ASBESTOS INSPECTION REPORT

152 Kirkham St.
Dayton, OH 45417

PREPARED FOR:
Mr. Dennis Zimmer
Montgomery County Land Bank
371 West Second Street, 3rd Floor
Dayton, Ohio 45402
937-333-3982

PREPARED BY:
Lynda M. Hart
Asbestos Hazards Evaluation Specialist
Ohio #ES-32558
February 20, 2015
February 20, 2015

Mr. Dennis Zimmer  
Montgomery County Land Bank  
371 West Second Street, 3rd Floor  
Dayton, Ohio 45402  

Re: Asbestos Inspection  
152 Kirkham St.  
Dayton, OH 45417

Dear Mr. Zimmer:

Hart Environmental Resources prepared this report, under contract with the Montgomery County Land Bank, for the asbestos inspection conducted at 152 Kirkham St., Dayton, OH. The inspection, conducted on February 10, 2015, was completed utilizing applicable Federal and Ohio State regulations pertaining to asbestos: Federal OSHA (29 CFR 1910.1001 and 29 CFR 1926.1101), EPA (40 CFR Part 61), and TSCA Title II AHERA/ASHARA (40 CFR Part 763) Asbestos Regulations. The findings in this report are consistent with accepted principles and practice established and prescribed by the EPA and AHERA.

All accessible areas of the home at 152 Kirkham St. were inspected physically, functional space by functional space, and homogeneous area by homogeneous area to determine the presence of asbestos-containing materials. Suspect materials that may be present inside wall cavities, electrical wiring or which were otherwise inaccessible were not included in the scope of this inspection. Core samples of friable and non-friable suspect asbestos-containing materials were collected. A site diagram, with the location of each sample, was made. The bulk samples were placed in zip-lock bags, sealed, and labeled with an identifying code. The samples, along with the chain-of-custody, were then submitted to the laboratory Environmental Hazards Services, Inc., to be analyzed for asbestos content.

The house is a two-story structure, with a basement. The exterior walls are covered with drywall and plaster. The roof is covered with asphalt shingles. A gas forced-air furnace, which has been removed, heated the structure. No seam tape or ductwork insulation was observed. The property contains a wood shed, with no suspect materials observed. Eight (8) wood windows have been installed in the house.

Hart Environmental Resources identified four (4) suspect asbestos-containing materials in the accessible areas of the structure.
### Analytical Results

<table>
<thead>
<tr>
<th>HER Sample #</th>
<th>Amount</th>
<th>Layers</th>
<th>Description/Sample Location</th>
<th>Condition</th>
<th>PLM Result (% Asbestos)</th>
</tr>
</thead>
<tbody>
<tr>
<td>152K-01 15-02-01452-001</td>
<td>-</td>
<td>2</td>
<td>Roof Shingle, Exterior, Inhomogeneous</td>
<td>Non-friable</td>
<td>None Detected</td>
</tr>
<tr>
<td>152K-02 15-02-01452-002</td>
<td>-</td>
<td>2</td>
<td>Roof Shingle, Exterior, Inhomogeneous</td>
<td>Non-friable</td>
<td>None Detected</td>
</tr>
<tr>
<td>152K-03 15-02-01452-003</td>
<td>-</td>
<td>2</td>
<td>Plaster, Living Room, Wall A, Inhomogeneous</td>
<td>Non-friable</td>
<td>None Detected</td>
</tr>
<tr>
<td>152K-04 15-02-01452-004</td>
<td>-</td>
<td>2</td>
<td>Plaster, Kitchen, Wall D, Inhomogeneous</td>
<td>Non-friable</td>
<td>None Detected</td>
</tr>
<tr>
<td>152K-05 15-02-01452-005</td>
<td>-</td>
<td>2</td>
<td>Plaster, Dining Room, Wall B, Inhomogeneous</td>
<td>Non-friable</td>
<td>None Detected</td>
</tr>
<tr>
<td>152K-06 15-02-01452-006</td>
<td>-</td>
<td>2</td>
<td>Window Glazing, Dining Room, Wall D, Inhomogeneous</td>
<td>Friable</td>
<td>None Detected</td>
</tr>
<tr>
<td>152K-07 15-02-01452-007</td>
<td>-</td>
<td>3</td>
<td>Drywall/J.C., Bath 1, Wall A, Inhomogeneous</td>
<td>Non-friable</td>
<td>None Detected</td>
</tr>
<tr>
<td>152K-08 15-02-01452-008</td>
<td>-</td>
<td>3</td>
<td>Drywall/J.C., Bath 1, Wall D, Inhomogeneous</td>
<td>Non-friable</td>
<td>None Detected</td>
</tr>
<tr>
<td>152K-09 15-02-01452-009</td>
<td>-</td>
<td>1</td>
<td>Plaster, Bedroom 2, Wall B, Inhomogeneous</td>
<td>Non-friable</td>
<td>None Detected</td>
</tr>
<tr>
<td>152K-10 15-02-01452-010</td>
<td>-</td>
<td>2</td>
<td>Plaster, Bedroom 1, Wall C, Inhomogeneous</td>
<td>Non-friable</td>
<td>None Detected</td>
</tr>
<tr>
<td>152K-11 15-02-01452-011</td>
<td>-</td>
<td>2</td>
<td>Window Glazing, Bedroom 1, Wall A, Inhomogeneous</td>
<td>Friable</td>
<td>None Detected</td>
</tr>
</tbody>
</table>

