.3.4 System Monitoring Devices and Alarms

The SSD/SVE system has four warning devices, OBAR GBR25-R differential pressure gauge and alarm with audible and visual alarm (one per fan), to indicate that the system is not operating properly. If a warning device is activated, the Owner/building occupants have been instructed to immediately notify the Engineer of Record and applicable maintenance and repairs will be conducted, as specified in the manufacturer's recommendations, and the SSD/SVE system will be restarted. Operational problems will be noted in the Quarterly Report to be prepared for that reporting period.

5.0 REPORTING REQUIREMENTS

All Site management inspection, maintenance and monitoring events will be recorded on the appropriate Site management forms provided in Appendix A. These forms are subject to NYSDEC revision. All Site management inspection, maintenance, and monitoring events will be conducted by a QEP as defined in 6 NYCRR Part 375, a PE who is licensed and registered in New York State, or a qualified person who directly reports to a PE who is licensed and registered in New York State.

All applicable inspection forms and other records, including media sampling data and system maintenance reports, generated for the Site during each quarter will be provided in electronic format to the NYSDEC in accordance with the requirements of Table C and summarized in the Quarterly Report.

All interim monitoring/inspections reports will include, at a minimum:

- Date of event or reporting period;
- Name, company, and position of person(s) conducting monitoring/inspection activities;
- Description of the activities performed;
- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents noted (included either on the checklist/form or on an attached sheet);
- Copies of all field forms completed (e.g., inspection logs);
- Any observations, conclusions, or recommendations; and
- A determination as to whether contaminant conditions have changed since the last reporting event.

Routine maintenance event reporting forms will include, at a minimum:

- Date of event;
- Name, company, and position of person(s) conducting maintenance activities;
- Description of maintenance activities performed;
- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents noted (included either on the checklist/form or on an attached sheet); and

- Other documentation such as copies of invoices for maintenance work, receipts for replacement equipment, etc., (attached to the checklist/form).

Non-routine maintenance event reporting forms will include, at a minimum:

- Date of event;
- Name, company, and position of person(s) conducting non-routine maintenance/repair activities;
- Description of non-routine activities performed;
- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents (included either on the form or on an attached sheet); and
- Other documentation such as copies of invoices for repair work, receipts for replacement equipment, etc. (attached to the checklist/form).

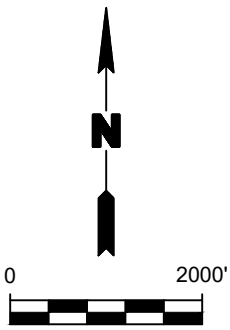
Data will be reported in digital format as determined by the NYSDEC. Currently, data is to be supplied electronically and submitted to the NYSDEC EQuIS™ database in accordance with the requirements found at this link http://www.dec.ny.gov/chemical/62440.html.

FIGURES

1. Site Location Map
2. Site Layout Map
3. Composite Cover System Layout

QUADRANGLE LOCATION

SOURCE:
USGS, 2013, Brooklyn, NY
7.5 Minute Topographic Quadrangle



Title:

SITE LOCATION MAP

12 FRANKLIN STREET
BROOKLYN, NEW YORK 11222

Prepared for:

FRANKLIN POINT LLC

ROUX

Compiled by: J.R.	Date: 30MAY23	FIGURE
Prepared by: B.H.C.	Scale: AS SHOWN	1
Project Mgr: R.H.	Project: 4170.0001Y000	
File: 4170.0001Y101.03.DWG		

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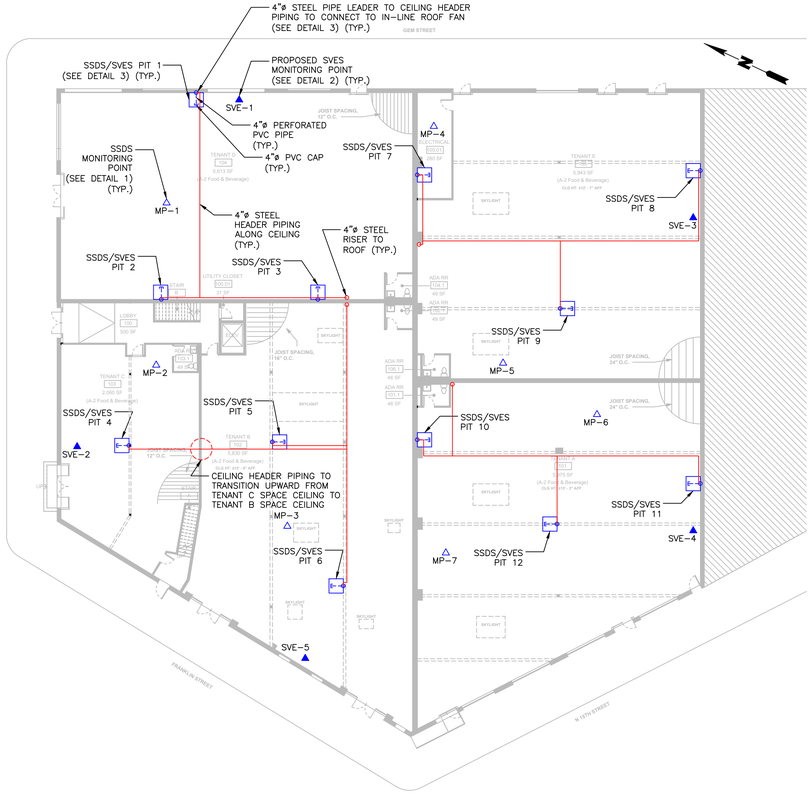
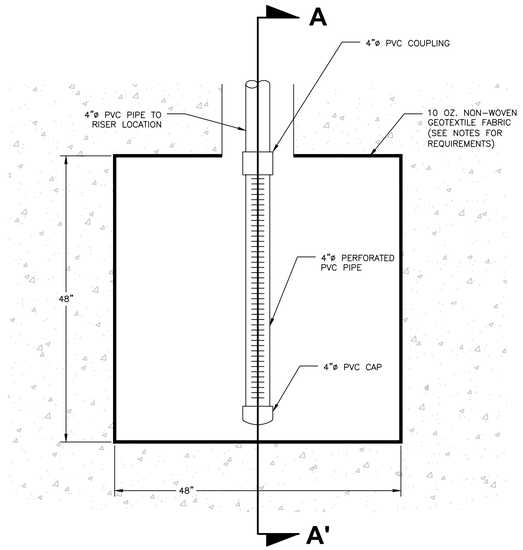


