



HART ENVIRONMENTAL RESOURCES

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

ASBESTOS INSPECTION REPORT

**525 Steele Ave.
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
525 Steele Ave.
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 525 Steele Ave., 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 525 Steele Ave. 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. Aluminum siding, over wood lapping, is on the exterior of the building. The interior walls are covered with drywall, with only a small amount of plaster still in place. Thirteen (13) vinyl windows have been installed in the house. The heating system has been removed. The duct work is still present, but not insulated. The electrical panel has been removed, with plastic and metal covered wiring still present. The pitched roof is covered with asphalt shingles.

Hart Environmental Resources identified three (3) 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)
525S-01 15-08-02657-001	-	2	Plaster, Hall 1 st Floor, Wall B, Inhomogeneous	Non-friable	None Detected
525S-02 15-08-02657-002	-	2	Plaster, Living Room, Wall D, Inhomogeneous	Non-friable	None Detected
525S-03 15-08-02657-003	-	2	Plaster, Utility Room, Wall B, Inhomogeneous	Non-friable	None Detected
525S-04 15-08-02657-004	-	4	Drywall/JC, Bedroom 2, Wall B, Inhomogeneous	Non-friable	None Detected
525S-05 15-08-02657-005	-	4	Drywall/JC, Utility Room, Wall C, Inhomogeneous	Non-friable	None Detected
525S-06 15-08-02657-006	-	4	Drywall/JC, Kitchen, Wall A, Inhomogeneous	Non-friable	None Detected
525S-07 15-08-02657-007	-	2	Roof Shingle, Exterior, Inhomogeneous	Non-friable	None Detected
525S-08 15-08-02657-008	-	2	Roof Shingle, Exterior, Inhomogeneous	Non-friable	None Detected

Discussion and Recommendations

Eight (8) 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.

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.

If any 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 any 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.

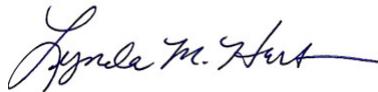
Recommendations are based on the professional judgment of the inspector and the results of the samples collected and analyzed. Hart Environmental Resources makes no warranty, expressed or implied, and accepts no liability for the presence or absence of asbestos or other hazardous materials in or on building 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.
- **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,



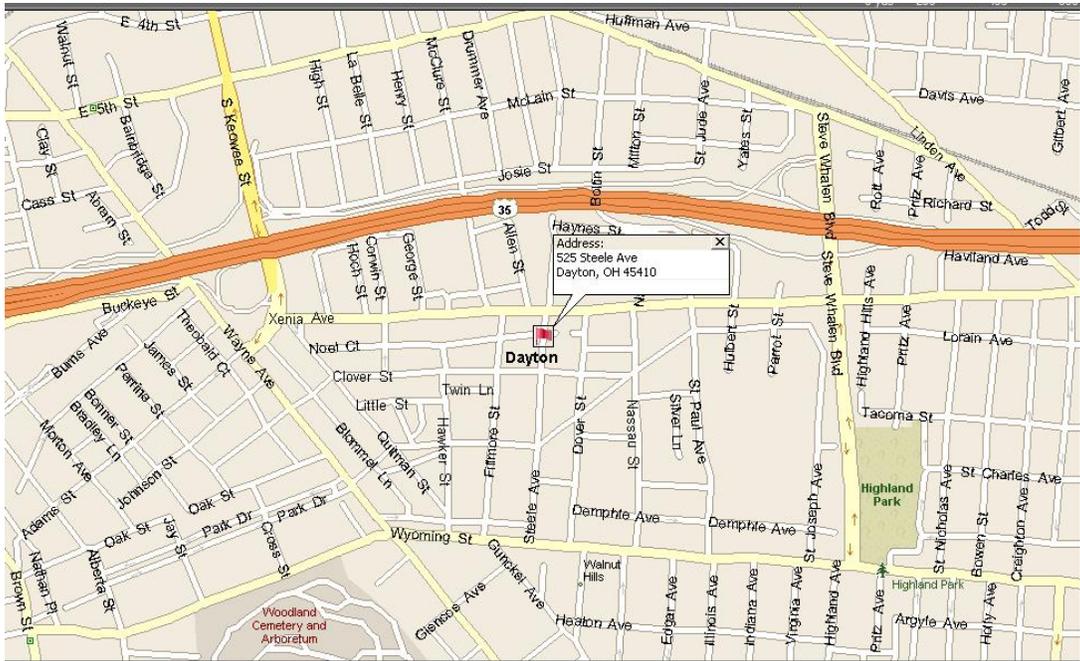
Lynda M. Hart, REM
President

*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 525 Steele Ave City Dayton

