



SOIL VAPOR INTRUSION WORK PLAN

MJ Painting Site
BCP Site No. C905046
350 Franklin Street, Olean, New York

February 5, 2026

Prepared for:

MJ Painting Contractor Corp.
291 Homer Street
Olean, New York 14760

Prepared by:

Roux Environmental Engineering and Geology, D.P.C.
209 Shafter Street
Islandia, New York 11749

Roux Associates, Inc.
200 Summit Drive, Suite 500
Burlington, Massachusetts 01803

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- A. NYSDOH Indoor Air Quality Questionnaire and Building Inventory

CERTIFICATION

I, Noelle Clarke, certify that I am currently a NYS registered Professional Engineer and that this Soil Vapor Intrusion Work 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).

Noelle M. Clarke, P.E.

2/5/2026



NYS Professional Engineer # 072491

Date

Signature

It is a violation of Article 145 of New York State Education Law for any person to alter this document in any way without the express written verification of adoption by any New York State licensed engineer in accordance with Section 7209(2), Article 145, New York State Education Law.

1.0 INTRODUCTION

Roux Environmental Engineering and Geology, D.P.C. and Roux Associates, Inc. (Roux) are providing this Soil Vapor Intrusion (SVI) Work Plan (SVIWP) for the Brownfield Clean-up Program (BCP) site No. C905046, located at 350 Franklin Street, Olean, Cattaraugus County, New York (referred to herein as the Site MJ Painting Contractor Corp. (MJ Painting) entered into a Brownfield Cleanup Agreement (BCA) as a Volunteer on January 14, 2019, with the NYSDEC to investigate and remediate the site.

The purpose of this SVIWP is to detail the scope of work for completing an SVI investigation at the Site during the 2025-2026 heating season. The SVI sampling will be completed before the end of the 2025-2026 heating season in March 2026. Based on New York State Department of Health (NYSDOH) guidance documents, the heating season in the Cattaraugus County ranges from November 15 through March 31. Upon receipt of the final laboratory analytical data a Data Usability Summary Reports (DUSR) will be completed (see Section 4.2.5), and the SVI report prepared to be submitted thirty days thereafter in Second Quarter 2026. The Site location map is provided as **Figure 1**.

As described in the Site Management Plan (SMP) if, based on SVI investigation, it is determined that an active sub-slab depressurization system (SSDS) is required, the SMP will be revised to include the mechanical components of an active SSDS (including a description of required operation, maintenance, monitoring and reporting), as necessary.

This SVI investigation has been prepared in accordance with NYSDEC procedures set forth in the document titled DER-10 Technical Guidance for Site Investigation and Remediation, dated May 2010, and NYSDOH's Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York, October 2006 and Revised 2017 and 2024 (NYSDOH Guidance) and complies with all applicable Federal, State and local laws, regulations and requirements.

2.0 OBJECTIVES AND SCOPE

The proposed SVI investigation will include the collection of sub-slab soil vapor samples during the 2025-2026 heating season from existing sub-slab soil vapor monitoring points previously installed by Roux in the Site building (SVMP-01, SVMP-02, and SVMP-03 as indicated on **Figure 2**), collection of indoor air samples adjacent to each existing sub-slab monitoring point and collection of outdoor ambient air. Additional investigation or remedial measures, that will be implemented under the Site Management Plan, may be required based upon the results of the SVI investigation.

The remainder of this SVIWP is organized as follows:

- Section 3: Site Background
- Section 4: Scope of Work
- Section 5: Reporting
- Section 6: SVI Investigation Implementation Schedule

3.0 SITE BACKGROUND

This section provides relevant Site background information.

3.1 Site Description and History

Property Name and Location: MJ Painting 291 Homer Street, Olean, New York	
Description:	The property consists of one one-story building and a paved parking lot, access road, and exterior structures including a fuel pad and salt storage shed. The on-Site building has been occupied by MJ Painting since 2025. The site is an approximately 9.35-acre area.
Property Address:	350 Franklin Street
Property Town, County, State:	Olean, Cattaraugus, New York
Property Tax Identification:	S.B.L #94.040-1.2.3
Nearest Intersection:	Homer Street and Johnson Street
Area Description:	The Site is bounded by I-86 and 2-Mile Creek to the north, "All Weather Self Storage" at 302 Franklin Street and the Southern Tier Railroad Authority (STRA) property (S.B.L #94.048-1-3) to the east, Franklin Street, "First Transit Inc" at 351 Franklin Street and "Scotts Rotary Seals" at 301 Franklin Street to the south, and Johnson Street, "Napoleon Engineering Services" at 1601 Johnson Street to the south
Current Site Zoning:	Commercial/Industrial

Property Information	
Property Acreage:	9.35 acres
Property Shape:	Irregular
Property Use:	The property is currently owned by MJ Painting, a building used for storage, equipment maintenance, and office space is present on-Site.
Number of Buildings/Stories:	One story building
Basement/Slab-on-Grade:	Slab-on-Grade
HVAC:	Natural Gas
Commencement of Heat Date:	The heating system has been operational since late November 2024.
Vehicular Access:	Via Franklin Street and Johnson Street
Other Improvements:	Paved parking area, access road, fuel pad, salt storage shed

3.2 Site Operations

The Site is currently owned by MJ Painting Contractor Corp., and the on-Site building is used for storage, equipment maintenance, and office space.

