



# **HART ENVIRONMENTAL RESOURCES**

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

## **ASBESTOS INSPECTION REPORT**

**312 Geneva Rd.  
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**

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# 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  
312 Geneva Rd..  
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 312 Geneva Rd., 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 312 Geneva Rd. 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 crawl space. The exterior of the structure is composed of vinyl siding over wood lapping. The interior walls are covered with drywall, plaster board and paneling. The floor is covered with self-adhesive linoleum in the kitchen. Eleven (11) windows have been installed in the house; seven (7) metal and four (4) wood. The home has a newer gas forced air heating system with duct work present. No ductwork seam tape or insulation was present. The pitched roof is covered with asphalt shingles.

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

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## Analytical Results

HER Sample # Lab Sample #	Amount	Layers	Description/Sample Location	Condition	PLM Result (% Asbestos)
312G-01 15-02-01444-001	-	2	Roof Shingle, Roof, Inhomogeneous	Non-friable	None Detected
312G-02 15-02-01444-002	-	2	Roof Shingle, Roof, Inhomogeneous	Non-friable	None Detected
312G-03 15-02-01444-003	-	4	Plaster Board/Drywall, Living Rm., Wall A, Inhomogeneous	Non-friable	None Detected
312G-04 15-02-01444-004 15-02-01740-001	-	4	Drywall/J.C., Bedroom 3, Wall B, Inhomogeneous	Non-friable	<b>Trace &lt;1% Chrysotile Asbestos Detected (PC=1.0%)</b>
312G-05 15-02-01444-005 15-02-01740-002	-	3	Drywall/J.C., Family Room, Wall A, Inhomogeneous	Non-friable	<b>Trace &lt;1% Chrysotile Asbestos Detected (PC=1.0%)</b>
312G-06 15-02-01444-006	-	4	Plaster Board/Drywall, Hall Front, Wall C, Inhomogeneous	Non-friable	None Detected
312G-07 15-02-01444-007	-	3	Plaster Board/Drywall, Bedroom 2, Wall B, Inhomogeneous	Non-friable	None Detected
312G-08 15-02-01444-008	-	1	Window Glazing, Bedroom 2, Wall B, Inhomogeneous	Friable	None Detected
312G-09 15-02-01444-009	-	1	Window Glazing, Living Room, Wall D, Inhomogeneous	Friable	None Detected

## Discussion and Recommendations

Nine (9) 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.

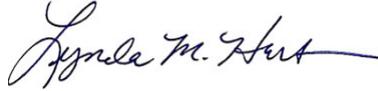
Based on the findings of this survey, Hart Environmental Resources recommends the following:

- **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

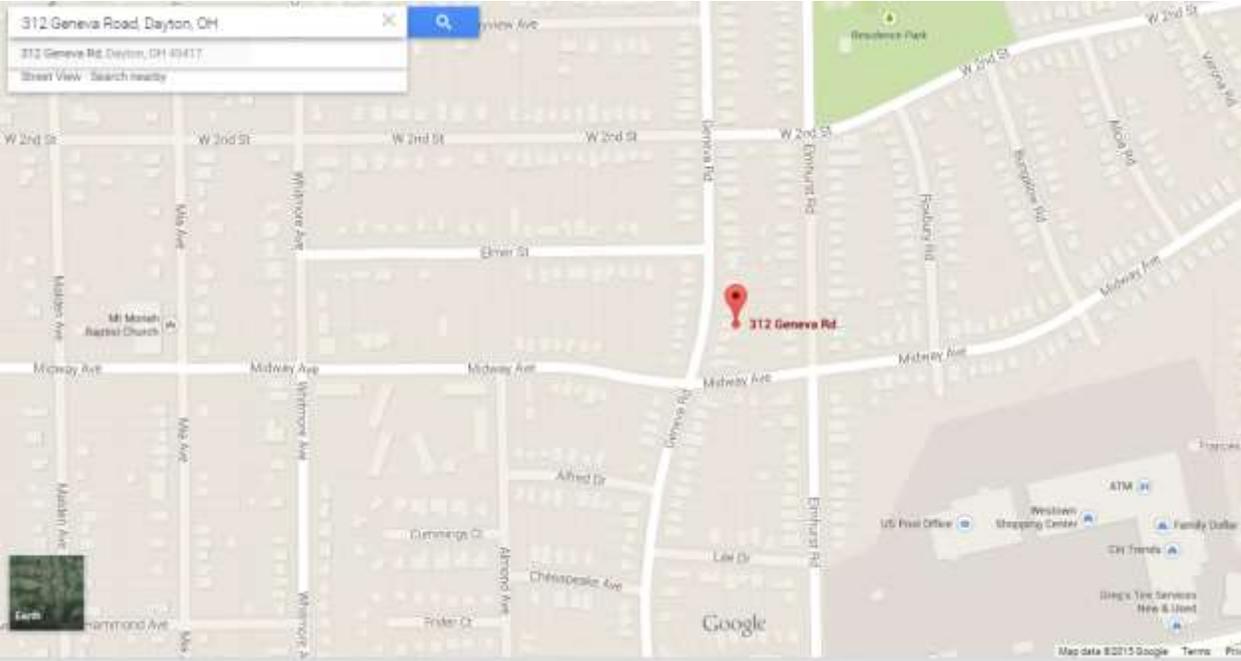
*Registered Environmental Manager, #7928*