SUB-SLAB DEPRESSURIZATION SYSTEM/SOIL VAPOR EXTRACTION SYSTEM PLAN

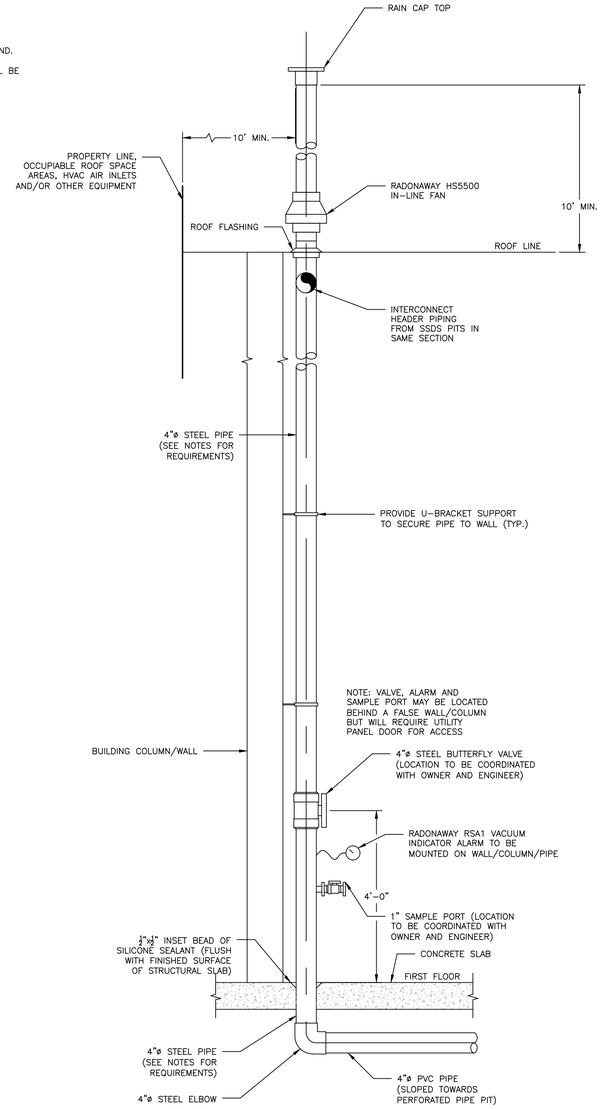
SCALE: 1" = 20'

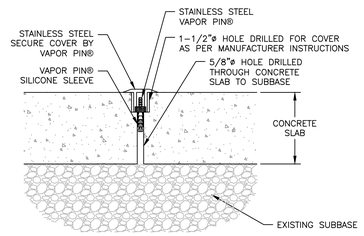
SUB-SLAB DEPRESSURIZATION SYSTEM/SOIL VAPOR EXTRACTION SYSTEM NOTES

1. CONTRACTOR SHALL COORDINATE INSTALLATION OF SUB-SLAB DEPRESSURIZATION SYSTEM/SOIL VAPOR EXTRACTION SYSTEM (SSDS/SVES) WITH THE FOUNDATION, PLUMBING, MECHANICAL AND ELECTRICAL CONTRACTORS.
2. CONTRACTOR SHALL COORDINATE WITH PLUMBING, MECHANICAL, CIVIL AND ELECTRICAL CONTRACTORS FOR ALL UTILITY CROSSINGS.
3. CONTRACTOR SHALL FIELD VERIFY THE DESIGN INVERT ELEVATIONS (BOTTOM OF PIPING) FOR PENETRATIONS. THE CONTRACTOR SHALL ALSO FIELD VERIFY THE HORIZONTAL OFFSETS FOR THE LOCATIONS OF THE VERTICAL RISERS.
4. ALL SSDS/SVES PIPING SHALL BE SLOPED TOWARDS THE PERFORATED PIPE SUCTION PITS TO PREVENT ANY POTENTIAL MOISTURE BUILD UP AND BLOCKAGES.
5. ALL ABOVE GRADE SSDS/SVES PIPING (ALONG WITH FITTINGS AND APPURTENANCES) SHALL CONSIST OF GALVANIZED STEEL, CAST-IRON, OR DUCTILE IRON PIPE AND INSTALLED IN ACCORDANCE WITH THE NYC PLUMBING CODE CHAPTERS 7 AND 9 FOR VENT PIPE.
6. PVC PIPE SHALL BE JOINED TOGETHER USING EITHER SOLVENTS, SLIP-JOINTS SECURED WITH SELF-TAPPING SCREWS OR THREADED CONNECTIONS.
7. ALL PENETRATIONS THROUGH THE FLOOR SHALL BE SEALED USING A SILICONE BASED WATERPROOF SEALANT OR EQUIVALENT.
8. EACH SSDS/SVES PIT SECTION (TENANT A, B/C, D AND E) SHALL BE INSTALLED WITH A RADONAWAY HS5500 IN-LINE FAN (QTY - 4). EACH SSDS/SVES PIT RISER PIPE SHALL BE INSTALLED WITH A VALVE AND RADONAWAY RSA1 VACUUM INDICATOR ALARM (QTY - 12).
9. THE SURFACES TO BE LINED WITH GEOTEXTILE SHALL BE FREE OF ALL ROCKS, STONES, SHARP OBJECTS OR CONSTRUCTION DEBRIS OF ANY KIND.
10. INSTALL GEOTEXTILE NONWOVEN FABRIC DIRECTLY ON FILL. MATERIAL OVERLAPS SHALL BE A MINIMUM OF 12" AND THE OVERLAPPED SEAMS WILL BE SEALED WITH TAPE.
11. NON-WOVEN GEOTEXTILE SHALL MEET OR EXCEED FOLLOWING PROPERTY VALUES:
    - 11.1. MINIMUM MASS PER UNIT AREA OF 10 OZ/YD^2 AS PER ASTM D 5261
    - 11.2. MINIMUM GRAB STRENGTH OF 250 LBS AS PER ASTM D 4632
    - 11.3. MINIMUM PUNCTURE STRENGTH OF 700 LBS AS PER ASTM D 6241
    - 11.4. MINIMUM ULTRAVIOLET RESISTANCE @ 500 HOURS OF 70% AS PER ASTM D 4355



