



HART ENVIRONMENTAL RESOURCES

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

ASBESTOS INSPECTION REPORT

**449 Quitman St.
Dayton, Ohio 45410**



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
August 20, 2015**



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August 20, 2015

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

Re: Asbestos Inspection
449 Quitman St.
Dayton, Ohio 45410

Dear Mr. Zimmer:

Hart Environmental Resources prepared this report, under contract with the Montgomery County Land Bank, for the asbestos inspection conducted at 449 Quitman St., Dayton, OH. The inspection, conducted on August 18, 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 449 Quitman St. were inspected physically, functional space by functional space, and homogeneous area by homogeneous area to determine the presence of asbestos-containing materials. 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 structure is composed of aluminum siding over composite particle board. The interior walls are covered with plaster, except for the bedroom on the second level. The wall and ceilings, of this room, have been covered with Transite panels. No heat sources extend to the second level. Twenty-one (21) windows have been installed in the house; eighteen (18) wood and three (3) vinyl. The heating system has been removed. Ductwork is still present, but without any insulation. The pitched roof is covered with asphalt shingles.

Hart Environmental Resources identified five (5) suspect asbestos-containing materials in the accessible areas of the structure.

Analytical Results

HER Sample # Lab Sample #	Amount	Layers	Description/Sample Location	Condition	PLM Result (% Asbestos)
449Q-01 15-08-02660-001	-	2	Roof Shingle, Exterior, Inhomogeneous	Non-friable	None Detected
449Q-02 15-08-02660-002	-	2	Roof Shingle, Exterior, Inhomogeneous	Non-friable	None Detected
449Q-03 15-08-02660-003	-	1	Plaster, Family Room, Wall A, Homogeneous	Non-friable	None Detected
449Q-04 15-08-02660-004	-	1	Plaster, Living Room, Wall C, Inhomogeneous	Non-friable	None Detected
449Q-05 15-08-02660-005	-	1	Plaster, Dining Room, Wall D, Inhomogeneous	Non-friable	None Detected
449Q-06 15-08-02660-006	-	1	Window Glazing, Bedroom 2, Wall B, Inhomogeneous	Friable	None Detected
449Q-07 15-08-02660-007	-	1	Window Glazing, Bedroom 2, Wall D, Homogeneous	Friable	None Detected
449Q-08 15-08-02660-008	-	1	Joint Compound, Bedroom 2, Ceiling, Homogeneous	Friable	None Detected
449Q-09 15-08-02660-009	-	2	Joint Compound, Bedroom 2, Ceiling, Inhomogeneous	Friable	None Detected
449Q-10 15-08-02660-010	1500 sq ft	1	Transite, 2 nd Floor, Bedroom 3, Walls & Ceiling, Homogeneous	Non-friable	17% Chrysotile Asbestos Detected
449Q-11 15-08-02660-011	See sample 10	2	Transite, 2 nd Floor, Bedroom 3, Walls & Ceiling, Homogeneous	Non-friable	17% Chrysotile Asbestos Detected
449Q-12 15-08-02660-012	-	1	Plaster, Bedroom 1, Wall B, Inhomogeneous	Non-friable	None Detected
449Q-13 15-08-02660-013	-	1	Plaster, Kitchen, Wall A, Inhomogeneous	Friable	None Detected

Discussion and Recommendations

Thirteen (13) 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 the following item to contain greater than 1% asbestos fibers:

- Transite, 2nd Floor, Bedroom 3 Walls & Ceiling

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. Hart Environmental Resources estimates the cost associated with the removal of the confirmed asbestos-containing materials to be as follows:

<u>Material</u>	<u>Est. Qty.</u>	<u>Est. Unit Cost</u>	<u>Est. Cost</u>
Transite	1500 sq ft	\$ 2/sq ft	\$ 3000

Estimated costs are based on local, current prevailing wages and do not include costs for planning, permitting, specification development, contractor oversight or air monitoring.

If any additional suspect materials are encountered during the demolition process, 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. 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.

