



June 27, 2011

Operations and Maintenance  
Sub-Slab Vapor Mitigation System  
New Paltz Plaza, Route 299, New Paltz, New York

Alpine Environmental Services, Inc (ALPINE), performed an inspection of the Sub Slab Vapor Mitigation system installed in 2005 at the above-mentioned site. The inspection was performed on June 23, 2011 and consisted of the following:

- Inspect the exposed system piping for any breach or damage.
- Inspect the caulk seal at each of the suction points (a breach in the seal should produce an air leak noise). If breach is observed, caulk with polyurethane caulk.
- Disconnect power from the fan unit and verify the system alarm sounds when the static system pressure falls below the alarm set point.
- Observe the static system pressure in each system on the magnehelic manometer. Record the system pressure in the chart provided. Compare the static system pressure to the acceptable static pressure range. Verify static pressure is within the acceptable range.

**Results of the inspection were as follows:**

- System #1, Liquor Store (Former Baxter Pharmacy): System seals were inspected. System pressure in the “acceptable” range. The alarm was tested and performed as designed.
- System #2, Laundromat: System seals were inspected. System seals were inspected. The office area was locked and attendant does not possess a key. System pressure could not be observed. As part of the next annual inspection, a system pressure monitoring port shall be installed outside of the office area for easy observation. The alarm was tested and performed as designed.

- System #3, Dry Cleaner: System seals were inspected. System pressure in the “acceptable” range. The alarm was tested and performed as designed.
- System #4, Peter Harris: System seals were inspected. System pressure in the “acceptable” range. The alarm was tested and performed as designed.
- System #5, PDQ Print: System seals were inspected. The alarm was tested and performed as designed. System pressure was below “acceptable” range, however, still at a significant level of 15 inches of water column. Re-check fan at next inspection.
- System #6, Jewelry Store: System seals were inspected. The alarm was tested and performed as designed. System pressure was in the “acceptable” range.
- System #7, Bagel Shop: System seals were inspected. System pressure in the “acceptable” range. The alarm was tested and performed as designed.
- System #8, Dollar Store (Former Hair Salon): System seals were inspected. System pressure in the “acceptable” range. The alarm was tested and performed as designed.

Sincerely,

**ALPINE ENVIRONMENTAL SERVICES, INC.**



Mark W. Schnitzer, PE  
Environmental Engineer

Enc. Chart of system pressure readings and inspection observations

**New Paltz - Kempner Corporation  
Stop & Shop Plaza**

System	Fan	Store	Pressure 2005	2008 Inspection 03/17/2008		2009 Inspection 10/21/2009		2010 Inspection 12/30/2010		2011 Inspection 06/23/2011	
				Pressure	Alarm	Pressure	Alarm	Pressure	Alarm	Pressure	Alarm
System 1	HS5000	Liquor Store (former pharmacy)	18	20	working	22	working	22	working	23	working
System 2	HS5000	Laundromat	5	N/A	working a	N/A	working a	5	working	N/A	working a
System 3	HS5000	Dry Cleaner	34	24	working d	27	working	22	working a	25	working
System 4	HS5000	Peter Harris	29	20	working	47	working d	45	working b	48	working
System 5	HS5000	PDQ Print	33	39	working	37	working	27	working	15	working b
System 6	HS5000	Jewelry Store	30	N/A	N/A b	30	working	30	working	30	working
System 7	HS5000	Bagel Shop	40	40	working	40	working b	40	working	43	working
System 8	GP501	Dollar Store (former hair salon)	0.5	0.6	working c	0.6	working	0.6	working c	0.6	working

2008  
a.) office locked no access to pressure gauge  
b.) closed  
c.) alarm was unplugged  
d.) fan replaced  
05/19/2008, pressure was 19"wc.

2009  
a.) office locked no access to pressure gauge  
b.) low pressure 10"wc, fan replaced on 11/24/2009  
d.) fan replaced  
01/19/2009, fan died. New pressure 45"wc.

2010  
a.) low pressure 4"wc, new fan installed 01/10/2011  
b.) new fan installed 12/30/2010, fan died  
c.) alarm power cord missing, replaced cord, moved alarm above ceiling tile to avoid tampering.

2011  
a.) office locked no access to pressure gauge, install pressure port during next inspection.  
b.) pressure drop, monitor for next inspection for possible fan replacement.