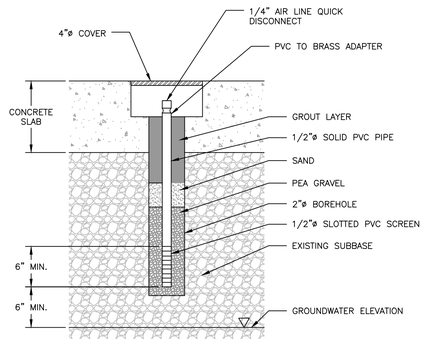
PLAN VIEW





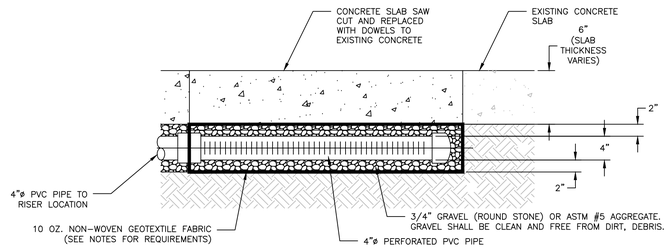
1 SSDS MONITORING POINT DETAIL

SCALE: N.T.S.



2 SVES MONITORING POINT DETAIL

SCALE: N.T.S.



PROFILE VIEW A-A'

3 SSDS/SVES SUCTION PIT DETAIL

SCALE: N.T.S.

4 RISER DETAIL

SCALE: N.T.S.

NO.	DATE	REVISION DESCRIPTION	INT.
2	4/23/24	REVISE SSDS/SVES PIT LOCATIONS AND MONITORING POINTS	D.E.K.
1	1/19/24	REVISE SSDS PIT LOCATIONS, PIPING AND IN-LINE FANS	D.E.K.

STATE OF NEW YORK · DAVID ERIC KAISER · LICENSED PROFESSIONAL ENGINEER · 097317

PROJ. ENGINEER:	D.E.K.	DRAWN BY:	D.E.K.
DESIGNED BY:	D.E.K.	CHECKED BY:	R.H.
DRAWING SCALE:	AS SHOWN	PLOT SCALE:	1:1
DRAWING DATE:	5/16/2024	PRINT TYPE:	COLOR
OFFICE:	NY	PAPER SIZE:	ARCH D
PROJECT NO.:	4170.0001Y000		
DRAWING FILE:	4170.0001Y101.01-REV 2.DWG		

ROUX
Roux Environmental Engineering and Geology, D.P.C.
209 SHAFTER STREET ISLANDIA NEW YORK 11749
(631) 232-2600