*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 312 Geneva

City Dayton

State OH

Zip \_\_\_\_\_

Structure

Levels: 1  2 \_\_\_\_\_ 3  Other \_\_\_\_\_ Foundation: Slab \_\_\_\_\_ Crawl  Basement

Exterior: Wood \_\_\_\_\_ Vinyl  Aluminum \_\_\_\_\_ Transite \_\_\_\_\_ Brick \_\_\_\_\_ Other \_\_\_\_\_  
Over Wood

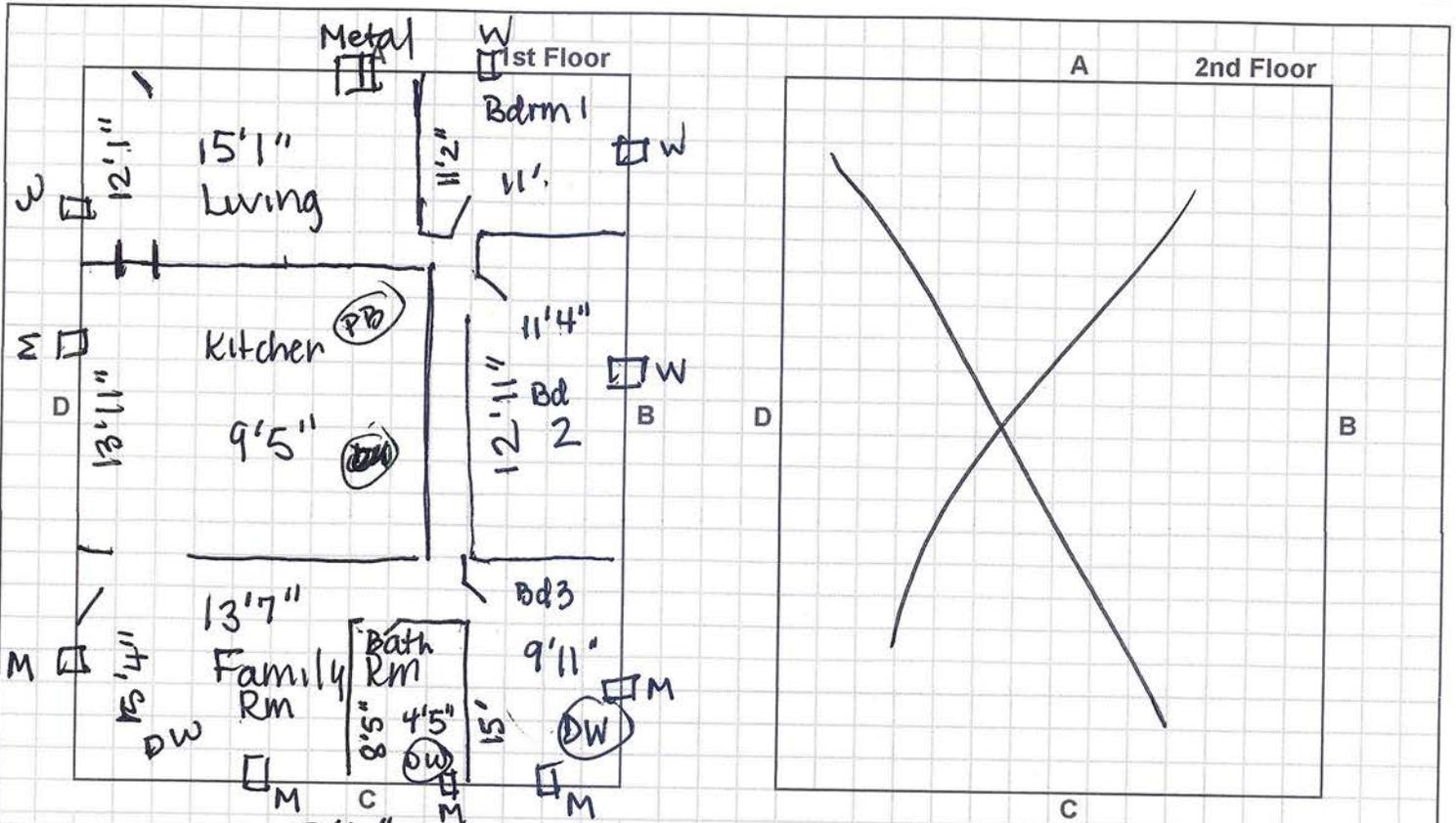
Interior Walls: Drywall  Plaster  Paneling  Other \_\_\_\_\_