### Discussion and Recommendations

Eleven (11) bulk samples of suspect asbestos-containing materials were collected in the accessible areas of the structure. Per current EPA regulations, Category I Non-Friable materials, including bituminous roofing materials, resilient floor coverings and gaskets do not need to be removed prior to the demolition of homes, as long as it does not become friable during the demolition process.

The analytical results found no items to contain greater than 1% asbestos fibers:

Confirmed or assumed asbestos-containing materials, which will be disturbed during demolition activities, are regulated under current Federal and State regulations. Hart Environmental Resources recommends the removal of these materials by a licensed asbestos abatement contractor. It is also strongly recommended that the specifications for the removal program be developed by a licensed Asbestos Project Designer to ensure that all regulatory requirements are satisfied. The work should be properly documented in the event of future litigation.

An Ohio EPA Notification of Demolition and Renovation form must be completed and submitted to the Regional Air Pollution Control Agency (RAPCA) at least ten working days prior to the commencement of any abatement or demolition activity. The amount, type and condition of the asbestos-containing materials found in this inspection, as well as the materials assumed to be asbestos-containing materials, must be noted on the form. The name and certification number of the asbestos inspector, Lynda M. Hart, #ES32558, must be included.
Additional suspect asbestos-containing materials may be hidden in uninspected or inaccessible areas, such as pipe chases, duct chases or wall cavities. If any additional suspect materials are encountered in these locations, the material should be left undisturbed and kept intact until they can be inspected and sampled by a licensed Asbestos Abatement Evaluation Specialist. Hart Environmental Resources will be happy to return to the site if additional suspect materials are encountered during the demolition activity. The other options, is to assume that the material is asbestos-containing and have it abated as such.

This report, and the supporting data, findings, conclusions, opinions, and the recommendations it contains, represents the result of Hart Environmental Resources’ efforts on behalf of the Montgomery County Land Bank. This report is not an asbestos abatement specification and should not be used for specifying removal methods or techniques. The results, assessments, conclusions and recommendations stated in this report are factually representative of the conditions and circumstances observed at this location on the date of the inspection. We cannot assume responsibility for any change in conditions or circumstances that occurred after the inspection. This report and its findings and recommendations, if implemented by the Montgomery County Land Bank, should not be construed as an assurance or implied warranty for the continuing safety, performance, or cost-effectiveness of any equipment, product, system, facility, procedure, or policy discussed or recommended herein.

Recommendations are based on the professional judgment of the inspector and the results of the samples collected and analyzed. Hart Environmental Resources makes no warranty, expressed or implied, and accepts no liability for the presence or absence of asbestos or other hazardous materials in or on building products, materials or areas. Hart Environmental Resources assumes no responsibility for the cost of repairing, replacing or removing any undiscovered or unreported condition or defect, or any future condition or defect.

Based on the findings of this survey, Hart Environmental Resources recommends the following:

- **Maintain copies of the information from this asbestos inspection at the site during the demolition operations.** This information should also be maintained by the Montgomery County Land Bank in an off-site file to document property completion of the inspection prior to the building demolition.