PROJECT NAME:
12 FRANKLIN STREET
BROOKLYN, NEW YORK 11222

PROJECT FOR:
FRANKLIN POINT LLC

TITLE:
SUB-SLAB DEPRESSURIZATION AND SOIL VAPOR EXTRACTION SYSTEM PLAN AND DETAILS

DRAWING NO.
1
DRAWING 1 OF 1

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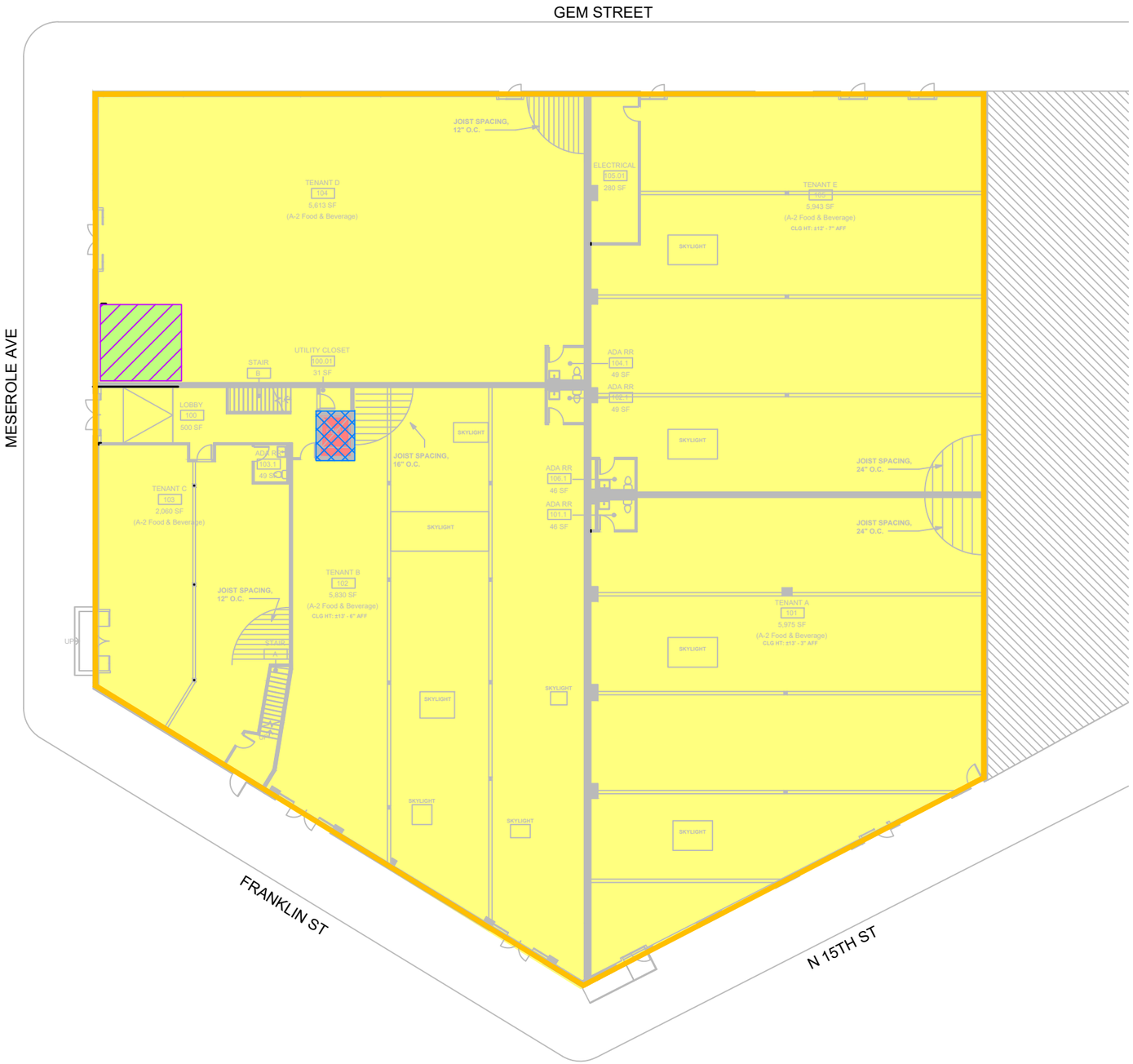

LEGEND

- SITE BOUNDARY
- EXTENT OF DRAGO WRAP 20 MIL VAPOR BARRIER MEMBRANE
- EXTENT OF GCP PREPRUFE® 300R PRE–APPLIED 46 MIL WATERPROOFING MEMBRANE
- EXISTING CONCRETE SLAB
- 5–INCH CONCRETE SLAB
- 12–INCH MAT SLAB

N

25’ 0 25’

Title:

VAPOR BARRIER AND COVER SYSTEM AS-BUILT

12 FRANKLIN STREET
BROOKLYN, NEW YORK

Prepared for:
FRANKLIN POINT LLC / FRANKLIN POINT HOLDING LLC

ROUX

Compiled by: R.H.	Date: 3/17/2025	FIGURE
Prepared by: B.H.C.	Scale: AS SHOWN	3
Project Mgr: R.H.	Project: 4170.0001Y000	
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DRAWINGS

1. Sub-Slab Depressurization and Soil Vapor Extraction System Plan and Details

APPENDICES

A. Site Management Forms

B. Equipment and Device Operations and Maintenance Manuals

APPENDIX A

Site Management Forms

SUB-SLAB DEPRESSURIZATION SYSTEM OPERATIONS AND MAINTENANCE FORM

Site Name: 12 Franklin Street
Street Address: 12 Franklin Street
Location: Brooklyn, NY
System: Active SSD/SVE System
Fans:
Fan Range:

Inspection Date:
Inspection Personnel:

INSPECTION ITEM DESCRIPTION	Yes	No	Comments/ Actions Taken (list actions taken if "No" is checked)
Is the system operating normally?	___	___	
Are any warning lights on? (Please list those that are on)	___	___	
If there is an alarm condition, was it fixed and the system restarted?	___	___	
Are the fan enclosures in good condition?	___	___	
Are the valves (at fans and aboveground piping) in good condition?	___	___	
Are aboveground piping free of cracks, leaks, and support issues?	___	___	
Are vacuum/pressure gauges operating properly?	___	___	
Are interior piping free of cracks, leaks, and support issues?	___	___	

List maintenance activities that were performed or other comments about the system:

Influent	Vacuum (in. w.c.)	Comments
SSDS/SVES 1/2/3 Riser		
SSDS/SVES 4/5/6 Riser		
SSDS/SVES 7/8/9 Riser		
SSDS/SVES 10/11/12 Riser		

PERFORM THE FOLLOWING ONLY IF A VACUUM READING AT THE MONITORING POINTS IS LESS THAN 0.004 IN. W.C.

INSPECTION ITEM DESCRIPTION	Yes	No	Comments/ Actions Taken (list actions taken if "No" is checked)
Are interior vacuum gauges operating properly?	___	___	

Monitoring Point*	Vacuum (in. w.c.)	Comments
MP-1		
MP-2		
MP-3		
MP-4		
MP-5		
MP-6		
MP-7		
SVE-1		
SVE-2		
SVE-3		
SVE-4		
SVE-5		

in. w.c. - inches of water
* Refer to Drawing 1 for locations of SSDS/SVE Monitoring Points and Suction Points

Site Inspection Checklist, 12 Franklin Street, Brooklyn, NY (BCP Site No. C224286)

Date: _____

Completed By: _____

			Status			
Description			**Ok**	**Action Req.**	**N/A**	**Actions Taken / Comments**
Site Cover System						
	1	Inspect site cover system for cracks and leaks.				
Institutional Controls						
	1	Confirm that the site usage is in compliance with the institutional controls.				
Site Records						
	1	Inspect site records and confirm that they are up to date (e.g., Site Inspection Checklists, sampling logs, etc.)				
	2	Inspect integrity of Cover System				

