



# **HART ENVIRONMENTAL RESOURCES**

262 Hedge Dr. Springfield, OH 45504 (937) 325-8777 (937) 324-0288 FAX

## **ASBESTOS INSPECTION REPORT**

**4645 Dayview Ave.  
Dayton, Ohio 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**





# HART ENVIRONMENTAL RESOURCES

262 Hedge Dr. Springfield, OH 45504 (937) 325-8777 (937) 324-0288 FAX

February 20, 2015

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

**Re:** Asbestos Inspection  
4645 Dayview Ave.  
Dayton, Ohio 45417

Dear Mr. Zimmer:

Hart Environmental Resources prepared this report, under contract with the Montgomery County Land Bank, for the asbestos inspection conducted at 4645 Dayview Ave., 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 4645 Dayview Ave. 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 one-story structure, with a basement. The exterior of the structure is composed of vinyl siding over wood lapping. The interior walls are covered with plaster and paneling. The floors in the bathroom and bedroom 1 have been covered with self-adhesive linoleum flooring. Nine (9) metal windows have been installed in the house. None of the windows had glazing. The home has a gas forced air heating system with duct work present. No ductwork tape or insulation was present. The pitched roof is covered with asphalt shingles. There were no additional buildings on the property.

Hart Environmental Resources identified two (2) suspect asbestos-containing materials in the accessible areas of the structure.

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## Analytical Results

<b>HER Sample # Lab Sample #</b>	<b>Amount</b>	<b>Layers</b>	<b>Description/Sample Location</b>	<b>Condition</b>	<b>PLM Result (% Asbestos)</b>
4645D-01 15-02-01447-001	-	2	Roof Shingle, Roof, Inhomogeneous	Non-friable	None Detected
4645D-02 15-02-01447-002	-	2	Roof Shingle, Roof, Inhomogeneous	Non-friable	None Detected
4645D-03 15-02-01447-003 15-02-01447-001	-	1	Plaster, Living Room, Ceiling, Inhomogeneous	Non-friable	<b>Trace &lt;1% Chrysotile Asbestos Detected (PC=0.25%)</b>
4645D-04 15-02-01447-004 15-02-01447-002	-	2	Plaster, Dining Room, Wall D, Inhomogeneous	Non-friable	<b>Trace &lt;1% Chrysotile Asbestos Detected (PC=&lt;0.25%)</b>
4645D-05 15-02-01447-005 15-02-01447-003	-	2	Plaster, Kitchen, Wall A, Inhomogeneous	Non-friable	<b>Trace &lt;1% Chrysotile Asbestos Detected (PC=&lt;0.25%)</b>
4645D-06 15-02-01447-006 15-02-01447-004	-	1	Plaster, Bedroom 2, Wall D, Inhomogeneous	Non-friable	<b>Trace &lt;1% Chrysotile Asbestos Detected (PC=0.25%)</b>
4645D-07 15-02-01447-007 15-02-01447-005	-	2	Plaster, Bedroom 1, Wall D, Inhomogeneous	Non-friable	<b>Trace &lt;1% Chrysotile Asbestos Detected (PC=&lt;0.25%)</b>

## Discussion and Recommendations

Seven (7) 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.

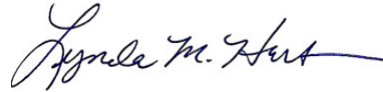
Recommendations are based on the professional judgment of the inspector and the results of the samples collected and analyzed. Hart Environmental Resources makes no warranty, expressed or implied, and accepts no liability for the presence or absence of asbestos or other hazardous materials in or on building 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 not hesitate to contact me.

