

Vapor Mitigation System Manual

For

4242 Crittenden Avenue

Indianapolis, IN 46205



Prepared by

U.S. Environmental Protection Agency

Region 5



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 5
EMERGENCY RESPONSE BRANCH
2525 N. SHADELAND AVENUE, SUITE 100
INDIANAPOLIS, IN 46219

REPLY TO ATTENTION OF:
SE-GI

November 14, 2012

Thomas Wright
Blue River Realty & Management
5345 N. Winthrop, Suite A
Indianapolis, IN 46220

Dear Mr. Wright:

The U.S. Environmental Protection Agency (EPA) installed a vapor mitigation system at your property at 4242 Crittenden Avenue. EPA installed the system to reduce elevated concentrations of chloroform in indoor air.

Enclosed is information on the system that we installed. In this binder you will find photographs of system components; *A Citizen's Guide to Vapor Intrusion Mitigation*; warranty information; system operating guidelines; and analytical results from your property.

Over the next year, EPA will conduct performance sampling to ensure that the system is working properly and indoor air quality is below screening levels. We will conduct performance sampling approximately 30 days, six months, and one year after system installation.

Operation of the system is your responsibility. It basically includes the cost of electricity to power the system's fan, which is about \$75 per year. Following successful performance sampling, inspection and maintenance of the system is also your responsibility.

I appreciate the opportunity to work with you on this. I will contact you to conduct performance sampling at the designated intervals. However, if you have questions, please contact me at 317-417-0980.

Sincerely,

Shelly Lam, LPG
Federal On-Scene Coordinator

cc: File (without enclosures)

Vapor Mitigation System



Fan portion of the vapor mitigation system. The fan creates a vacuum under the concrete slab floor or crawlspace. The vacuum draws vapors from under your home and into a PVC pipe system that is vented above the structure. The fan must be “On” and running 24 hours per day to ensure that it is operating effectively.



Close-up of the “On/Off” switch located on the exterior of the building. The system is designed to run in the “On” position at all times to ensure it is effective.



The sub-slab vapor extraction points. PVC piping extends below the concrete slab or crawlspace liner. PVC piping extends upward to an overhead piping system routed to an “in-line” fan located on the exterior of the building.



Photo showing the “U-Tube” manometer (vacuum pressure gauge). The U-Tube will display a reading greater than zero (0 inches of water column) on the side where the poly tubing is located when the system is operating effectively.



The effluent vent (exhaust) for the system. The vapors are vented above the roof of your building. The vent pipe must be clear of obstructions at all times. This includes caps and covers.

How do I know if my vapor mitigation system is working properly?

EPA will test the air inside the home the first year to ensure the system is working properly. After that, you should inspect the vapor mitigation system on an annual basis to ensure it is working properly. System operating guidelines are provided in this binder.

What if the system stops working or if I have questions about the system?

The system fan comes with a five year warranty. If the fan stops working during that time period, you should contact the manufacturer. The warranty is included in this binder.

If you have questions, please call:

Shelly Lam (317) 417-0980

Environmental Risk Services (812) 322-6630