APPENDIX B

Equipment and Device Operations and Maintenance Manuals

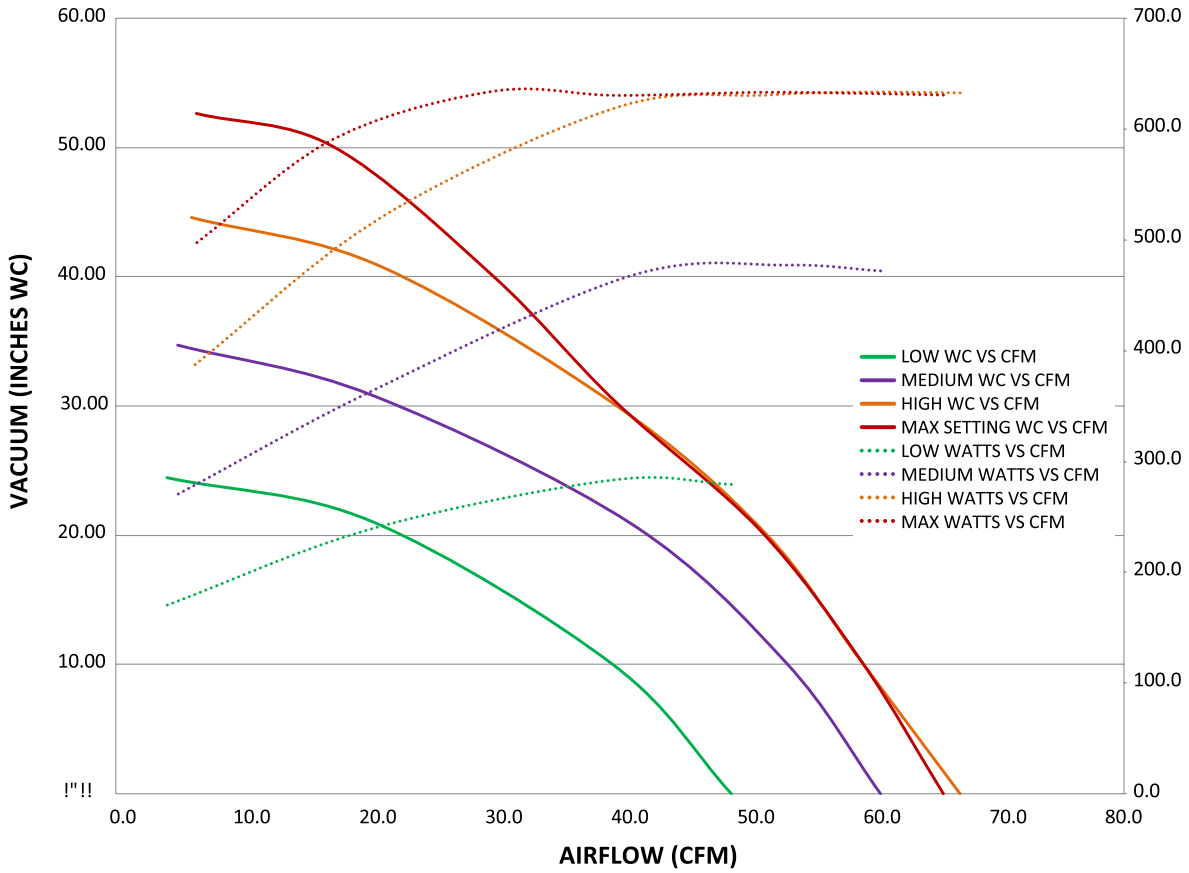
HS5500

RadonAway's new HS5500 (P/N 28596) is an ETL-listed high pressure blower that has been designed with the professional in mind. The HS5500 features multiple speed settings to meet site-specific pressures and air flows easily verified by a built-in pressure gauge in the front cover of the unit. These blower units have a new electrical box design with a wire terminal strip along with two flexible pipe couplings for quick and easy site installation.

HS5500 FEATURES

- 4 Blower Speed Settings
- Integrated Condensate Bypass
- Integrated Thermal Overload Protection
- ETL Listed
- Built-in 60" Vacuum Gauge
- Quiet Operation
- 4-Stage Blower Designed for Harsh Environmental Conditions

SPEED SETTING	MAX RECOMMENDED OPERATING VACUUM	MAX OPERATING RANGE WATTS
LOW	20" WC	243-281
MEDIUM	30" WC	372-477
HIGH	40" WC	527-625
MAX	50" WC	591-632



RadonAway®

The world's leading radon fan manufacturer

HS2750 and HS5500 Installation & Operating Instructions

DO NOT CONNECT POWER SUPPLY UNTIL BLOWER IS COMPLETELY INSTALLED.
MAKE SURE ELECTRICAL SERVICE TO BLOWER IS LOCKED IN "OFF" POSITION. DISCONNECT POWER BEFORE SERVICING.

1. **WARNING!** Do not use blower in hazardous environments where blower electrical system could provide ignition to combustible or flammable materials.

2. **WARNING!** Check voltage at the blower to ensure it corresponds with nameplate. See Vapor Intrusion Application Note #AN001 for important information on VI Applications. RadonAway.com/vapor-intrusion

3. **WARNING!** Normal operation of this device may affect the combustion airflow needed for safe operation of fuel burning equipment. Check for possible backdraft conditions on all combustion devices after installation.

4. All wiring must be performed in accordance with the National Fire Protection Association's (NFPA) "National Electrical Code, Standard #70"-current edition for all commercial and industrial work, and state and local building codes. All wiring must be performed by a qualified and licensed electrician.