Sincerely,



Lynda M. Hart, REM

President

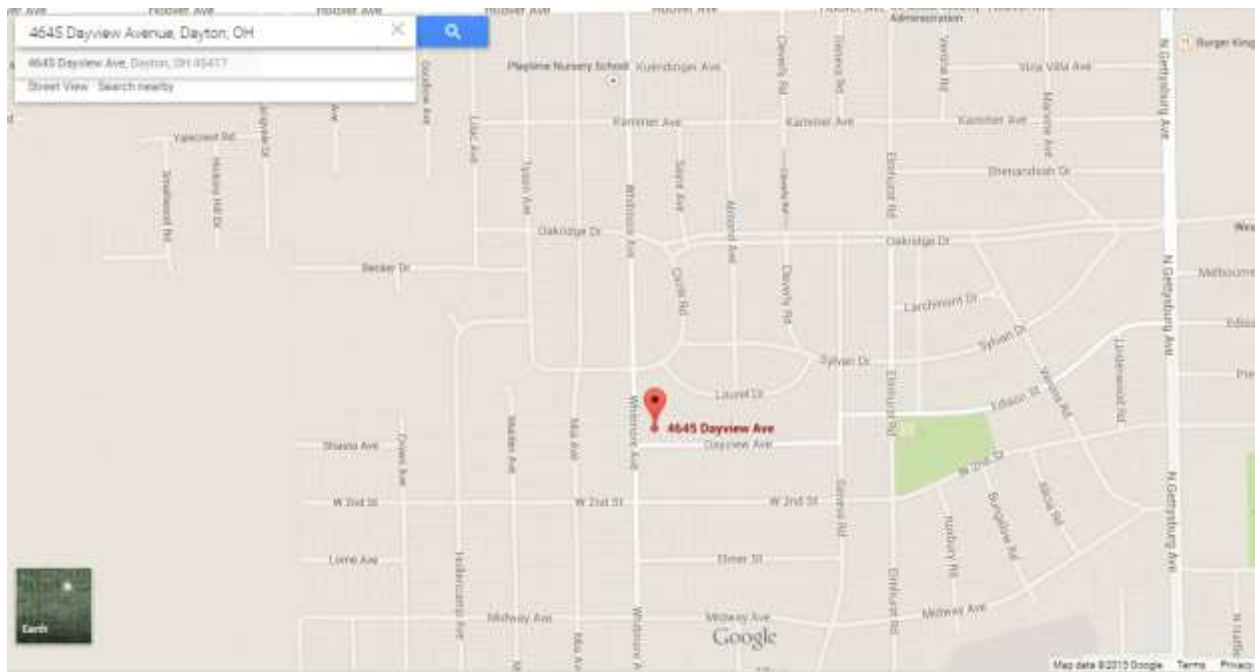
*Registered Environmental Manager, #7928*