- **Asbestos-containing materials should not be disturbed or removed except by properly trained, certified and equipped personnel in accordance with the requirements of an asbestos abatement specification developed for this project.**

- **Air monitoring should be performed during any work that disturbs the integrity of identified asbestos-containing materials, in accordance with the OSHA regulations.** Air monitoring should be performed by a certified asbestos hazards evaluation specialist or a certified industrial hygienist.

- **An Ohio EPA Notification of Demolition and Renovation form should be completed and submitted to the Regional Air Pollution Control Agency (RAPCA) at least ten working days prior to the start of any abatement or demolition activity.** This form
should list the amount of Category I Non-Friable materials, which will not be removed, as well as the amount of regulated asbestos-containing materials, which will be removed prior to the demolition activity.

If you have any questions or concerns with this inspection please do no hesitate to contact me.

Sincerely,

Lynda M. Hart, REM
President
Registered Environmental Manager, #7928
Asbestos Hazards Evaluation Specialist, State of Ohio, #ES32558

Attachments
Attachment 1  Site Location Map
Attachment 2  Site Inspection Work Sheet
Attachment 3  Photographs
Attachment 4  Laboratory Results
Attachment 5  Work Order
ATTACHMENT 1

SITE LOCATION MAP
ATTACHMENT 2

SITE INSPECTION WORK SHEET
<table>
<thead>
<tr>
<th>Sample #</th>
<th>Material</th>
<th>Room Location</th>
<th>Wall</th>
<th>Color</th>
<th>Condition *</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>152-K-1</td>
<td>Roof Shingles</td>
<td>LR</td>
<td>A</td>
<td>Wet/Gray</td>
<td>F/NE</td>
<td></td>
</tr>
<tr>
<td>152-K-2</td>
<td>Roof Shingles</td>
<td>Kitchen</td>
<td>D</td>
<td>Wet/Tan</td>
<td>F/NE</td>
<td></td>
</tr>
<tr>
<td>152-K-3</td>
<td>Plaster</td>
<td>Dining</td>
<td>B</td>
<td>Wet/Tan</td>
<td>F/NE</td>
<td></td>
</tr>
<tr>
<td>152-K-4</td>
<td>Plaster</td>
<td>Dr</td>
<td>D</td>
<td>Wet</td>
<td>F/NE</td>
<td></td>
</tr>
<tr>
<td>152-K-5</td>
<td>Window Trim</td>
<td>Bath 1</td>
<td>D</td>
<td>Wet/White</td>
<td>FR/INF</td>
<td></td>
</tr>
<tr>
<td>152-K-6</td>
<td>Drywall &amp; TC</td>
<td>Bath 1</td>
<td>A</td>
<td>Wet/White</td>
<td>G/INF</td>
<td></td>
</tr>
<tr>
<td>152-K-7</td>
<td>Drywall &amp; TC</td>
<td>Bath 2</td>
<td>B</td>
<td>Wet/Tan</td>
<td>C/INF</td>
<td></td>
</tr>
<tr>
<td>152-K-8</td>
<td>Drywall &amp; TC</td>
<td>Bedroom 1</td>
<td>A</td>
<td>Off White</td>
<td>P/Fr</td>
<td></td>
</tr>
<tr>
<td>152-K-9</td>
<td>Plaster</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>152-K-10</td>
<td>Plaster</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>152-K-11</td>
<td>Window Crate</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* G = Good  F = Fair  P = Poor  FR = Friable  NF = NonFriable

Notes: Shed - wood

Inspector: Lynda Hart

Certification #: ES-32558  Date: 2-10-15
ATTACHMENT 3

PHOTOGRAPHS
Photo 1: Roof Shingle (152K-1) Exterior. No Asbestos Detected.

Photo 2: Roof Shingle (152K-2) Exterior. No Asbestos Detected.

Photo 3: Plaster (152K-3) Living Room, Wall A. No Asbestos Detected.

Photo 4: Plaster (152K-4) Kitchen, Wall D. No Asbestos Detected.

Photo 5: Plaster (152K-5) Dining Room, Wall B. No Asbestos Detected.