3.3 Topography/Hydrogeology

The Site location is shown on **Figure 1**. The surface elevation of the Site is approximately 1,430 feet above mean sea level. Topography of the Site slopes slightly to the southwest.

During the most recent gauging event at the Site, in Fourth Quarter 2024, groundwater was encountered at between approximately 12.5 feet below ground surface (ft bgs) and 18.0 ft bgs. Based on the previous environmental investigations, groundwater beneath the Site flows in a southwesterly direction.

3.4 Summary of Remaining Contamination

As described in the SMP, materials exceeding the Commercial Use SCOs remain on-Site. All of these materials are contained under the Site Cover System which is comprised of either Site improvements (buildings, sidewalk, pavement, etc.) or a one-foot-thick cover of soil that complies with the Commercial Use SCOs prior to issuance of Certificate of Completion (COC). Horizontal demarcation layers, consisting of high-visibility orange construction fence, were placed beneath the one-foot-thick soil cover components of the Site Cover System.

3.5 Institutional and Engineering Controls

Due to residual contamination remaining beneath the Site, institutional controls (ICs)/engineering controls (ECs) have been incorporated into the Site remedy as part of the SMP, to provide proper management of residual contamination in the future and to ensure protection of public health and the environment.

The Site's current EC consists of the Site Cover System. The goal of the Site Cover System is to prevent direct physical contact exposure to remaining contamination in soil/fill at the Site. To the extent the SVI investigation determines that the sub-slab depressurization system (SSDS) subsurface infrastructure is required to become active, the vapor barrier serving as the required sealing layer for the SSDS and the active SSDS will become an EC.

If, based on the SVI investigation outlined in this work plan, it is determined that an active sub-slab depressurization system (SSDS) is required, the SMP will be revised to include the mechanical components of an active SSDS, as necessary. It should be noted that the subsurface components (piping and permeable stone layer) of a SSDS were installed during the remedial action since the Decision Document required a SMP provision for implementing the SVI investigation and actions recommended to address exposures related to soil vapor intrusion and the vapor barrier had to be designed with sampling ports in order to comply with the Decision Document's required Monitoring Plan for vapor intrusion into any building on Site.

4.0 SCOPE OF WORK

The following sections describe the proposed SVI investigation.

4.1 SVI Investigation

Roux will complete an SVI investigation at the Site to collect NYSDEC/NYSDOH-required soil vapor and indoor air samples during the 2025-2026 heating season currently anticipated to close in March 2026. The building will be heated prior to and during the sampling. Consistent with prior SVI investigations the SVI investigation will include the collection of three sub-slab soil vapor samples from the existing sub-slab vapor monitoring points previously installed by Roux in the vapor barrier installed under the building foundation. Three indoor air samples will be collected from the breathing zone in areas adjacent to each existing sub-slab monitoring point, as well as one outdoor ambient air sample. Prior to sample collection, Roux will complete an inventory of all chemicals stored in the on-Site buildings and complete the NYSDOH Indoor Air Quality Questionnaire and Building Inventory form (**Attachment A**). A tracer gas (e.g. helium) will be used to test the monitoring point seals and verify that ambient air is not inadvertently being drawn into the sample during sample collection. Following tracer gas verification, sub-slab vapor, indoor air, and outdoor air samples will be collected in accordance with the NYSDOH Guidance. Samples will be collected at each sub-slab vapor, indoor air, and ambient outdoor air location over an 8-hour period using laboratory-supplied Summa canisters and calibrated flow controllers. Flow rates for both purging and collecting will not exceed 0.2 liters per minute to minimize outdoor air infiltration during sampling.

All sub-slab vapor, indoor air, and ambient outdoor air samples, including quality assurance/quality control sample (duplicate indoor air sample), will be sent to Alpha Analytical, Inc. (Alpha), Pace Analytical (Pace), or Eurofins Environment Testing (Eurofins), which are NYSDOH Environmental Laboratory Approval Program (ELAP)-certified laboratories, under chain of custody procedures. Samples will be analyzed at a standard turnaround time and will be reported as Category B data deliverables.

All sub-slab vapor, indoor air and ambient air samples will be analyzed for volatile organic compounds (VOCs) using United States Environmental Protection Agency (USEPA) Method TO-15/TO-15 (SIMs).