Flooring: Linoleum/Vinyl  self-adhes Linoleum/Vinyl \_\_\_\_\_ Linoleum/Vinyl \_\_\_\_\_

Windows: Wood  4 Vinyl \_\_\_\_\_ Metal  7 Other \_\_\_\_\_ Number of Windows \_\_\_\_\_

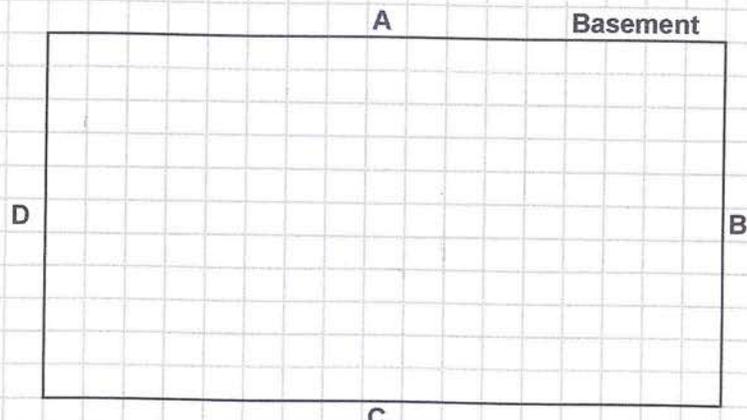
Heating: GFA  Hot Water \_\_\_\_\_ Other \_\_\_\_\_ Duct Work  Yes No Seam Tape Yes /  No

Roofing: Asphalt Shingles  Transite Shingles \_\_\_\_\_ Metal \_\_\_\_\_ Other \_\_\_\_\_



Ceiling Height 7'6"

Ceiling Height \_\_\_\_\_



Ceiling Height \_\_\_\_\_



**ATTACHMENT 3**  
**PHOTOGRAPHS**



Photo 1: Roof Shingle (312G-1) Roof.  
No Asbestos Detected.



Photo 2: Roof Shingle (312G-2) Roof.  
No Asbestos Detected.



Photo 3: Plaster Board/Drywall (312G-3) Living Room,  
Wall A. No Asbestos Detected.



