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Site Inspection and Certification Letter Report

PERFORMED AT:
11-23 Montieth Street
Brooklyn, NY 11206
Block 3139, Lot 30

PERFORMED FOR:
Southside United HDFC – Los Sures
434 South 5th Street
Brooklyn, NY 11211

REPORT DATE:
August 28, 2025

ALC PROJECT NO. 500-1086

PREPARED BY
ALC ENVIRONMENTAL
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Site Inspection and Certification Letter Report

Project Name: 11-23 Montieth Street, Brooklyn, NN 11206
Project Number: 16TMP0401K & 16EHAN373K
Site Management Reporting Period: 2024-2025
Inspection Date: August 13, 2025
Inspector and Certifier: Brian Mende
Report Submittal Date: August 28, 2025
Report Preparer: ALC Environmental on behalf of Southside United HDFC – Los Sures

Southside United HDFC - Los Sures hereby submits a Site Management Inspection and Certification Report for the property located at 11-23 Montieth Street in Bushwick section of Brooklyn, New York for the reporting period, 2024 to 2025, pursuant to the Site Management Plan (SMP) that is included in the OER approved Remedial Action Report (RAR), dated May 2024. The Site is identified as Block 3139 and Lot 30 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 three 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 five inches of reinforced concrete slab underlain by 6 inches of clean sub-base material within the building footprint, six inches of poured concrete underlain by five inches of clean sub-base material in sidewalk and patio areas, and two feet of clean soil in open space areas and landscaped areas.

The composite cover system is a permanent engineering control. The system was inspected and its performance certified at specified intervals as required by the RAWP and the Site Management Plan. A Soil and Materials Management Plan, included in the Site Management Plan, outlines the

procedures to be followed in the event that the composite cover system and underlying residual soil/fill is disturbed in the future.

Maintenance procedures for the composite cover system are presented in the Site Management Plan and outlined in Section 7 of the RAR. The contractor for the Composite Cover System construction was installed by the foundation contractor, Hillview Construction.

Vapor Barrier System

Exposure to soil vapor is prevented by a Vapor Barrier System that has been built on the Site. The vapor barrier system consists of Drago Wrap 20 mil vapor barrier below the foundation slab and on the sidewalls of the foundation walls up to grade. The vapor barrier extends throughout the area occupied by the footprint of the new building and up the foundation sidewalls and is terminated at the ground surface. The vapor barrier was installed in accordance with manufacturer specifications. All welds, seams, and penetrations were properly sealed in accordance with the manufacture's specification including sealing tape and approved mastic to seal all the areas around piping and floor and wall penetrations. The vapor barrier installation was inspected and approved by the on-site ALC Technician and was approved by OER prior to installation.

The Vapor Barrier System is a permanent engineering control, was inspected during installation to ensure that all seams had the proper overlap and were properly sealed. The Soil and Materials Management Plan included in the Site Management Plan outlines the procedures to be followed in the event that the composite cover system and underlying vapor barrier system is disturbed in the future. Maintenance of these systems is described in the Site Management Plan in Section 7 of the RAR.

The professional engineer for the Vapor Barrier System was David A. Pellerier. The contractor for the Vapor Barrier System construction was ACA Contracting.

Active Sub-Slab Depressurization System

Subsurface soil vapor is also alleviated by an active Sub-Slab Depressurization System (SSDS) that has been constructed below the basement floor at the Site. The construction of the SSDS consisted of a geotextile fabric, Mirafi,N-Series product type 140NL set on top of the in situ

subsurface soils. A six-inch thick bed of a foamed glass aggregate, Aero Aggregates CLFCA G15, with 0.020-inch slotted PVC pipe, covered by another six-inch thick layer of foamed glass aggregate. The Drago 20-mil Wrap was set on top prior to pouring the concrete basement floor slab.

The horizontal for the active sub-slab depressurization system schedule 40, 4-inch diameter, 0.020-inch slotted PVC pipe that underlies the basement floor slab. Each of the four separate legs of the PVC piping, penetrates the basement floor slab and is connected to a 6-inch diameter galvanized steel riser pipe that runs through the building to the roof. All above ground piping associated with the SSDS system is properly labeled to indicate such association with. All piping was connected in accordance with the manufacturer's specifications using specified PVC adhesive to assure solid connections in each of the joints.