4.2 Quality Assurance and Quality Control

The following procedures will be used to ensure that samples are collected and handled in accordance with NYSDEC/NYSDOH quality assurance/quality control (QA/QC) protocols.

4.2.1 Laboratory Testing

A New York State ELAP-certified laboratory will be used for all laboratory analysis. The laboratory will operate a QA/QC program that will consist of proper laboratory practices (including the required chain-of-custody), an internal quality control program, and external quality control audits by New York State. The laboratory will be Alpha, Pace, or Eurofins.

4.2.2 Laboratory Methods and Holding Times

Table 1 below summarizes the laboratory methods, sample preservatives, minimum volume required and holding time that will be used to analyze the sub-slab soil vapor, indoor air and outdoor ambient air samples.

Table 1. Laboratory Methods, Sample Preservatives, Minimum Volume Required and Holding Time

Matrix	Quantity (Approximate)	Analysis	Method	Preservation	Volume/Container	Holding Time
Sub-Slab Soil Vapor	3	VOCs	USEPA TO-15 / TO-15 (SIMs)	None	1 x 6 mL Summa Canister	28 Days
Indoor and Ambient Air	4	VOCs	USEPA TO-15 / TO-15 (SIM)	None	1 x 6 mL Summa Canister	28 Days

4.2.3 Field Quality Assurance and Quality Control

One indoor air field duplicate sample will be collected.

4.2.4 Chain of Custody

To ensure the integrity of samples collected, a strict chain of custody record must be maintained on each sample. This begins after sampling with the entry in the sampler's field log book of the sampling details:

- Date and time of sampling;
- Sample location (as specific as possible);
- The unique sample number, size, and containers used;
- Sample description;
- Weather conditions (if applicable); and
- Any additional comments.

In addition, a record must be kept of the sample's progress from the sample site to the laboratory where it will be analyzed. The chain-of-custody form must include:

- The sample number/identification;
- The sampler's name;
- Date and time of sampling;
- Location at which the sample was taken, including the address, if possible;
- A description of the sample, as best known;
- Signatures of people involved in the chain of possession; and
- Inclusive dates of possession of each person in the chain.

The chain-of-custody form must accompany the sample throughout its trip to the laboratory. If the samples must be shipped to a laboratory, most shipping agents will refuse to sign or separately carry the chain-of-custody form. In this one case, it is permissible to put the chain-of-custody form into the box with the sample(s) and then seal the box. The recipient of the box, the laboratory's sample custodian, can then attest to the box's arrival still sealed and unopened. Accompanying the chain-of-custody record, or included in it, must be a request to the laboratory for sample analysis. Information required includes:

- Name of person receiving the sample;

- Laboratory sample number;
- Date of sample receipt;
- Sample allocation; and
- Analysis to be performed.

Finally, on arrival at the laboratory, the sample custodian must enter the sample in the laboratory's sample logbook. The chain-of-custody should be kept on file at the laboratory.

4.2.5 Data Usability Summary

All laboratory data are to be reported in NYSDEC ASP Category B deliverables for validation purposes. All soil vapor and air analytical results will undergo review and will be validated in accordance with Section 2.2(a)1.ii and Appendix 2B of NYSDEC Division of Environmental Remediation DER 10, Technical Guidance for Site Investigation and Remediation – Guidance for Data Deliverables and Development of DUSR. The analytical results will be evaluated to determine whether the data meet NYSDEC data quality requirements. An in-house independent third party, as defined in DER 10, will evaluate the data and prepare the DUSRs. All validated data will be delivered to NYSDEC in electronic data deliverable (EDD) format as described on NYSDEC's website (<http://www.dec.ny.gov/chemical/62440.html>).

5.0 REPORTING

Detailed information regarding the SVI investigation analytical results and conclusions will be provided to the NYSDEC in a letter report or similar format. This report will propose modifications to the Site's SMP, as appropriate based on the results.