5. **WARNING!** In the event that the blower is immersed in water, return unit to factory for service before operating.

6. **WARNING!** Do not twist or torque blower inlet or outlet piping as leakage may result.

7. **WARNING!** Do not leave blower unit installed on system piping without electrical power for more than 48 hours. Blower failure could result from this non-operational storage.

8. **WARNING!** TO REDUCE THE RISK OF FIRE, ELECTRIC SHOCK, OR INJURY TO PERSONS, OBSERVE THE FOLLOWING:

    a) Use this unit only in the manner intended by the manufacturer. If you have questions, contact the manufacturer.

    b) Before servicing or cleaning unit, switch power off at service panel and lock the service disconnecting means to prevent power from being switched on accidentally. When the service disconnecting means cannot be locked, securely fasten a prominent warning device, such as a tag, to the service panel.

    c) Do not use replacement parts that have not been recommended by the manufacturer (e.g., parts made at home using a 3D printer.)

1.0 SYSTEM DESIGN CONSIDERATIONS

1.1 INTRODUCTION

The HS2750 and HS5500 Blowers are intended for use by trained, certified/licensed, professional radon mitigators. The purpose of these instructions is to provide additional guidance for the most effective use of the HS2750 and HS5500 Blowers. These instructions should be considered supplemental to current industry standards and federal, state, county and local building codes and regulations. In the event of a conflict, those codes, practices and regulations take precedence over these instructions.

1.2 ENVIRONMENTALS

The HS2750 and HS5500 Blowers are designed to perform year-round in all but the harshest climates without additional concern for temperature or weather. For installations in an area of severe cold weather, please contact RadonAway for assistance. When not in operation, HS2750 and HS5500 Blowers should be stored in an area where the temperature is always greater than 32°F or less than 100°F. The HS2750 and HS5500 Blowers are thermally protected such that they will shut off when the internal temperature is above 185°F / 85°C. If the HS2750 or HS5500 Blower is idle in an area where the ambient temperature exceeds this shut off, it will not restart until the internal temperature falls below 75°C.

1.3 ACOUSTICS

The HS2750 or HS5500 Blower, when installed properly, operates with little or no noticeable noise to the building occupants. Recommended system design and installation considerations to minimize noise: When installing the HS2750 or HS5500 Blower above sleeping areas, select a location for mounting at the farthest possible distance. Avoid mounting near doors, fold-down stairs or other uninsulated structures which may transmit sound. Ensure a solid mounting for the HS2750 or HS5500 Blower to avoid structure-borne vibration or noise.

The velocity of the outgoing air must also be considered in the overall system design. With small diameter piping, in some cases a “rushing” sound of the outlet air may be audible. In these instances, the use of a RadonAway Exhaust Muffler (p/n 24002) is recommended.

1.4 GROUND WATER

Under no circumstances should water be allowed to be drawn into the inlet of the HS2750 and HS5500 Blowers as this may result in damage to the unit. The HS2750 or HS5500 Blower should be mounted at least 5 feet above the slab penetration to minimize the risk of filling the Blower with water in installations with occasional high water tables.

In the event that a temporary high water table results in water at or above slab level, water will be drawn into the riser pipes thus blocking air flow to the HS2750 or HS5500 Blower. The lack of cooling air will result in the Blower cycling on and off as the internal temperature rises above the thermal cutoff and falls upon shutoff. Should this condition arise, power down and disconnect the HS2750 or HS5500 Blower until the water recedes allowing for return to normal operation; then reconnect and power on to turn the Blower back on.

1.5 CONDENSATION & DRAINAGE

WARNING!: Failure to provide adequate drainage for condensation can result in system failure and damage the HS Blower.

Condensation is formed in the piping of a mitigation system when the air in the piping is chilled below its dew point. This can occur at points where the system piping goes through unheated space such as an attic, garage or outside. The system design must provide a means for water to drain back to a slab hole to remove the condensation.

The use of small diameter piping in a system increases the speed at which the air moves. The speed of the air can pull water uphill and, at sufficient velocity, it can actually move water vertically up the side walls of the pipe. This has the potential of creating a problem in the negative pressure (inlet) side piping. For HS2750 or HS5500 Blower inlet piping, the following table provides the minimum recommended pipe diameters as well as minimum pitch under several system conditions. Use this chart to size piping for a system.

Pipe Diameter	Minimum Rise per 1 Foot of Run*		
	@ 25 CFM	@ 50 CFM	@ 100 CFM
4"	1/32"	3/32"	3/8"
3"	1/8"	3/8"	1 1/2"

All exhaust piping should be 2" PVC. *Typical operational flow rates:

1.6 SYSTEM MONITOR & LABEL

A properly designed system should incorporate a "System On" indicator for affirmation of system operation. The HS2750 and HS5500 Blowers come equipped with a built-in magnehelic pressure gauge located on the front cover which serves this purpose. Other indicator products such as u-tube manometers should be mounted at least 5 feet above the slab penetration to minimize the risk of filling the gauge with water in installations with occasional high water tables. If required, place in a conspicuous location a System Label (such as RadonAway P/N 15005-20) with instructions for contacting the installing contractor for service and also identifying the necessity for regular radon tests to be conducted.

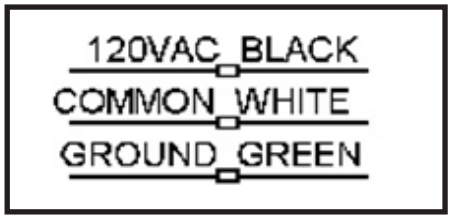
1.7 SLAB COVERAGE

The HS2750 or HS5500 Blower can provide coverage of well over 1000 sq. ft. per slab penetration. This will, of course, depend on the sub-slab aggregate in any particular installation and the diagnostic results. In general, sand and gravel are much looser aggregates than dirt and clay. Additional suction points can be added as required. It is recommended that a small pit (5 to 10 gallons in size; larger as needed) be created below the slab at each suction hole. When fine sand or dirt is present it is recommended that the pit be lined with a material such as clean gravel, size 4, 5, 56, or 6 as classified (ASTM C33).