Photo 7: Drywall/J.C. (152K-7) Bath 1, Wall A. No Asbestos Detected.


Photo 9: Plaster (152K-9) Bedroom 2, Wall B. No Asbestos Detected.

Photo 10: Plaster (152K-10) Bedroom 1, Wall C. No Asbestos Detected.

Photo 11: Window Glazing (152K-11) Bedroom 1, Wall A. No Asbestos Detected.
ATTACHMENT 4

LAB RESULTS
# Laboratory Results

<table>
<thead>
<tr>
<th>Lab Sample Number</th>
<th>Client Sample Number</th>
<th>Layer Type</th>
<th>Lab Gross Description</th>
<th>Asbestos</th>
<th>Other Materials</th>
</tr>
</thead>
<tbody>
<tr>
<td>15-02-01452-001</td>
<td>152K-1</td>
<td>--</td>
<td>Black Tar-Like; Gray/Green Aggregate; Inhomogeneous</td>
<td>NAD</td>
<td>24% Cellulose 76% Non-Fibrous</td>
</tr>
<tr>
<td>15-02-01452-002</td>
<td>152K-2</td>
<td>--</td>
<td>Black Tar-Like; Gray/Green Aggregate; Inhomogeneous</td>
<td>NAD</td>
<td>24% Cellulose 76% Non-Fibrous</td>
</tr>
<tr>
<td>15-02-01452-003</td>
<td>152K-3</td>
<td>--</td>
<td>White/Tan Granular; White Paint-Like; Inhomogeneous</td>
<td>NAD</td>
<td>2% Hair 98% Non-Fibrous</td>
</tr>
<tr>
<td>15-02-01452-004</td>
<td>152K-4</td>
<td>--</td>
<td>White/Tan Granular; Tan/Green Paint-Like; Inhomogeneous</td>
<td>NAD</td>
<td>1% Hair 99% Non-Fibrous</td>
</tr>
<tr>
<td>Lab Sample Number</td>
<td>Client Sample Number</td>
<td>Layer Type</td>
<td>Lab Gross Description</td>
<td>Asbestos</td>
<td>Other Materials</td>
</tr>
<tr>
<td>-------------------</td>
<td>----------------------</td>
<td>------------</td>
<td>-----------------------</td>
<td>----------</td>
<td>-----------------</td>
</tr>
<tr>
<td>15-02-01452-005</td>
<td>152K-5</td>
<td>--</td>
<td>Off-White/White/Tan Granular; Gray Paint-Like; Inhomogeneous</td>
<td>NAD</td>
<td>1% Hair 99% Non-Fibrous</td>
</tr>
<tr>
<td>15-02-01452-006</td>
<td>152K-6</td>
<td>--</td>
<td>Tan Brittle; Gray Paint-Like; Inhomogeneous</td>
<td>NAD</td>
<td>100% Non-Fibrous</td>
</tr>
<tr>
<td>15-02-01452-007</td>
<td>152K-7</td>
<td>--</td>
<td>White Granular; Powder; White/Tan Fibrous; Blue Paint-Like; Inhomogeneous</td>
<td>NAD</td>
<td>14% Cellulose 8% Fibrous Glass 78% Non-Fibrous</td>
</tr>
<tr>
<td>15-02-01452-008</td>
<td>152K-8</td>
<td>--</td>
<td>White Granular; Powder; White/Tan Fibrous; Blue Paint-Like; Inhomogeneous</td>
<td>NAD</td>
<td>14% Cellulose 8% Fibrous Glass 78% Non-Fibrous</td>
</tr>
<tr>
<td>15-02-01452-009</td>
<td>152K-9</td>
<td>--</td>
<td>White/Tan Granular; Inhomogeneous</td>
<td>NAD</td>
<td>2% Hair 98% Non-Fibrous</td>
</tr>
<tr>
<td>15-02-01452-010</td>
<td>152K-10</td>
<td>--</td>
<td>White/Tan Granular; Blue Paint-Like; Inhomogeneous</td>
<td>NAD</td>
<td>4% Hair 96% Non-Fibrous</td>
</tr>
<tr>
<td>15-02-01452-011</td>
<td>152K-11</td>
<td>--</td>
<td>Tan Brittle; Gray Paint-Like; Inhomogeneous</td>
<td>NAD</td>
<td>100% Non-Fibrous</td>
</tr>
</tbody>
</table>
Environmental Hazards Services, L.L.C