6.0 SVI IMPLEMENTATION SCHEDULE

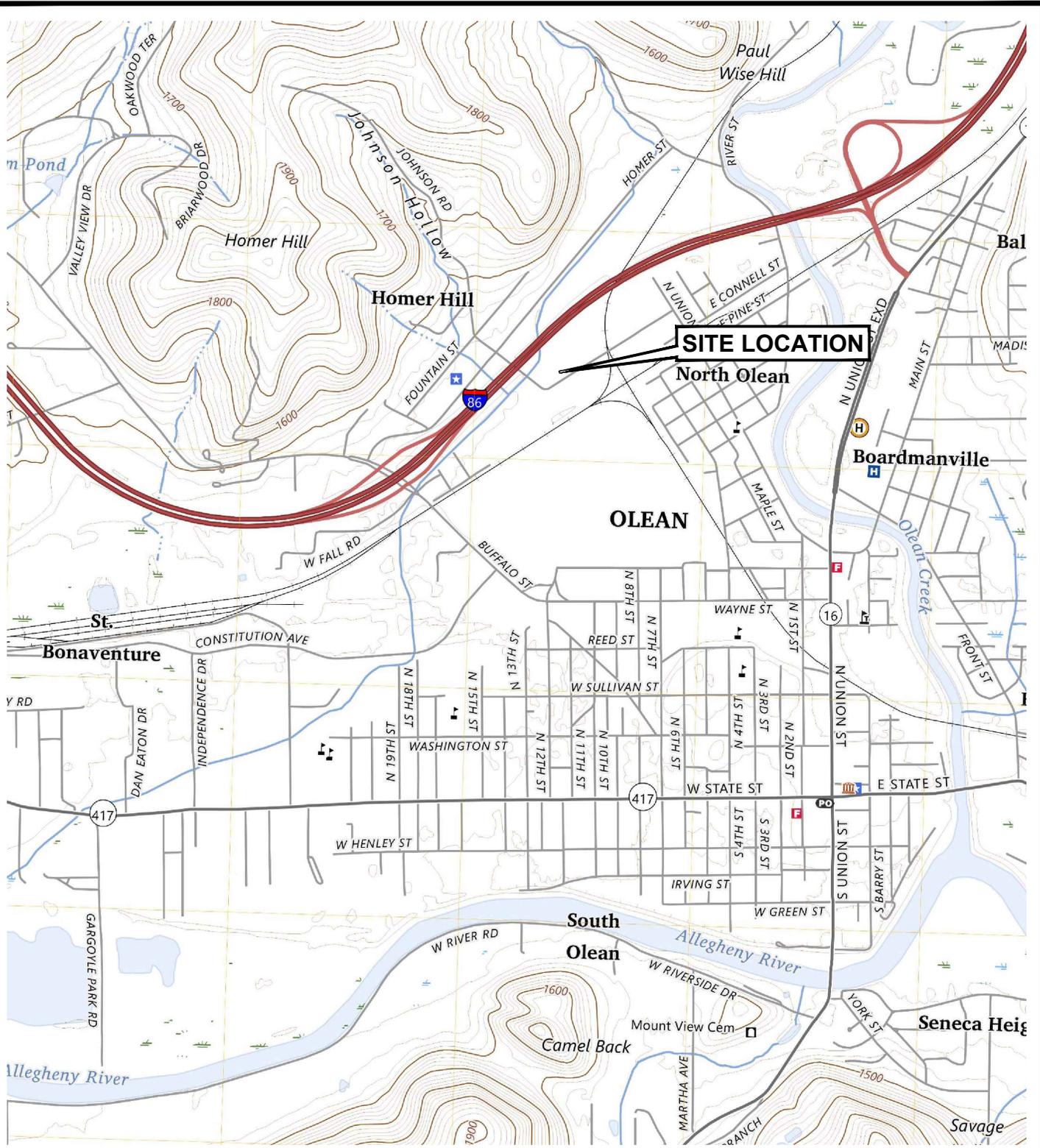
This SVI investigation sampling will be completed prior to the close of the 2025-2026 heating season in March 2026, and the report will be submitted within 30-days of completion of the DUSR.

SOIL VAPOR INTRUSION WORK PLAN
350 Franklin Street, Olean, New York

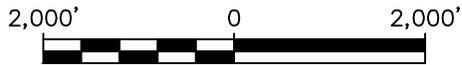
FIGURES

1. Site Location Map
2. Site Plan

S:\MA OFFICE\MA\PAINTING\350 FRANKLIN STREET\03_POST-COC\DELIVERABLES\MP\FIGURES\1 SITE LOCATION MAP\CAD\SITE LOCATION MAP.DWG