1.8 ELECTRICAL WIRING

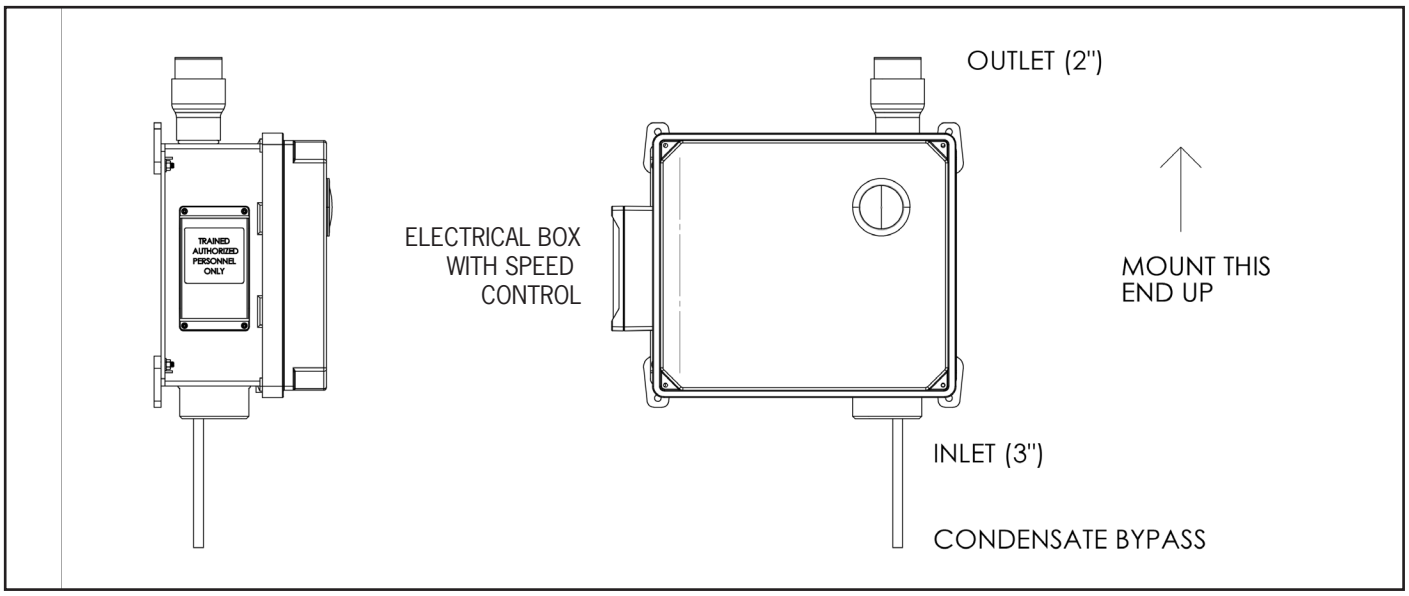
HS2750 or HSHS5500 Blower models come with an electrical switch box for hard wiring to a 120V electrical source. All wiring must be performed in accordance with the National Fire Protection Association's (NFPA)"National Electrical Code, Standard #70"-current edition for all commercial and industrial work, and state and local building codes. All wiring must be performed by a qualified and licensed electrician. Outdoor installations require the use of a UL listed watertight conduit. Ensure that all exterior electrical boxes are outdoor rated and properly caulked to prevent water penetration into the box. A means, such as a weep hole, is recommended to drain the box.

WIRING DIAGRAM



1.9 SPEED CONTROLS

The HS2750 and HS5500 have 4-speed (low, medium, high, maximum) built-in speed controls. They are not safe for use with solid state speed controls.



2.0 INSTALLATION

2.1 MOUNTING

Mount the HS2750 or HS5500 Blower to the wall studs, or similar structure, in the selected location with (4) 1/4" x 1 1/2" lag screws (not provided). Ensure the HS2750 or HS5500 Blower is both plumb and level.

2.2 DUCTING CONNECTIONS

Make final ducting connection to HS2750 or HS5500 Blower with flexible couplings. Ensure all connections are tight. Do not twist or torque inlet and outlet piping on HS2750 or HS5500 Blower or leaks may result.

NOTE: Do NOT solvent weld fittings to unit hubs.

2.3 VENT MUFFLER INSTALLATION

Install the muffler assembly in the selected location in the outlet ducting. Solvent weld all connections. The muffler is normally installed above the roofline at the end of the vent pipe.

2.4 OPERATION CHECKS & ANNUAL SYSTEM MAINTENANCE

_____ **Verify** all connections are tight and **leak-free**.

_____ **Ensure** the HS2750 or HS5500 Blower and all ducting is secure and vibration-free.

_____ **Verify** system vacuum pressure with Magnehelic. **Ensure** vacuum pressure is within normal operating range and **less than** the maximum recommended as shown below:

HS2750: 5" WC (low) / 10" WC (medium) / 15" WC (high) / 20" WC (maximum)
HS5500: 20" WC (low) / 30" WC (medium) / 40" WC (high) / 50" WC (maximum)

(Above are based on sea-level operation, at higher altitudes reduce above by about 4% per 1000 Feet.)
If these are exceeded, increase number of suction points.

_____ **Verify Radon levels** by testing to applicable current industry standards and federal, state, county and local building codes and regulations.