The gas permeable layer consists of a 16-inch thick layer of foam glass aggregate, manufactured by Aero Aggregates. The vertical vent pipe of the blower exhaust is finished above the roof line and 25 feet from any window opening or ventilation intake and is fitted with a rain cap to prevent rain infiltration. The SSDS includes a blower manufactured by the New York Blower Company installed on the roof of the apartment building and is hardwired to control box, also located on the roof. Vacuum gauges are located at the intake of the blower and on each leg of the 4 -inch diameter PVC pipe in the basement. An audible alarm on the first floor is connected to a differential pressure switch. Three monitoring points are located in the basement and one monitoring point is located on the first floor, on the western side of the building. to enable measurement of the vacuum pressure established by the system.

The active SSDS is designed to maintain a negative pressure beneath the building. A deviation from the initial proposed design was implemented to minimize the perforations through the slab and centralize the riser pipes through the building. The SSDS is a permanent engineering control.

The system was inspected and its performance certified at specified intervals as required by the Site Management Plan. Maintenance of this SSDS is described in the Site Management Plan.

The effluent discharge point is a minimum of 25 feet from any operable window or air intake for any building. On October 19, 2023 the SSDS system was tested. The blower system was activated and the SSDS was tested.

The alarm panel on the first floor is working and is activated when the blower shuts down for any reason, either a mechanical or electrical issue. Readings were obtained from the three monitoring points in the basement and the monitoring point on the first floor. The readings are presented on Table 1.

Table 1
Summary of Vacuum Readings
At Each Monitoring Point

Monitoring Point	Readings in inches H_2O
First floor MP-1	-0.3
Basement MP-2	-0.6
Basement MP-3	-1.2
Basement MP-4	-0.9

The system was determined to be operating as designed.

A post-construction meeting was held on February 7, 2024. Monthly Checklists for Building Superintendent Inspection will be established. Certified inspection checklists executed by building superintendent staff will be prepared and maintained on site in a file that is available for inspection by OER upon request.

The initial design engineer for the Active SSDS is Rebecca Kinal, PE with the environmental consulting firm, AKRF. The contractor for construction of the active SSDS was Aspro Plumbing.

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) Placed a deed restriction on the property to document the installation of, and continued operation of, an active SSDS. The deed restriction may be removed if OER determines that

the active SSDS has achieved its goal and is no longer warranted;

(2) 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;

(3) 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;

(4) Engineering Controls will not be discontinued without prior OER approval;

(5) OER has the right to enter the Site upon notice for the purpose of evaluating the performance of ECs and ICs;

(6) Vegetable gardens and farming in residual soil/fill on the Site are prohibited. 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 Brian Mende. The date of the inspection was August 13, 2025 and was conducted by Brian Mende, CPG a Qualified Environmental Professional with over 40 years of experience.

Mr. Mende conducted a perimeter walk of the entire property examining all exterior areas of the sidewalk and courtyard areas including planters for evidence of deterioration or cracking. No

evidence of cracking or deterioration was observed. A photographic log is presented in Attachment A.

Mr. Mende then conducted an inspection of the engineering controls including the fan systems located on the roof. The roof fan was identified to be operating as per specifications. The inspection then included the basement area of the building to inspect for visible cracking of the entire basement area as well as the community room which is not located above a basement area. No cracking or deterioration was observed.

Mr. Mende then inspected the piping and all manifolds including all pressure gauges. All systems were functioning in accordance with specifications.

Mr. Mende then located and inspected each of the four (4) vapor monitoring points. A Photoioization Detector (PID) was then utilized to screen for volatile organic vapors in each of the monitoring points. No PID readings above 0.0 parts per million (ppm) were recorded.

Mr. Mende then interviewed Mr. Edwin Marquez, the building superintendent concerning the operation of the system over the previous year. Mr. Marquez inspects the system on a daily basis and or weekly basis. Mr. Marquez indicated that the system had to reset the system twice in the previous year; however, the system appeared to be operating as per the specifications at the time of inspection. Mr. Marquez indicated that he was unaware that he was required to records and did not keep and inspection log because the systems are located immediately adjacent to his office on the basement level. Mr. Vasquez indicated that he will keep records going forward.