■ QUADRANGLE LOCATION



SOURCE

USGS, 2023, OLEAN QUADRANGLE, NEW YORK
7.5 MINUTE SERIES.
CONTOUR INTERVAL: 10 FEET

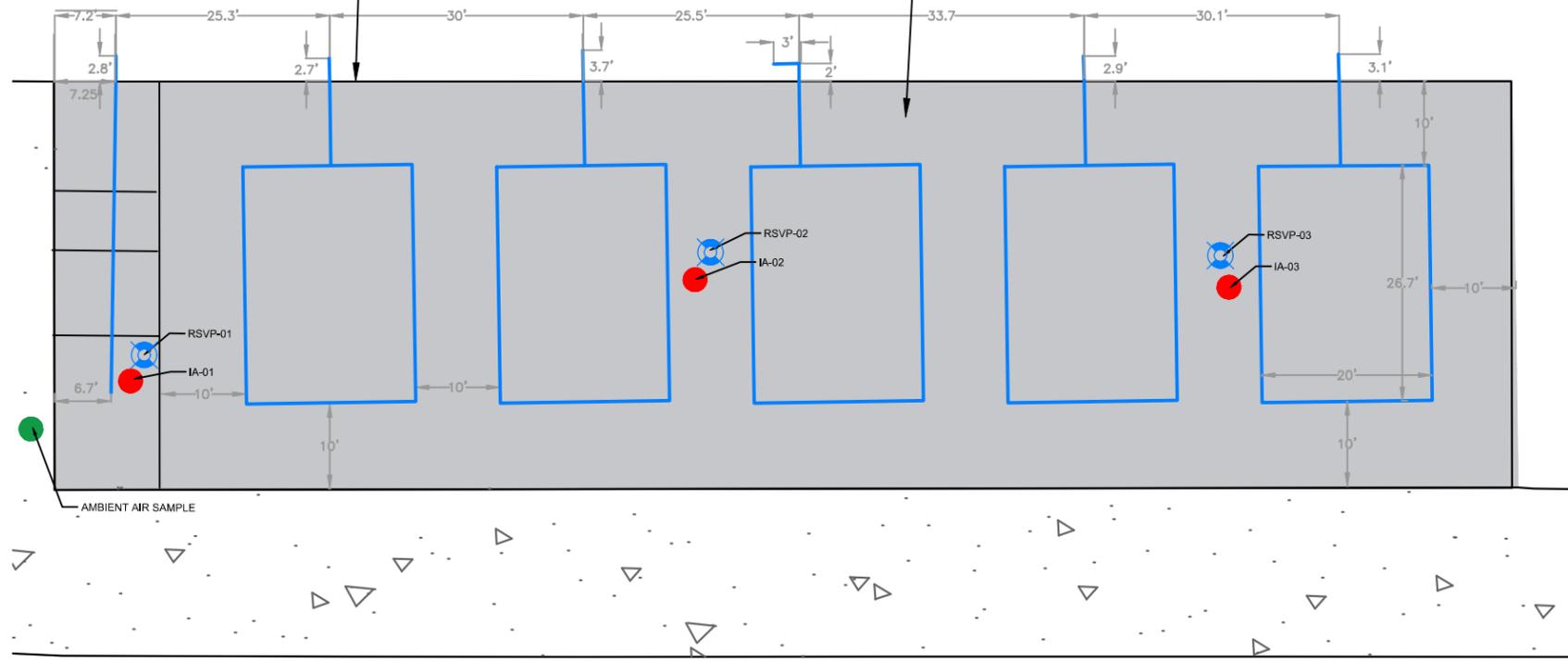


Title:		
SITE LOCATION MAP		
350 FRANKLIN STREET OLEAN, NEW YORK		
Prepared for:		
MJ PAINTING		
ROUX	Compiled by: EJ	Date: 7/18/24
	Prepared by: EJ	Scale: AS SHOWN
	Project Mgr: BR	Project: 2317.0002M000
	File: SITE LOCATION MAP.DWG	
		FIGURE 1

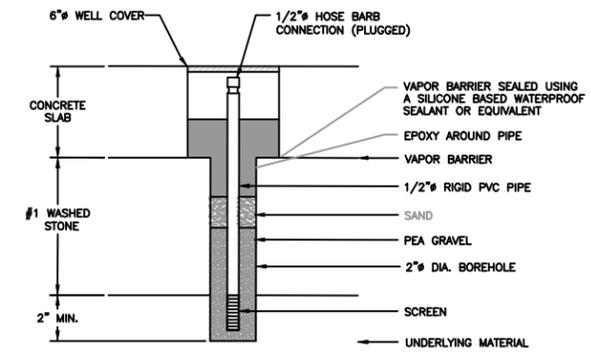


VEHICLE MAINTENANCE/
STORAGE BUILDING
48' X 172'

SUBGRADE CONTINGENCY SSDS PIPING

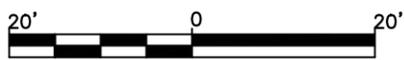


1 SOIL VAPOR MONITORING POINT DETAIL
SCALE: NOT TO SCALE



DETAIL NOTES

1. CONTRACTOR COORDINATED WITH PLUMBING, MECHANICAL, CIVIL AND ELECTRICAL CONTRACTORS FOR ALL UTILITY CROSSINGS.
2. DEPICTED LOCATIONS OF SOIL VAPOR MONITORING POINTS ARE APPROXIMATE AND WERE COORDINATED AND CONFIRMED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
3. ALL PENETRATIONS THROUGH THE FLOOR SLAB WERE SEALED USING A SILICONE BASED WATERPROOF SEALANT OR EQUIVALENT.