State OH Zip _____

Structure

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

Exterior: Wood _____ Vinyl _____ Aluminum Transite _____ Brick _____ Other _____
Over wood

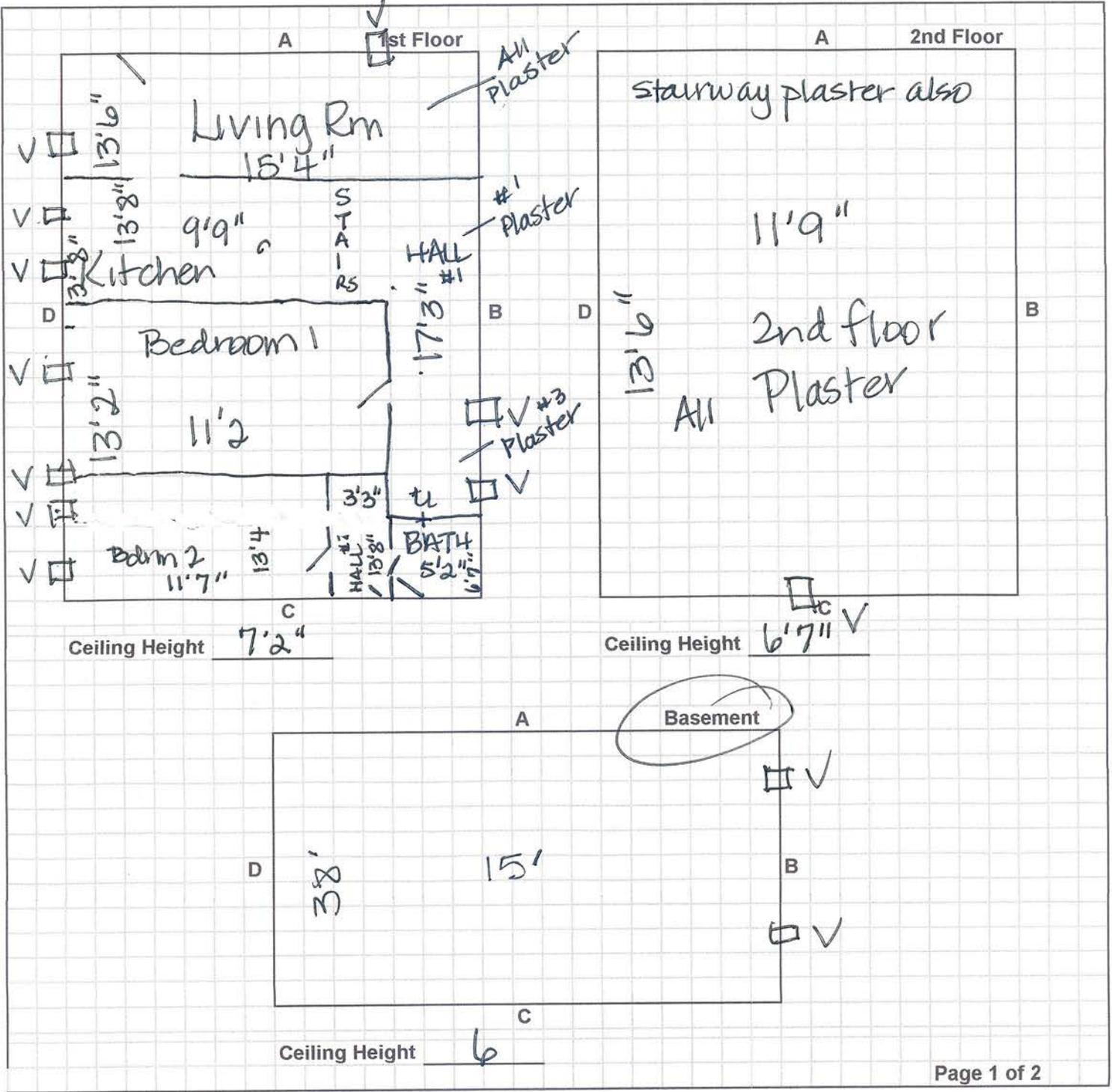
Interior Walls: Drywall Plaster Paneling _____ Other _____

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

Windows: Wood _____ Vinyl Metal _____ Other _____ Number of Windows 13

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: Plaster (525S-1) Hall 1st Floor, Wall B.
No Asbestos Detected.



Photo 2: Plaster (525S-2) Living Room, Wall D.
No Asbestos Detected.