Photo 4: Drywall/J.C. (312G-4) Bedroom 3, Wall B.  
Trace <1% Chrysotile Asbestos Detected (PC=1.0%).



Photo 5: Drywall/J.C. (312G-5) Family Room, Wall A.  
Trace <1% Chrysotile Asbestos Detected (PC=1.0%).



Photo 6: Plaster Board/Drywall (312G-6) Hall Front, Wall C.  
No Asbestos Detected.



**Photo 7: Plaster Board/Drywall (312G-7) Bedroom 2, Wall B. No Asbestos Detected.**



**Photo 8: Window Glazing (312G-8) Bedroom 2, Wall B. No Asbestos Detected.**



**Photo 9: Window Glazing (312G-9) Living Room, Wall D. No Asbestos Detected.**

**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: 15-02-01444

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 - 312 Geneva

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
15-02-01444-001	312G-1		Black Tar-Like; Gray/Green Aggregate; Inhomogeneous	NAD	24% Cellulose 76% Non-Fibrous
15-02-01444-002	312G-2		Black Tar-Like; Gray/Green Aggregate; Inhomogeneous	NAD	24% Cellulose 76% Non-Fibrous
15-02-01444-003	312G-3		White Powder; Tan Fibrous; Off-White/Gray Granular; Off-White/Green Paint-Like; Inhomogeneous	NAD	15% Cellulose 85% Non-Fibrous
15-02-01444-004	312G-4		Yellow/White Granular; White Powder; Cream/Tan Fibrous; White Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous

Total Asbestos: Trace <1%

2% Chrysotile present in yellow joint compound-like material.

# Environmental Hazards Services, L.L.C

Client Number: 36-5620

Report Number: 15-02-01444

Project/Test Address: Dayton - 312 Geneva

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
15-02-01444-005	312G-5		Yellow Granular; White Powder; Cream/Tan Fibrous; Inhomogeneous	Trace <1% Chrysotile	22% Cellulose 78% Non-Fibrous
				Total Asbestos: Trace <1%	
2% Chrysotile present in yellow joint compound-like material.					
15-02-01444-006	312G-6		White/Gray Granular; White Powder; Tan Fibrous; Off-White Paint-Like; Inhomogeneous	NAD	15% Cellulose 85% Non-Fibrous
15-02-01444-007	312G-7		White/Gray Granular; White Powder; Tan Fibrous; Paint-Like; Inhomogeneous	NAD	16% Cellulose 84% Non-Fibrous
15-02-01444-008	312G-8		White Brittle; Paint-Like; Inhomogeneous	NAD	100% Non-Fibrous
15-02-01444-009	312G-9		White Brittle; Paint-Like; Inhomogeneous	NAD	100% Non-Fibrous

# Environmental Hazards Services, L.L.C

Client Number: 36-5620

Report Number: 15-02-01444

Project/Test Address: Dayton - 312 Geneva

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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: 15-02-01444

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 - 312 Geneva

Analyst(s)

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*Vickie Holmes*

Vickie Holmes





# Asbestos 400 Point Count Analysis Report

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

Report Number: 15-02-01740

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 - 312 Geneva; EHS# 15-02-01444

Client Number:  
36-5620

Fax Number:  
937-324-0288

## Laboratory Results

Lab Sample Number	Client Sample Number	Lab Gross Description	% Asbestos	Narrative ID
15-02-01740-001	312G-4(A-Joint Comp.)	Yellow Granular	1.00 % Chrysotile	
15-02-01740-002	312G-5	Yellow Granular	1.00 % Chrysotile	

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: 15-02-01740

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 - 312 Geneva; EHS# 15-02-01444

Analyst(s)

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*Vickie Holmes*

Vickie Holmes





**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

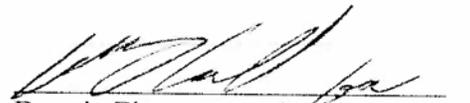
This Transmittal is **Notice of Possession #1** on the Montgomery County Land Reutilization Corporation contract dated January 29, 2015 for the performance of Asbestos Surveys/Post-Abatement Inspections on the properties listed herein.

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