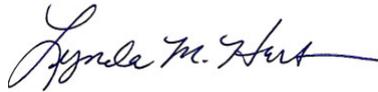
Based on the findings of this survey, Hart Environmental Resources recommends the following:

- **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

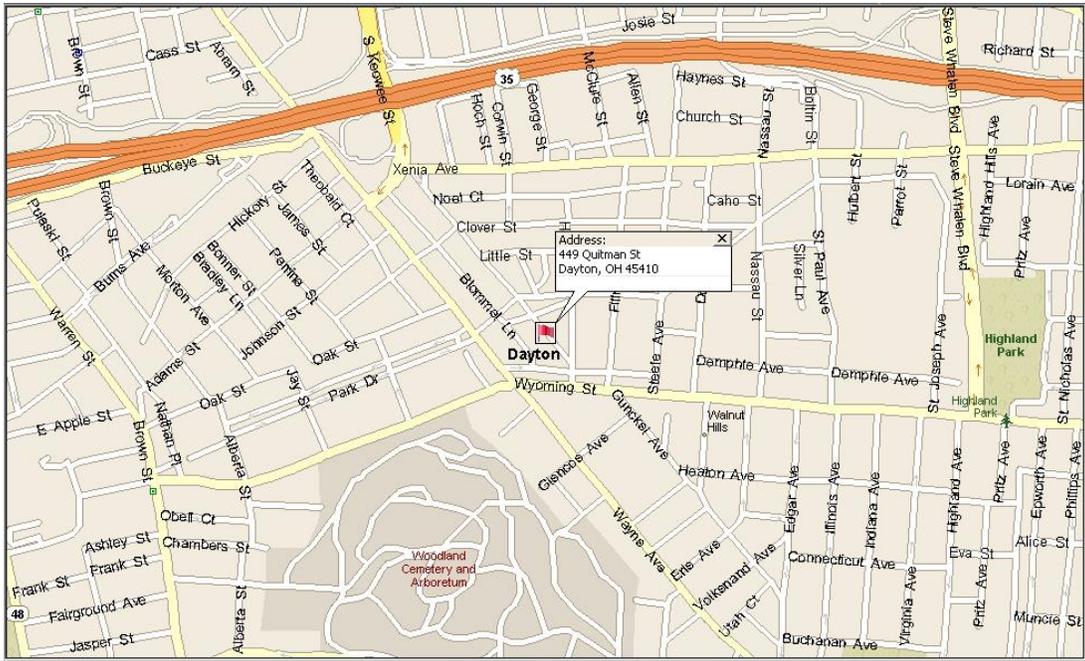
Registered Environmental Manager, #7928

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 449 Quattman City Dayton State OH Zip _____

Structure

Levels: 1 _____ 2 3 _____ Other _____ Foundation: Slab _____ Crawl _____ Basement

Exterior: Wood _____ Vinyl _____ Aluminum Transite _____ Brick _____ Other _____
 Over Composite particle board

