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USA - Middle East - North Africa

Project Name: 873 East 228 Street, Bronx

Project Number: 20TMP1422X, 20EHAZ280X, 21CVCP028X

Site Management Reporting Period: July 2023 through April 2025

Inspection Date: April 9, 2025

Inspector: Ruijie Xu under the supervision and instruction of Tarek Z. Khouri

Certifier: Tarek Z. Khouri, P.E.

Report Submittal Date: April 9, 2025

**Report Preparer: HydroTech Environmental Engineering and Geology, DPC on behalf of
33 Equities Realty LLC**

Site Inspection and Certification Letter Report

873 East 228th Street, LLC hereby submits a Site Management Inspection and Certification Report for the property located at 873 East 228th Street in Wakefield section of Bronx, New York for the reporting period, July 2023 to April 2025, pursuant to the Site Management Plan (SMP) that is included in the OER approved Remedial Action Report (RAR), dated May 2023. The Site is identified as Block 4853 and Lot 11 on the New York City Tax Map.

1.0 ENGINEERING CONTROLS

Engineering Controls were employed in the Remedial Action to assure permanent protection of public health by eliminating human exposure to residual materials remaining at the site. The Site has two Engineering Control Systems. Engineering Controls for this property are:

Composite Cover System

Exposure to residual soil/fill is prevented by an engineered Composite Cover System that has been built on the Site. This Composite Cover System is comprised of 1) a 4-inch concrete slab on top of the vapor barrier and 6-feet of imported clean soil in the building area; 2) a 4-inch concrete cover on top of 4 feet of $\frac{3}{4}$ Blue Stone and 2 feet of general fill in rear yard; and 3) a 4-inch concrete cover on top of 6 feet of general fill in the driveway. The contractor for the Composite Cover System construction was 873 East 228th Street, LLC.

Vapor Barrier System

Exposure to soil vapor is prevented by a Vapor Barrier System that has been built on the Site. This Vapor Barrier System consists of 20-mil Stego Wrap underneath the slab on grade and along the foundation sidewalls. All the seams and penetrations will be properly sealed with StegoTape. The professional engineer for the Vapor Barrier System was Tarek Z. Khouri. The contractor for the Vapor Barrier System installation was 873 East 228th Street, LLC.

2.0 INSTITUTIONAL CONTROLS

A series of Institutional Controls are required under the Remedial Action to assure permanent protection of public health by eliminating human exposure to residual materials remaining at the site. The Institutional Controls for the Remedial Action are:

- (1) The property will continue to be registered with an E-Designation by the NYC Department of Buildings. Property owner and property owner's successors and assigns are required to comply with the approved SMP;
- (2) Compliance with an OER-approved Site Management Plan including procedures for appropriate operation, maintenance, inspection, and certification of performance of ECs and ICs. The property owner and property owner's successors and assigns will inspect ECs and ICs and submit to OER a written certification that evaluates their performance in a manner and at a frequency to be determined by OER;
- (3) Engineering Controls will not be discontinued without prior OER approval;
- (4) OER has the right to enter the Site upon notice for the purpose of evaluating the performance of ECs and ICs;
- (5) Vegetable gardens and farming in residual soil/fill on the Site are prohibited;
- (6) Use of groundwater underlying the Site without treatment rendering it safe for its intended use is prohibited;
- (7) All future activities on the Site that will disturb residual soil/fill must be conducted pursuant to the Soil/Materials Management provisions of the SMP, or otherwise approved by OER;
- (8) The Site is intended to be used for restricted residential use and will not be used for a higher level of use without prior approval by OER.

3.0 INSPECTION NARRATIVE

The site inspection was performed by Ruijie Xu under the instruction of Tark Z. Khouri. The date of the inspection was April 9, 2025.

All accessible portions of the composite cover system were visually inspected during the site inspection. The composite cover system at the Site appears to be in sound condition. The concrete slab in the hallway is observed to be further covered with a layer of tiles. In the mechanical and storage space, fine and minor cracks were observed. These fine cracks should not represent a risk for soil vapor intrusion impact since migration of vapors is prevented by a vapor barrier membrane installed underneath the slab. The rear yard appears to be covered with concrete and maintained in the same condition as documented in the closure report for the site. Based upon the site inspection, the ECs present appear to be in sound condition and functioning properly. The Site is protective to human health and the environment. **Attachment #1** provides photographs of inspected building slabs. **Attachment #2** provides the annual inspection checklist.

4.0 STATUS OF ENGINEERING AND INSTITUTIONAL CONTROLS

- Are the Engineering Controls and Institutional Controls employed at the Site continuing to perform as designed and continuing to be protective of human health and the environment?

Response: Yes.

- Has anything occurred that impairs the ability of the Engineering Controls or Institutional Controls to protect public health and the environment?

Response: No

- Are any changes needed to the remedial systems or controls?

Response: No

- Has compliance with this SMP been maintained during this reporting period?

Response: Yes

- Are site records complete and up to date?

Response: Yes

5.0 DEVIATIONS IN PERFORMANCE OF ENGINEERING AND INSTITUTIONAL CONTROLS

No deviations were observed.

6.0 NEXT INSPECTION


The next Site Management Inspection will be performed December 2029, and the Site Inspection and Certification Letter Report will be submitted by July 30, 2030.