*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**

Site 4645 Dayview

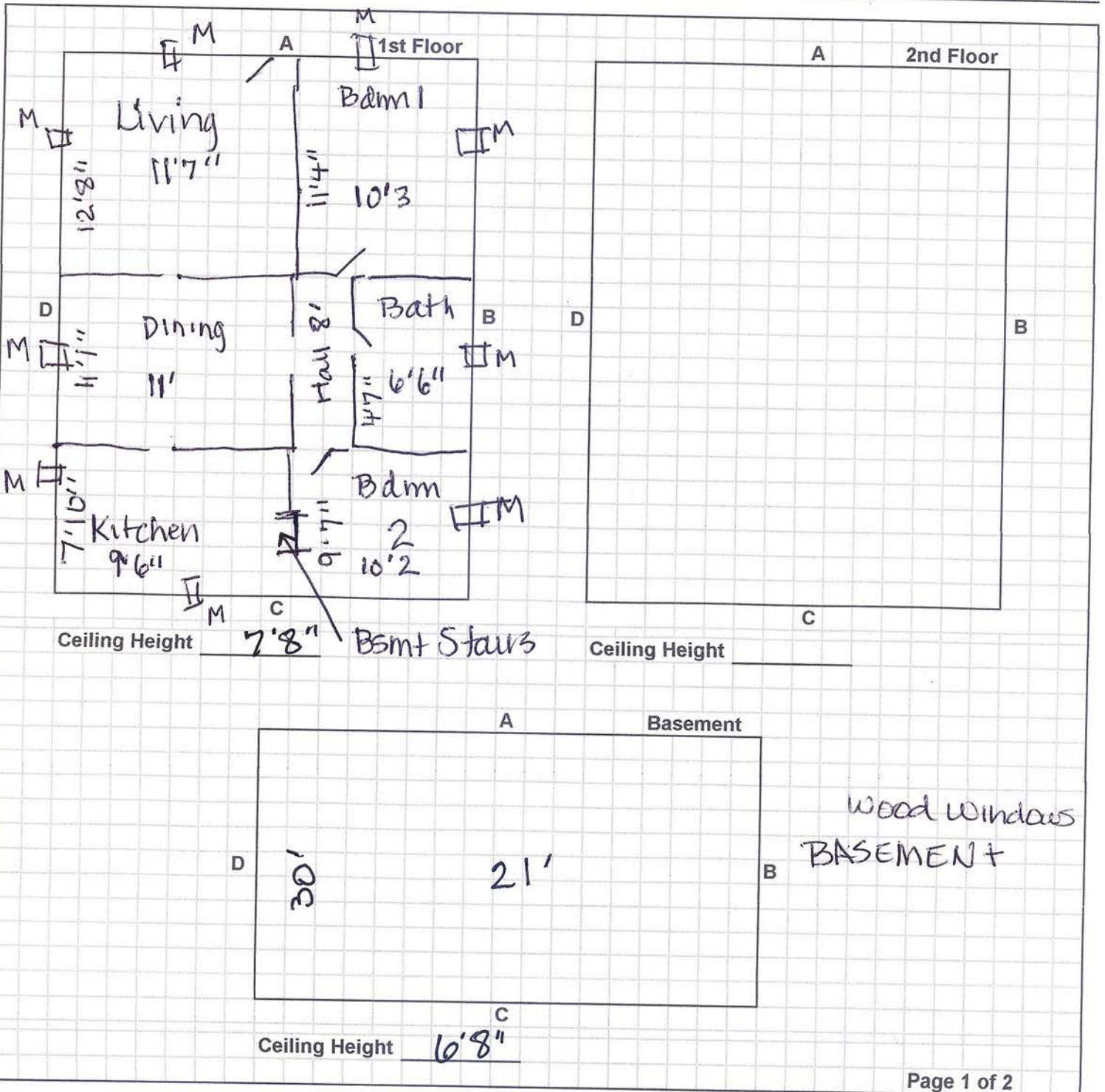
City Dayton

State DH

Zip \_\_\_\_\_

Structure

Levels: 1  2 \_\_\_\_\_ 3 \_\_\_\_\_ Other \_\_\_\_\_ Foundation: Slab \_\_\_\_\_ Crawl \_\_\_\_\_ Basement   
 Exterior: Wood \_\_\_\_\_ Vinyl  Aluminum \_\_\_\_\_ Transite \_\_\_\_\_ Brick \_\_\_\_\_ Other \_\_\_\_\_  
 Over wood  
 Interior Walls: Drywall \_\_\_\_\_ Plaster  Paneling  Other \_\_\_\_\_  
 Flooring: Linoleum/Vinyl Self ad BR.1  Linoleum/Vinyl Self Adhes Bath  Linoleum/Vinyl \_\_\_\_\_  
 Windows: Wood \_\_\_\_\_ Vinyl \_\_\_\_\_ Metal  Other \_\_\_\_\_ Number of Windows 9 metal  
 Heating: GFA  Hot Water \_\_\_\_\_ Other \_\_\_\_\_ Duct Work  Yes / No Seam Tape Yes /  No  
 Roofing: Asphalt Shingles  Transite Shingles \_\_\_\_\_ Metal \_\_\_\_\_ Other \_\_\_\_\_





**ATTACHMENT 3**  
**PHOTOGRAPHS**



Photo 1: Roof Shingle (4645D-1) Roof.  
No Asbestos Detected.



Photo 2: Roof Shingle (4645D-2) Roof.  
No Asbestos Detected.



Photo 3: Plaster (4645D-3) Living Room, Ceiling.  
Trace <1% Chrysotile Asbestos Detected (PC=0.25%).



Photo 4: Plaster (4645D-4) Dining Room, Wall D.  
Trace <1% Chrysotile Asbestos Detected (PC=<0.25%).



Photo 5: Plaster (4645D-5) Kitchen, Wall A.  
Trace <1% Chrysotile Asbestos Detected (PC=<0.25%).



Photo 6: Plaster (4645D-6) Bedroom 2, Wall D.  
Trace <1% Chrysotile Asbestos Detected (PC=0.25%).



**Photo 7: Plaster (4645D-7) Bedroom 1, Wall D.  
Trace <1% Chrysotile Asbestos Detected (PC=<0.25%).**

**ATTACHMENT 4**

**LAB RESULTS**



# Asbestos Bulk Analysis Report

Environmental Hazards Services, L.L.C.

7469 Whitepine Rd  
Richmond, VA 23237

Telephone: 800.347.4010

Report Number: 15-02-01447

Client: Hart Environmental Resources  
262 Hedge Drive  
Springfield, OH 45504

Received Date: 02/13/2015  
Analyzed Date: 02/14/2015  
Reported Date: 02/16/2015

Project/Test Address: Dayton; 4645 Dayview Ave.