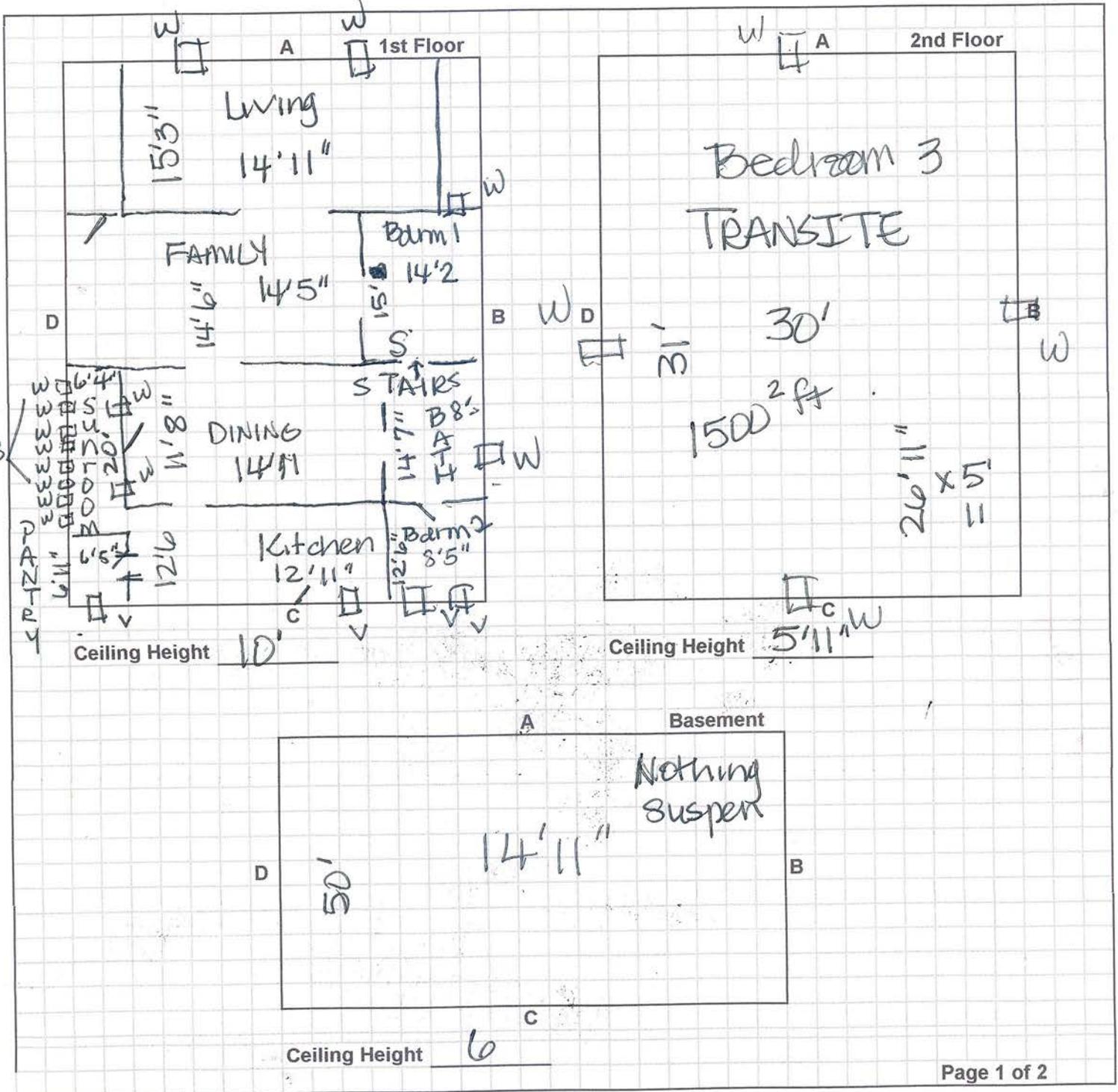
Interior Walls: Drywall _____ Plaster Paneling _____ Other _____

Flooring: Linoleum/Vinyl _____ Linoleum/Vinyl _____ Linoleum/Vinyl _____

Windows: Wood 18 Vinyl 3 Metal _____ Other _____ Number of Windows 18 wood

Heating: GFA _____ Hot Water _____ Other _____ Duct Work Yes / No Seam Tape Yes / No 3 vinyl

Roofing: Asphalt Shingles Transite Shingles _____ Metal _____ Other _____



ATTACHMENT 3
PHOTOGRAPHS



Photo 1: Roof Shingle (449Q-1) Exterior.
No Asbestos Detected.



Photo 2: Roof Shingle (449Q-2) Exterior.
No Asbestos Detected.

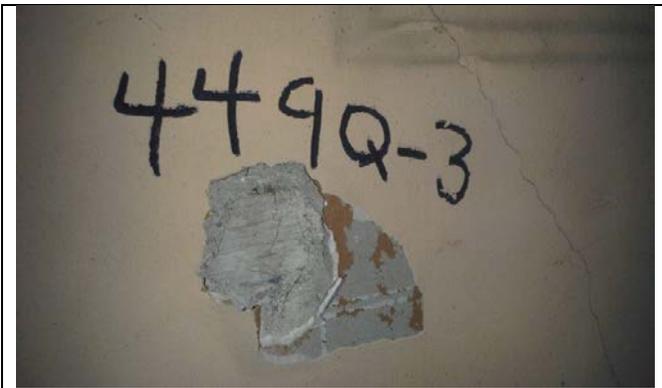


Photo 3: Plaster (449Q-3) Family Room, Wall A.
No Asbestos Detected.



Photo 4: Plaster (449Q-4) Living Room, Wall C.
No Asbestos Detected.



Photo 5: Window Glazing (449Q-6) Bedroom 2, Wall B.
No Asbestos Detected.



Photo 6: Window Glazing (449Q-7) Bedroom 2, Wall D.
No Asbestos Detected.



Photo 7: Joint Compound (449Q-8) Bedroom 2, Ceiling.
No Asbestos Detected.



Photo 8: Joint Compound (449Q-9) Bedroom 2, Ceiling.
No Asbestos Detected.



Photo 9: Plaster (449Q-12) Bedroom 1, Wall B.
No Asbestos Detected.