- LEGEND**
- BUILDING FOOTPRINT
 - ⊗ INSTALLED SOIL VAPOR MONITORING POINT
 - SUBGRADE CONTINGENCY SSDS PIPING
 - INDOOR AIR SAMPLE LOCATION
 - AMBIENT AIR SAMPLE LOCATION

CONSTRUCTION NOTES:

1. AS-BUILT MEASUREMENTS WERE TAKEN.
2. SSDS PIPES WERE INSTALLED WITH APPROXIMATELY 3' STUBS OUT OF THE NORTH EXTERIOR WALL OF THE BUILDING TO ALLOW FOR CONNECTION TO AN ACTIVE OPERATIONAL SSDS IF SVI MONITORING INDICATES SSDS IS NECESSARY.

NOTES:

1. EXTERNAL CORNERS OF THE BUILDING AND DRIVEWAY WERE SURVEYED BY WENDEL COMPANIES
2. SVI: SOIL VAPOR INTRUSION
3. SSDS: SUB SLAB DEPRESSURIZATION SYSTEM

C:\USERS\KGRAY\ONEEDRIVE - ROUX ASSOCIATES INC\DESKTOP\p2317.0002M000.179.07.DWG KGRAY

<p>Title: AS-BUILT DRAWING FOR SUBGRADE SSDS COMPONENTS</p> <p>350 FRANKLIN STREET OLEAN, NY</p>			
<p>Prepared for: MJ PAINTING</p>			
	Compiled by: VS	Date: DECEMBER 2024	<p>FIGURE 2</p>
	Prepared by: VS	Scale: AS SHOWN	
	Project Mgr: BR	Project: 2317.0002M004	
	File: 2317.0002M000.179.07.DWG		

SOIL VAPOR INTRUSION WORK PLAN
350 Franklin Street, Olean, New York

APPENDIX A

NYSDOH Indoor Air Quality Questionnaire and Building Inventory

**NEW YORK STATE DEPARTMENT OF HEALTH
INDOOR AIR QUALITY QUESTIONNAIRE AND BUILDING INVENTORY
CENTER FOR ENVIRONMENTAL HEALTH**

This form must be completed for each residence involved in indoor air testing.

Preparer's Name _____ Date/Time Prepared _____

Preparer's Affiliation _____ Phone No. _____

Purpose of Investigation _____

1. OCCUPANT:

Interviewed: Y / N

Last Name: _____ First Name: _____

Address: _____

County: _____

Home Phone: _____ Office Phone: _____

Number of Occupants/persons at this location _____ Age of Occupants _____

2. OWNER OR LANDLORD: (Check if same as occupant ___)

Interviewed: Y / N

Last Name: _____ First Name: _____

Address: _____

County: _____

Home Phone: _____ Office Phone: _____

3. BUILDING CHARACTERISTICS

Type of Building: (Circle appropriate response)

- | | | |
|-------------|--------|----------------------|
| Residential | School | Commercial/Multi-use |
| Industrial | Church | Other: _____ |

If the property is residential, type? (Circle appropriate response)

- | | | |
|--------------|-----------------|-------------------|
| Ranch | 2-Family | 3-Family |
| Raised Ranch | Split Level | Colonial |
| Cape Cod | Contemporary | Mobile Home |
| Duplex | Apartment House | Townhouses/Condos |
| Modular | Log Home | Other: _____ |

If multiple units, how many? _____

If the property is commercial, type?

Business Type(s) _____

Does it include residences (i.e., multi-use)? Y / N If yes, how many? _____

Other characteristics:

Number of floors _____ Building age _____

Is the building insulated? Y / N How air tight? Tight / Average / Not Tight

4. AIRFLOW

Use air current tubes or tracer smoke to evaluate airflow patterns and qualitatively describe:

Airflow between floors

Airflow near source

Outdoor air infiltration

Infiltration into air ducts

5. BASEMENT AND CONSTRUCTION CHARACTERISTICS (Circle all that apply)

- a. Above grade construction: wood frame concrete stone brick
- b. Basement type: full crawlspace slab other _____
- c. Basement floor: concrete dirt stone other _____
- d. Basement floor: uncovered covered covered with _____
- e. Concrete floor: unsealed sealed sealed with _____
- f. Foundation walls: poured block stone other _____
- g. Foundation walls: unsealed sealed sealed with _____
- h. The basement is: wet damp dry moldy
- i. The basement is: finished unfinished partially finished
- j. Sump present? Y / N
- k. Water in sump? Y / N / not applicable

Basement/Lowest level depth below grade: _____(feet)

Identify potential soil vapor entry points and approximate size (e.g., cracks, utility ports, drains)

6. HEATING, VENTING and AIR CONDITIONING (Circle all that apply)

Type of heating system(s) used in this building: (circle all that apply – note primary)

- Hot air circulation
- Space Heaters
- Electric baseboard
- Heat pump
- Stream radiation
- Wood stove
- Hot water baseboard
- Radiant floor
- Outdoor wood boiler
- Other _____

The primary type of fuel used is:

- Natural Gas
- Electric
- Wood
- Fuel Oil
- Propane
- Coal
- Kerosene
- Solar

Domestic hot water tank fueled by: _____

Boiler/furnace located in: Basement Outdoors Main Floor Other _____

Air conditioning: Central Air Window units Open Windows None

Are there air distribution ducts present? Y / N

Describe the supply and cold air return ductwork, and its condition where visible, including whether there is a cold air return and the tightness of duct joints. Indicate the locations on the floor plan diagram.

