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Patrick Hulswitt,  
Industrial  
Services, Inc.



**Project Size:** 2,200 SF  
**Installer:** Industrial Services, Inc.  
**Consulting Engineer:** Otwell  
Matby  
**System:** Geo-Seal 100

## Geo-Seal 100 Ideal for Historical Retrofit and Renovation

The Cornwell project focused saw the redevelopment of a beautiful downtown property located on the Boardman River, in Traverse City, MI. The building started life in 1929 with two small sheds, where it was a “small fish house” or fish market, and later it became a dry cleaner and other retail and offices.

As part of a 2022/2023 remediation and redevelopment, the property developer needed to address and mitigate issues related to the presence of VOCs, which were likely derived from the former dry cleaners. To protect the site, Industrial Services, Inc. were brought on board to install 2,200 square feet of EPRO’s Geo-Seal 100. This robust membrane system was applied below the new basement slab and on the existing foundation walls, with an active ventilation that would filter out potential VOCs.

“As the vapor mitigation system was retrofitted into a historical building foundation, there were many atypical obstacles and conditions that Industrial Services worked through that resulted in a successful project,” says James Jackson, Otwell Matby, the consulting engineer.

Pipe penetration detail in the building's crawl space

Installation within the building at ground level.



Geo-Seal 100 is a patented sub-slab vapor intrusion barrier system that eliminates vapor intrusion for brownfields or any environmentally-impaired site. With more than 50 million square feet installed, the Geo-Seal 100 system has been in use for more than 20 years. Geo-Seal is the most chemically resistant vapor intrusion barrier on the market today according to third party independent testing.

“Industrial Services’ installation processes were completed efficiently and in a timely manner while in coordination with a tight construction schedule and while working around several trades,” adds Jackson.

The EPRO team worked closely with Industrial Services, providing project support and collaboration throughout the installation process.

“EPRO were extremely responsive and communicative as we worked together on this project,” says Patrick Hulswitt, Industrial Services, Inc. “Installation of Geo-Seal 100 was straightforward and EPRO were on hand to answer any questions that arose. We enjoy any opportunity to partner with them on our projects.”