Client Number:  
36-5620

Fax Number:  
937-324-0288

## Laboratory Results

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
15-02-01447-001	4645D-1	--	Black Tar-Like; Brown Aggregate; Inhomogeneous	NAD	20% Fibrous Glass 80% Non-Fibrous
15-02-01447-002	4645D-2	--	Black Tar-Like; Brown Aggregate; Inhomogeneous	NAD	20% Fibrous Glass 80% Non-Fibrous
15-02-01447-003	4645D-3	--	White/Gray Granular; Inhomogeneous	Trace <1% Chrysotile	2% Hair 98% Non-Fibrous
Total Asbestos:				Trace <1%	
<1% Chrysotile present in gray base coat.					
15-02-01447-004	4645D-4	--	Off-White/White/Gray Granular; White/Pink Paint-Like; Inhomogeneous	Trace <1% Chrysotile	3% Hair 97% Non-Fibrous
Total Asbestos:				Trace <1%	
<1% Chrysotile present in gray base coat.					

# Environmental Hazards Services, L.L.C

Client Number: 36-5620

Report Number: 15-02-01447

Project/Test Address: Dayton; 4645 Dayview Ave.

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
15-02-01447-005	4645D-5	--	Yellow/Off-White/White/Gray Granular; Yellow/Pink Paint-Like; Inhomogeneous	Trace <1% Chrysotile	2% Hair 98% Non-Fibrous
				Total Asbestos: Trace <1%	
<1% Chrysotile present in gray base coat.					
15-02-01447-006	4645D-6	--	Pink/White/Gray Granular; Inhomogeneous	Trace <1% Chrysotile	2% Hair 98% Non-Fibrous
				Total Asbestos: Trace <1%	
<1% Chrysotile present in gray base coat.					
15-02-01447-007	4645D-7	--	White/Gray Granular; Pink Paint-Like; Inhomogeneous	Trace <1% Chrysotile	2% Hair 98% Non-Fibrous
				Total Asbestos: Trace <1%	
<1% Chrysotile present in gray base coat.					

# Environmental Hazards Services, L.L.C

Client Number: 36-5620

Report Number: 15-02-01447

Project/Test Address: Dayton; 4645 Dayview Ave.

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Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
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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

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## Analyst Signature Page

Environmental Hazards Services, L.L.C.

7469 Whitepine Rd  
Richmond, VA 23237

Telephone: 800.347.4010

Report Number: 15-02-01447

Client: Hart Environmental Resources  
262 Hedge Drive  
Springfield, OH 45504

Received Date: 02/13/2015

Analyzed Date: 02/14/2015

Reported Date: 02/16/2015

Client Number: 36-5620

Project/Test Address: Dayton; 4645 Dayview Ave.

Analyst(s)

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*Vickie Holmes*

Vickie Holmes

**CHAIN OF CUSTODY FORM**

**ENVIRONMENTAL HAZARDS SERVICES, L.L.C.**  
 7469 Whitepine Rd., Richmond, VA 23237 (804) 275-4788 (804) 275-4907 FAX

7012M

Company Name: Hart Environmental Resources  
 Address: 262 Hedge Dr.  
 City, State, Zip: Springfield, OH 45504  
 EHS Client Acct. #: 36-5620 D  
 Phone #: (937) 325-8777  
 E-mail: hartenv@woh.rr.com

Date: 2/10/15  
 Contact Name: Lynda Hart  
 Sampler Name: Lynda Hart  
 Project #: DAYTON - 4645 DAYVIEW AVE  
 1 Day TAT  
 Point count samples with Trace-5% asbestos

Sample Number	Sample Date & Time	Asbestos					Lead					Other Metals <small>(Specify metals below)</small>			Air Quality				Air Volume (L) OR Wipe Area (INCHES)	Comments				
		Bulk ID by PLM	(PCM) Fiber Count	PLM Point Count	PLM Gravimetric	TEM AHERA (Air)	TEM Chatfield (Bulk)	Air	Paint (%)	Paint (PPM)	Paint (mg/cm2)	Soil	Wipe* (See Note)	TCLP (Pb)	Waste Water	TCLP RCRA 8	Welding Fume	Toxic Metal Profile			Biocassette	Slide	Surface Swab	Surface Tape
4645D-1	2/10/15	✓																						ROOF SHINGLE
4645D-2	1:15pm	✓																						ROOF SHINGLE
4645D-3		✓																						PASTOR - LIVING ROOM
4645D-4		✓																						PASTOR - DINING R
4645D-5		✓																						PASTOR - KITCHEN A
4645D-6		✓																						PASTOR - ROOM 2 D
4645D-7		✓																						PASTOR - ROOM 1 D