HS2750 and HS5500 PRODUCT SPECIFICATIONS

Model	Speed Setting (Max. Op. Pressure: "WC@Sea Level)	Typical CFM vs Static Suction WC (Recommended Operating Range)								Power* Watts @ 120VAC
		2.5"	5.0"	7.5"	10.0"	12.5"	15.0"	20.0"	25.0"	
HS2750	**Low** (5")	33	24	n/a	n/a	n/a	n/a	n/a	n/a	112-123
	Medium (10")	47	42	34	25	n/a	n/a	n/a	n/a	199-245
	High (15")	n/a	n/a	47	43	33	23	n/a	n/a	266-337
	Maximum (20")	n/a	n/a	n/a	n/a	48	43	24	n/a	361-463

Shutoff Pressure ("WC @ Sea Level): Low 7.8", Med 13.5", High 17.6", Max 22.6"

**Power consumption varies with actual load conditions*

Model	Speed Setting (Max. Op. Pressure: "WC@Sea Level)	Typical CFM vs Static Suction WC (Recommended Operating Range)								Power* Watts @ 120VAC
		5.0"	10.0"	20.0"	25.0"	30.0"	35.0"	40.0"	50.0"	
HS5500	**Low** (20")	44	39	22	n/a	n/a	n/a	n/a	n/a	243-281
	Medium (30")	n/a	n/a	53	41	36	22	n/a	n/a	372-477
	High (40")	n/a	n/a	n/a	45	39	31	22	n/a	527-625
	Maximum (50")	n/a	n/a	n/a	n/a	n/a	34	29	17	591-632

Shutoff Pressure ("WC @ Sea Level): Low 24.5", Med 34.7", High 44.6", Max 52.6"

**Power consumption varies with actual load conditions*

Number Of Speeds: 4

Volts: 120

Hz: 60

AMPS (Max): 4

Inlet: 3" PVC (3.5" OD)

Outlet: 2" PVC (2.37" OD)

Mounting: Brackets for vertical mount

Weight: HS2750, 18 lbs; HS5500, 19.25 lbs

Size: 17.5" W x 9.0" D x 18.5" H

Minimum Recommended PVC Ducting (2" / 3" / 4" / 6" / 8"): 3" Inlet; 2" Outlet

Storage Temperature Range: 32°F-100°F

Thermal Cutout: 185°F / 85°C

Locked rotor protection

LISTED
Electric Fan

Intertek

Conforms to
UL STD. 507

Certified to
CAN/CSA STD.
C22.2 No.113

IMPORTANT INSTRUCTIONS TO INSTALLER

Inspect the RadonAway® HS2750 or HS5500 Blower for shipping damage within 15 days of receipt. **Notify RadonAway® of any damages immediately.** RadonAway® is not responsible for damages incurred during shipping.

Install the HS2750 or HS5500 Blower in accordance with all current industry standards and federal, state, county and local building codes and regulations.

Provide a copy of this instruction or comparable radon system and testing information to the building occupants after completing system installation.

Warranty

RadonAway® warrants that the HS2750/HS5500 Blower (the "Blower") will be free from defects in materials and workmanship for a period of 12 months from the date of purchase or 18 months from the date of manufacture, whichever is sooner (the "Warranty Term").

RadonAway® will replace or repair any Blower which fails due to defects in materials or workmanship during the Warranty Term. This Warranty is contingent on installation of the blower in accordance with the instructions provided. This Warranty does not apply where any repairs or alterations have been made or attempted by others, or if the unit has been abused or misused. Warranty does not cover damage in shipment unless the damage is due to the negligence of RadonAway®.

The Blower must be returned (at Owner's cost) to the RadonAway® factory. Any Blower returned to the factory will be discarded unless the Owner provides specific instructions along with the Blower when it is returned regardless of whether or not the Blower is actually replaced under this warranty. Proof of purchase must be supplied upon request for service under this Warranty.

2-YEAR EXTENDED WARRANTY WITH INSTALLATION BY A FACTORY-CERTIFIED PROFESSIONAL

RadonAway® will extend the Warranty Term of the Blower to twenty-four (24) months from date of purchase or thirty (30) months from the date of manufacture, whichever is sooner, if: (1) the Blower is installed in a professionally designed and professionally installed active soil depressurization system or installed as a replacement Blower in a professionally designed and professionally installed active soil depressurization system; and (2) proof of an installer Factory Training Certificate. Upon request, proof of purchase and/or proof of professional installation may be required for service under this warranty. No extended warranty is offered outside the Continental United States and Canada beyond the standard 12 months from the date of purchase or 18 months from the date of manufacture, whichever is sooner. RadonAway® is not responsible for installation, removal or delivery costs associated with this Warranty.

EXCEPT AS STATED ABOVE, THE HS2750/HS5500 BLOWERS ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

IN NO EVENT SHALL RADONAWAY BE LIABLE FOR ANY DIRECT, INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES ARISING OUT OF, OR RELATING TO, THE BLOWER OR THE PERFORMANCE THEREOF. RADONAWAY'S AGGREGATE LIABILITY HEREUNDER SHALL NOT IN ANY EVENT EXCEED THE AMOUNT OF THE PURCHASE PRICE OF SAID PRODUCT. THE SOLE AND EXCLUSIVE REMEDY UNDER THIS WARRANTY SHALL BE THE REPAIR OR REPLACEMENT OF THE PRODUCT, TO THE EXTENT THE SAME DOES NOT MEET WITH RADONAWAY'S WARRANTY AS PROVIDED ABOVE.

For service under this Warranty, contact RadonAway for a Return Material Authorization (RMA) number and shipping information. No returns can be accepted without an RMA. If factory return is required, the customer assumes all shipping costs, including insurance, to and from factory.

RadonAway®
3 Saber Way
Ward Hill, MA 01835 USA
TEL (978) 521-3703
FAX (978) 521-3964
Email to: Returns@RadonAway.com

Record the following information for your records:

Serial No. _____

Purchase Date: _____