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, the system is operating as designed and the exterior / interior inspection revealed no deterioration of the Engineering Controls.**
- 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: **See comment above**
- Have monthly SSDS inspections by building superintendents been performed, certified on inspection checklists, and maintained on file on site?
  Response: **See comment above. Mr. Marquez has been instructed to maintain monthly records.**

5.0 DEVIATIONS in PERFORMANCE of ENGINEERING and INSTITUTIONAL CONTROLS

No deviations of Engineering and Institutional Controls as described in the SMP we encountered or are anticipated.

6.0 NEXT INSPECTION

The next Site Management Inspection will be performed in 2026, and the Site Inspection and Certification Letter Report will be submitted by July 30, 2026.

7.0 CERTIFICATION

I, Brian Mende, certify the following:

- I am a Qualified Environmental Professional;
- I inspected 11-23 Montieth Street, Brooklyn, NY 11206, site number 16TMP0401K & 16EHAN373K on August 13, 2025;
- 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 were not complete and up to date, however, records will be maintained for the coming year;
- 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;
- 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 have an OER-approved Declaration of Covenants and Restrictions recorded with the property deed by the borough County Clerk.

QEP Name Brian H. Mende, CPG

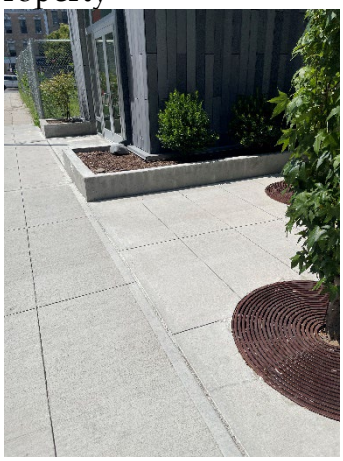
QEP Signature 

Date August 27, 2025

Photolog

Subject Property

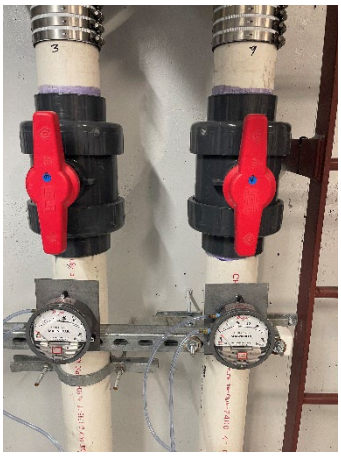
Subject Property Walkway



Subject Property Walkway

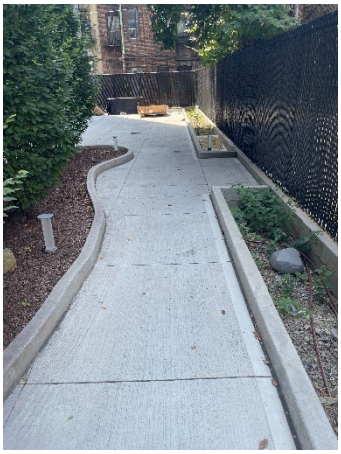
SSDS Fan

SSDS Manifold Piping and Pressure Gauges

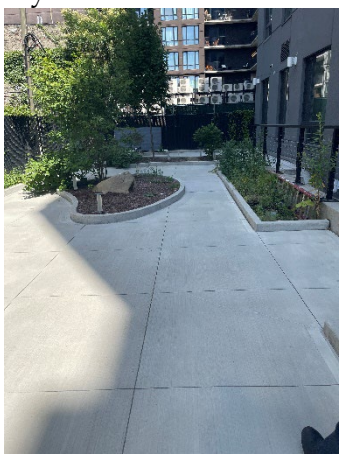


SSDS Manifold Piping and Pressure Gauges

Rear Courtyard Area



Rear Courtyard Area



Rear Courtyard Area

Typical PID Reading

SSDS Alarm

SSDS Power Panel

Western Property Boundary