Due Date: 02/16/2015 (Monday)  
 AE

Released by: Lynda M. Hart  
 Received by: L. T. HARRIS

Signature: *Lynda M. Hart*  
 Signature: *L. T. Harris*

Date/Time: 2/10/15 5:40  
 Date/Time: 2/13/15



# Asbestos 400 Point Count Analysis Report

Environmental Hazards Services, L.L.C.  
7469 Whitepine Rd  
Richmond, VA 23237  
Telephone: 800.347.4010

Report Number: 15-02-01741

Client: Hart Environmental Resources  
262 Hedge Drive  
Springfield, OH 45504

Received Date: 02/13/2015  
Analyzed Date: 02/14/2015  
Reported Date: 02/16/2015

Project/Test Address: Dayton; 4645 Dayview Ave.; EHS# 15-02-01447

Client Number:  
36-5620

Fax Number:  
937-324-0288

## Laboratory Results

Lab Sample Number	Client Sample Number	Lab Gross Description	% Asbestos	Narrative ID
15-02-01741-001	4645D-3(B-Base Coat)	Gray Granular	0.25 % Chrysotile	
15-02-01741-002	4645D-4(C-Base Coat)	Gray Granular	<0.25 % Chrysotile	A12
15-02-01741-003	4645D-5(D-Base Coat)	Gray Granular	<0.25 % Chrysotile	A12
15-02-01741-004	4645D-6(C-Base Coat)	Gray Granular	0.25 % Chrysotile	
15-02-01741-005	4645D-7(B-Base Coat)	Gray Granular	<0.25 % Chrysotile	A12

### Sample Narratives:

A12: Chrysotile fibers observed but did not fall under any counted points.

Reporting Limit: 0.25 % Asbestos

Method: EPA Method 600/R-93/116, EPA Method 600/M4-82-020

Analyst: Vickie Holmes, 0

Reviewed By Authorized Signatory:

Tasha Eaddy  
QA/QC Clerk

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. 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.

LEGEND NAD = No Asbestos Detected



## Analyst Signature Page

Environmental Hazards Services, L.L.C.

7469 Whitepine Rd  
Richmond, VA 23237

Telephone: 800.347.4010

Report Number: 15-02-01741

Client: Hart Environmental Resources  
262 Hedge Drive  
Springfield, OH 45504

Received Date: 02/16/2015  
Analyzed Date: 02/14/2015  
Reported Date: 02/16/2015

Client Number: 36-5620

Project/Test Address: Dayton; 4645 Dayview Ave.; EHS# 15-02-01447

Analyst(s)

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*Vickie Holmes*

Vickie Holmes



POINT COUNT REQUEST FORM

Environmental Hazards Services, L.L.C.  
7469 Whitepine Rd  
Richmond, VA 23237  
Telephone: 800.347.4010

15-02-01741



Due Date:  
02/17/2015  
(Tuesday)  
AE

Received Date: 02/16/2015  
Client #: 36-5620  
Company Name: Hart Environmental Resources  
Project/Test Address: Dayton; 4645 Dayview Ave.; EHS# 15-02-01447  
Analysis Requested: 400 Pt Count

Client Sample #	EHS Sample #	Sample Location and/or Comments
4645D-3	15-02-01447-003	
4645D-4	004	
4645D-5	005	
4645D-6	006	
4645D-7	007	

Date Samples Received	Received By	Original Analyst	Date Analyzed	Date Request Received	Received By
2/13/15	Kathy	Vickie	2/16/15	2/16/15	Tiffany



**ATTACHMENT 5**

**WORK ORDER**



# NEIGHBORHOOD IMPROVEMENT PROGRAM

NOP #1

February 3, 2015

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

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

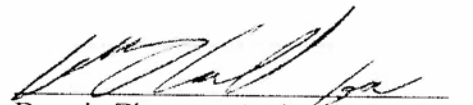
This Transmittal is **Notice of Possession #1** on the Montgomery County Land Reutilization Corporation contract dated January 29, 2015 for the performance of Asbestos Surveys/Post-Abatement Inspections on the properties listed herein.

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

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

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