7. OCCUPANCY

Is basement/lowest level occupied? Full-time Occasionally Seldom Almost Never

Level General Use of Each Floor (e.g., familyroom, bedroom, laundry, workshop, storage)

Basement	_____
1 st Floor	_____
2 nd Floor	_____
3 rd Floor	_____
4 th Floor	_____

8. FACTORS THAT MAY INFLUENCE INDOOR AIR QUALITY

- a. Is there an attached garage? Y / N
- b. Does the garage have a separate heating unit? Y / N / NA
- c. Are petroleum-powered machines or vehicles stored in the garage (e.g., lawnmower, atv, car) Y / N / NA
Please specify _____
- d. Has the building ever had a fire? Y / N When? _____
- e. Is a kerosene or unvented gas space heater present? Y / N Where? _____
- f. Is there a workshop or hobby/craft area? Y / N Where & Type? _____
- g. Is there smoking in the building? Y / N How frequently? _____
- h. Have cleaning products been used recently? Y / N When & Type? _____
- i. Have cosmetic products been used recently? Y / N When & Type? _____

- j. Has painting/staining been done in the last 6 months? Y / N Where & When? _____
- k. Is there new carpet, drapes or other textiles? Y / N Where & When? _____
- l. Have air fresheners been used recently? Y / N When & Type? _____
- m. Is there a kitchen exhaust fan? Y / N If yes, where vented? _____
- n. Is there a bathroom exhaust fan? Y / N If yes, where vented? _____
- o. Is there a clothes dryer? Y / N If yes, is it vented outside? Y / N
- p. Has there been a pesticide application? Y / N When & Type? _____

Are there odors in the building? Y / N
 If yes, please describe: _____

Do any of the building occupants use solvents at work? Y / N
 (e.g., chemical manufacturing or laboratory, auto mechanic or auto body shop, painting, fuel oil delivery, boiler mechanic, pesticide application, cosmetologist)

If yes, what types of solvents are used? _____

If yes, are their clothes washed at work? Y / N

Do any of the building occupants regularly use or work at a dry-cleaning service? (Circle appropriate response)

- Yes, use dry-cleaning regularly (weekly) No
- Yes, use dry-cleaning infrequently (monthly or less) Unknown
- Yes, work at a dry-cleaning service

Is there a radon mitigation system for the building/structure? Y / N Date of Installation: _____
Is the system active or passive? Active/Passive

9. WATER AND SEWAGE

Water Supply: Public Water Drilled Well Driven Well Dug Well Other: _____
Sewage Disposal: Public Sewer Septic Tank Leach Field Dry Well Other: _____

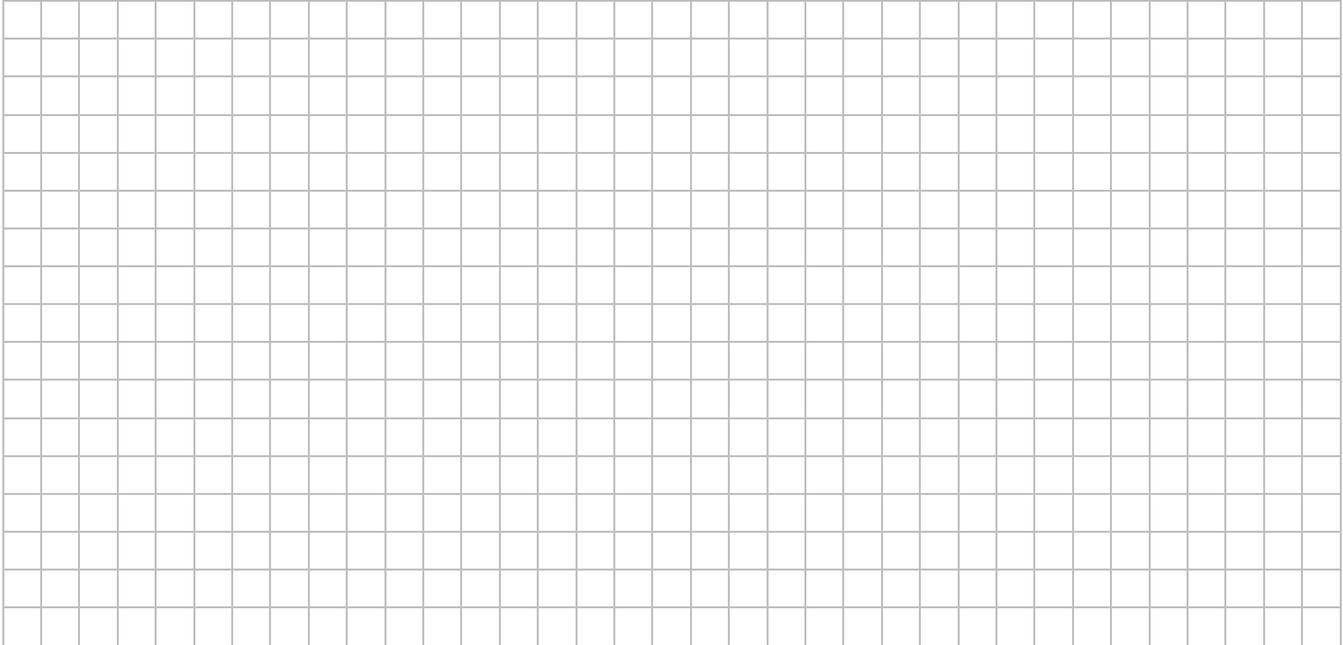
10. RELOCATION INFORMATION (for oil spill residential emergency)