Photo 10: Plaster (449Q-13) Kitchen, Wall A.
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: 15-08-02660

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

Received Date: 08/19/2015
Analyzed Date: 08/20/2015
Reported Date: 08/20/2015

Project/Test Address: City of Dayton; 449 Quitman 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
15-08-02660-001	449Q-1		Black Tar-Like; Gray Granular; Inhomogeneous	NAD	23% Cellulose 77% Non-Fibrous
15-08-02660-002	449Q-2		Black Tar-Like; Gray Granular; Inhomogeneous	NAD	23% Cellulose 77% Non-Fibrous
15-08-02660-003	449Q-3		Gray/Tan Granular; Inhomogeneous	NAD	100% Non-Fibrous
15-08-02660-004	449Q-4		Gray/Tan Granular; Inhomogeneous	NAD	100% Non-Fibrous
15-08-02660-005	449Q-5		Gray/Tan Granular; Inhomogeneous	NAD	100% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 36-5620

Report Number: 15-08-02660

Project/Test Address: City of Dayton; 449 Quitman Ave.

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
15-08-02660-006	449Q-6		Tan Brittle; Homogeneous	NAD	100% Non-Fibrous
15-08-02660-007	449Q-7		Tan Brittle; Homogeneous	NAD	100% Non-Fibrous
15-08-02660-008	449Q-8		Tan Granular; Green Paint; Inhomogeneous	NAD	5% Cellulose 95% Non-Fibrous
15-08-02660-009	449Q-9		Tan Granular; Green Paint; Inhomogeneous	NAD	5% Cellulose 95% Non-Fibrous
15-08-02660-010	449Q-10		Black Cementitious; Homogeneous	17% Chrysotile	83% Non-Fibrous
				Total Asbestos: 17%	
15-08-02660-011	449Q-11		Black Cementitious; Homogeneous	17% Chrysotile	83% Non-Fibrous
				Total Asbestos: 17%	
15-08-02660-012	449Q-12		Brown/Tan Granular; Tan Paint; Inhomogeneous	NAD	1% Cellulose 99% Non-Fibrous
15-08-02660-013	449Q-13		Gray/Tan Granular; Green Paint; Inhomogeneous	NAD	5% Cellulose 95% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 36-5620

Report Number: 15-08-02660

Project/Test Address: City of Dayton; 449 Quitman Ave.

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
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QC Sample: 76-M22013-1

QC Blank: SRM 1866 Fiberglass

Reporting Limit: 1% Asbestos

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

Analyst: Christian H. Schaible



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. 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 VELAP 460172. 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.

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: 15-08-02660

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

Received Date: 08/19/2015
Analyzed Date: 08/20/2015
Reported Date: 08/20/2015

Client Number: 36-5620

Project/Test Address: City of Dayton; 449 Quitman Ave.

Analyst(s)

A handwritten signature in black ink, appearing to read "Christian H. Schaible". The signature is written in a cursive style with some loops and flourishes.

Christian H. Schaible

ATTACHMENT 5

WORK ORDER



NEIGHBORHOOD IMPROVEMENT PROGRAM

NOP #7

July 1, 2015

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

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

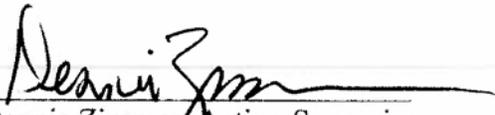
This Transmittal is **Notice of Possession #7** on the Montgomery County Land Reutilization Corporation contract dated January 29, 2015 for the performance of Asbestos Surveys/Post-Abatement Inspections on the properties listed herein.

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
318 Clover	3948 pt	Two-story over basement
1032 Clover	20478-79 pts	Two-story over basement
2922 E Fifth	17285	Two-story over basement
362 Quitman	3955 pt	Two-story over basement
449 Quitman	10493 pt	One-story over basement
711 St. Nicholas	25996	Two-story over basement
731 St. Nicholas	26001	Two-story over basement
525 Steele	8960-61 pts	One-story over basement
1615 Warner	17809 pt	Two-story over basement
933 Xenia	10063	Two-story over basement

This Notice of Possession becomes effective at 12:01 a.m. Eastern Standard Time in Ohio on **July 2, 2015** which is established as the beginning date of survey activities on these parcels. **Furthermore, the time for completion is 13 working days, or July 22, 2015.**


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