Lab Sample Number | Client Sample Number | Layer Type | Lab Gross Description | Asbestos | Other Materials
--- | --- | --- | --- | --- | ---
QC Sample: | 75-M22009-3 | | | | |
QC Blank: | SRM 1866 Fiberglass | | | | |
Reporting Limit: | 1% Asbestos | | | | |
Method: | EPA Method 600/R-93/116, EPA Method 600/M4-82-020 | | | | |
Analyst: | Vickie Holmes | | | | |

Reviewed By Authorized Signatory: 
Howard Varner
General Manager

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Each distinct component in an inhomogeneous sample was analyzed separately and reported as a composite. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714 NVLAP #101882-0. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

400 Point Count Analysis, where noted, performed per EPA Method 600/R-93/116 with a Reporting Limit of 0.25%.

* All California samples analyzed by Polarized Light Microscopy, EPA Method 600/M4-82-020, Dec. 1982.

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LEGEND: 
NAD = no asbestos detected
Environmental Hazards Services, L.L.C.
7469 Whitepine Rd
Richmond, VA 23237
Telephone: 800.347.4010

Report Number: 15-02-01452
Received Date: 02/13/2015
Analyzed Date: 02/14/2015
Reported Date: 02/16/2015

Client: Hart Environmental Resources
262 Hedge Drive
Springfield, OH 45504
Client Number: 36-5620

Project/Test Address: Dayton; 152 Kirkham

Analyst(s)

Vickie Holmes

Vickie Holmes
NEIGHBORHOOD IMPROVEMENT PROGRAM

LAND BANK

NOP #1

February 3, 2015

HART ENVIRONMENTAL, INC.
262 Hedge Drive
Springfield, OH 45504

Subject: NEIGHBORHOOD INITIATIVE PROGRAM-ASBESTOS SURVEYS AND POST-ABATEMENT INSPECTIONS

This Transmittal is Notice of Possession #1 on the Montgomery County Land Reutilization Corporation contract dated January 29, 2015 for the performance of Asbestos Surveys/Post-Abatement Inspections on the properties listed herein.

A Notice of Possession under this agreement hereby gives you possession of the entire parcel(s) including all structures, appurtenances and all contents for the purpose of conducting Asbestos Surveys and Post-Abatement Inspections.

Survey X Post-Abatement Inspection

<table>
<thead>
<tr>
<th>Address</th>
<th>Lot#</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>152 Kirkham</td>
<td>6070 pt</td>
<td>Two-story over basement</td>
</tr>
<tr>
<td>154 Kirkham</td>
<td>6070 pt</td>
<td>Two-story over basement</td>
</tr>
<tr>
<td>1386 Courter (Trotwood)</td>
<td>274 Townview 2-701</td>
<td>One-story over slab</td>
</tr>
<tr>
<td>1549 Courter (Trotwood)</td>
<td>491 Townview 2-702</td>
<td>One-story over basement</td>
</tr>
<tr>
<td>124 S Monmouth</td>
<td>17633</td>
<td>Two-story over basement</td>
</tr>
<tr>
<td>639 Burleigh</td>
<td>52497</td>
<td>One-story over basement</td>
</tr>
<tr>
<td>915 Leland</td>
<td>52018</td>
<td>One-story over basement</td>
</tr>
<tr>
<td>152-154 E Hillcrest</td>
<td>35941-40 pt</td>
<td>Two-story over basement</td>
</tr>
<tr>
<td>312 Geneva</td>
<td>61846</td>
<td>One-story over crawl</td>
</tr>
<tr>
<td>4645 Dayview</td>
<td>64209</td>
<td>One-story over basement</td>
</tr>
</tbody>
</table>

This Notice of Possession becomes effective at 12:01 a.m. Eastern Standard Time in Ohio on February 5, 2015 which is established as the beginning date of survey activities on these parcels. Furthermore, the time for completion is 13 working days, or February 24, 2015.

Dennis Zimmer, Acting Supervisor
City of Dayton
Nuisance Abatement and Rehabilitation Division