7.0 CERTIFICATION

I, Tarek Z. Khouri, certify the following:

- I am a Professional Engineer;
- Ruijie Xu inspected 873 East 228th Street site, site number 20TMP1422X, 20EHAZ280X, 21CVCP028X on April 9, 2025 under my direct supervision and instruction;
- I prepared this Site Inspection and Certification Letter Report;
- Engineering Controls or Institutional Controls employed at the Site continue to be in place and perform as designed and continue to be protective of human health and the environment;
- Activities on the Site that have disturbed residual soil/fill material have been in accordance with the Soil/Materials Management Plan in the SMP;
- Site records are complete and up to date;
- Nothing has occurred on the Site that impairs the ability of Engineering Controls or Institutional Controls to protect public health and the environment;
- No changes are needed to the remedial systems or engineering controls;
- Compliance with the Site Management Plan has been maintained;
- Vegetable gardening and farming in residual soils has been prevented;
- Groundwater underlying the Site is not being utilized without treatment rendering it safe for the intended purpose has been prevented;
- The Site has not been used for a higher level of use other than the restricted residential use addressed by the Remedial Action;
- The Site continues to be registered as an E-Designated property by the NYC Department of Buildings.

PE Name Tarek Z. Khouri

PE Signature 

Date April 9, 2025

Front Façade of the Building



Typical Slabs/Covers on First Floor and in Rear Yard



Typical Slabs/Covers on First Floor



Roof View





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ANNUAL COMPLIANCE INSPECTION FORM

I. GENERAL INFORMATION

Name of Inspector:		Inspection Date:	
Construction Completion Date:		Date of Last Periodic Compliance Inspection:	
Site Name:		Site ID	
Site Address: (attach map)		County:	
Name and Address Current Property Owner(s):			
Name of Site Contact:		Telephone Number:	
Address:			
Operators Name: (if applicable)		Telephone Number:	
Persons Present During Inspection include Affiliations:			

Date	Site Address	Inspector name and title
Remedy Description of Cover Systems		
1. Review of the current remedy		
Identify the current remedy:		
<input type="checkbox"/> Vapor Barrier	<input type="checkbox"/> Cover Slab/ Top Soil	<input type="checkbox"/> SSDS
How many extraction wells or trenches are used for SVE (if applicable)?		
How many SSDS Systems are used (if applicable)?		
2. Review of the current remedy goals		
What schedule has been established for monitoring each system in OFM?		
B. Remedy Performance Assessment		
1. Evaluate remedy effectiveness:		
Based on information collected since the last O&M review, do monitoring data indicate that the system is failing or could eventually fail to meet remedy goals?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Since the last O&M review, have monitoring data exhibited trends indicative of a new or renewed release?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Since the last O&M review, have changes in land and/or ground water use been suggested and or implemented that have the potential to reduce the protectiveness of the SSDS remedy?	No SSDS is present at the Site.	
Since the last O&M review, have contaminants been identified in new locations or at higher concentrations where they pose or have the potential to pose unacceptable risks to receptors?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
If you answered yes to any of the above questions, did the information suggest the need for immediate action or is the condition being monitored to evaluate the need for future action? Use this space to comment. What actions, if any, have been taken and/or are planned in response to the new information?	<input type="checkbox"/> Immediate Action	
	<input type="checkbox"/> Monitor for future	
	<input type="checkbox"/> N/A	
Based on your answers to the above questions, is there reason to evaluate the need for a contingent remedy at this time? If yes, use this space to comment.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Blowers and Piping		
Since the last O&M review for this system, has evidence of excessive corrosion of system components been observed? If yes, what actions have been taken and/or are planned in response?	No SSDS is present at the Site.	
Since the last O&M review, have blower operational characteristics, such as flow rate, pressure, and discharge temperatures, been consistently within equipment design parameters? If no, what actions have been taken and/or are planned in response?		
Since the last O&M review, if water is manually removed from the extraction blower water separator, has water accumulation been observed that could adversely impact blower operation? If yes, what actions have been taken and/or are planned in response?		
Since the last O&M review, have all blowers, water separators, valves, and piping components been		

consistently operational?

No SSDS is present at the Site.

SSDS

PID Level efficient

Vacuum Reading

Alarm Condition

Was the Subslab Depressurization System (SSDS) operating upon arrival?

If "No," explain below why the system was not running, efforts taken to restart the SSDS and if the system was operational when leaving. If successful in making the SSDS operational, complete the remainder of the checklist.

If measured, were all subslab probe vacuum readings greater than 0.004 inches of water?

If "Yes," the SSDS is deemed still effective and the vacuum readings taken during this inspection are now the new baseline readings.

If "No," system must be adjusted/amended and the SSDS re-commissioned Discuss adjustments and amendments below:

List below all pertinent observations and actions taken during this Inspection:

i.e., sagging/damaged pipes, construction changes to building that may affect the system, pipe leaks that may need smoke test, is building still vacant, has occupancy zoning changed (i.e. commercial to residential), are non-SSDS engineered systems still functioning as designed etc. Add additional pages as needed.

Vapor Barrier

Did you observe breaking of slab cover, what portion? Any of evidence of Vapor Barrier needs to be alter?

- Yes
- No
- N/A

If yes, does the Vapor Barrier appear to be puncture?

- Yes
- No

If yes, describe action needed to repair the alter cover system.

Cover System

Did you observe breaking of slab cover or top soil?

- Yes
- No

If yes describe the level of alteration needed for repairs and remedies?