- a. Provide reasons why relocation is recommended: _____
- b. Residents choose to: remain in home relocate to friends/family relocate to hotel/motel
- c. Responsibility for costs associated with reimbursement explained? Y / N
- d. Relocation package provided and explained to residents? Y / N

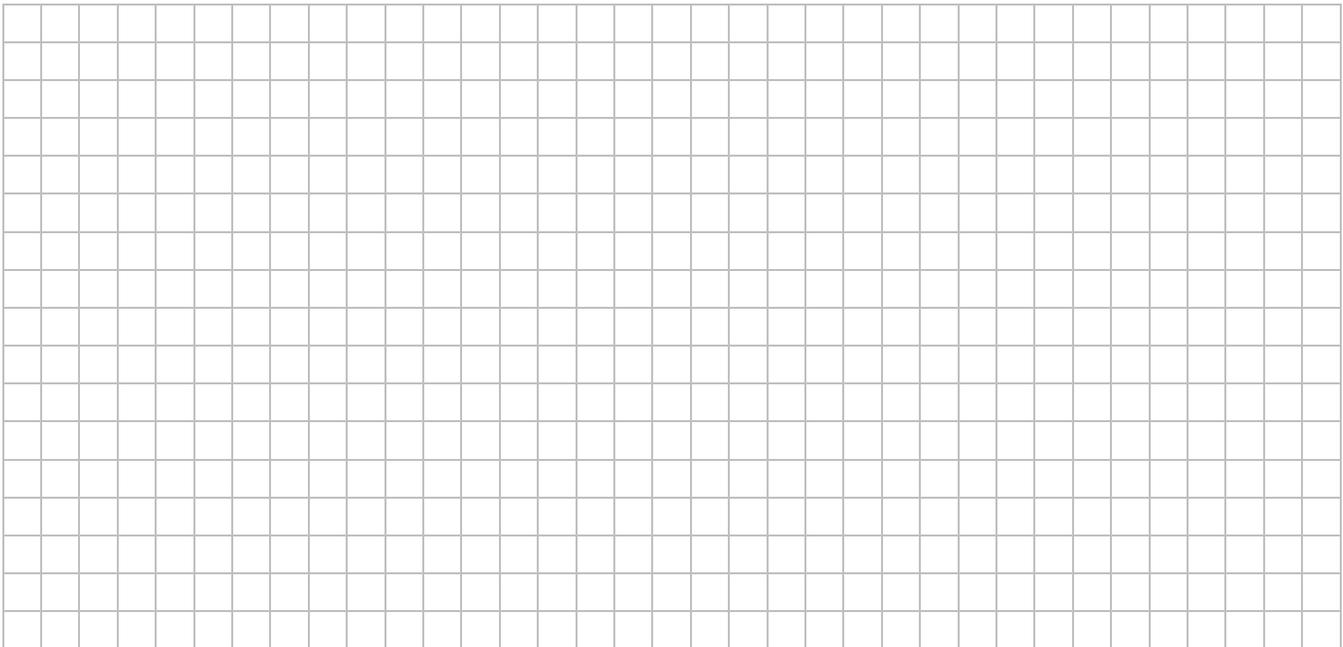
11. FLOOR PLANS

Draw a plan view sketch of the basement and first floor of the building. Indicate air sampling locations, possible indoor air pollution sources and PID meter readings. If the building does not have a basement, please note.

Basement:



First Floor:



12. OUTDOOR PLOT

Draw a sketch of the area surrounding the building being sampled. If applicable, provide information on spill locations, potential air contamination sources (industries, gas stations, repair shops, landfills, etc.), outdoor air sampling location(s) and PID meter readings.

Also indicate compass direction, wind direction and speed during sampling, the locations of the well and septic system, if applicable, and a qualifying statement to help locate the site on a topographic map.