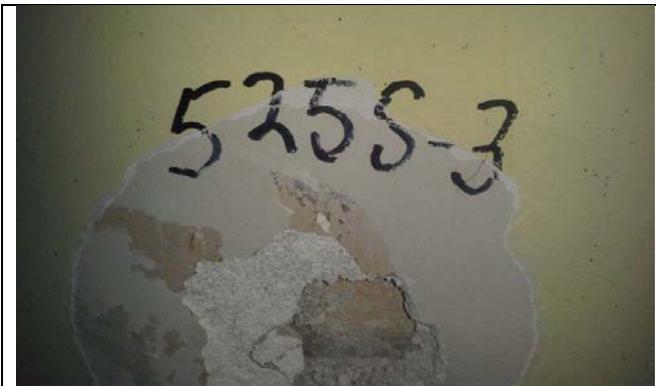


Photo 3: Plaster (525S-3) Utility Room, Wall B.
No Asbestos Detected.



Photo 4: Drywall/JC (525S-4) Bedroom 2, Wall B.
No Asbestos Detected.



Photo 5: Drywall/JC (525S-5) Utility Room, Wall C.
No Asbestos Detected.



Photo 6: Drywall/JC (525S-6) Kitchen, Wall A.
No Asbestos Detected.



**Photo 7: Roof Shingle (525S-7) Exterior.
No Asbestos Detected.**



**Photo 8: Roof Shingle (525S-8) Exterior.
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: 15-08-02657

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; 525 Steele 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
15-08-02657-001	525S-1		Gray/Tan Granular; Inhomogeneous	NAD	100% Non-Fibrous
15-08-02657-002	525S-2		Gray/Tan Granular; Inhomogeneous	NAD	100% Non-Fibrous
15-08-02657-003	525S-3		Gray/Tan Granular; Inhomogeneous	NAD	100% Non-Fibrous
15-08-02657-004	525S-4		White Powder; Brown Fibrous; White Granular; Tan Paint; Inhomogeneous	NAD	20% Cellulose 80% Non-Fibrous
15-08-02657-005	525S-5		White Powder; Brown Fibrous; White Granular; Yellow Paint; Inhomogeneous	NAD	20% Cellulose 80% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 36-5620
 Project/Test Address: City of Dayton; 525 Steele Ave.

Report Number: 15-08-02657

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
15-08-02657-006	525S-6		White Powder; Brown Fibrous; White Granular; Yellow Paint; Inhomogeneous	NAD	20% Cellulose 80% Non-Fibrous
15-08-02657-007	525S-7		Black Tar-Like; Black Granular; Inhomogeneous	NAD	14% Fibrous Glass 86% Non-Fibrous
15-08-02657-008	525S-8		Black Tar-Like; Black Granular; Inhomogeneous	NAD	14% Fibrous Glass 86% Non-Fibrous

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: 15-08-02657

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; 525 Steele Ave.

Analyst(s)

A handwritten signature in black ink, appearing to read "Christian H. Schaible". The signature is written in a cursive, flowing style.

Christian H. Schaible

8PLM

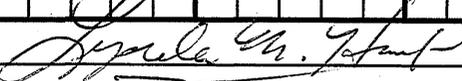
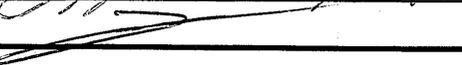
ENVIRONMENTAL HAZARDS SERVICES, L.L.C.

7469 Whitepine Rd., Richmond, VA 23237 (804) 275-4788 (804) 275-4907 FAX

CHAIN OF CUSTODY FORM

Company Name: Hart Environmental Resources	Date: <u>8/18/15</u>
Address: 262 Hedge Dr.	Contact Name: <u>Lynda Hart</u>
City, State, Zip: Springfield, OH 45504	Sampler Name: <u>Lynda Hart</u>
EHS Client Acct. #: 36-5620 D	Project #: <u>CITY OF DAYTON - 525 STEELE AVE.</u>
Phone #: (937) 325-8777	1 Day TAT
Fax #: (937) 324-0288	Point count samples with Trace-5% asbestos
E-mail: <u>hartenv@woh.rr.com</u>	

Sample Number	Sample Date & Time	Asbestos					Lead						Other Metals (Specify metals below)			Indoor Air Quality		Particulate: Total Nuisance (NIOSH 0500) _____ Respirable (NIOSH 0600) _____		Area	Comments			
		Bulk ID by PLM	(PCM) Fiber Count	PLM Point Count	PLM Gravimetric	TEM AHERA (Air)	TEM Chatfield (Bulk)	Air	Paint (%)	Paint (PPM)	Paint (ng/cm2)	Soil	Wipe* (See Note)	TCLP (Pb)	Waste Water	TCLP RCRA 8	Welding Fume	Toxic Metal Profile	15-08-02657			Due Date:		
5255-1	8/18/15	✓																	15-08-02657	08/20/2015	<div style="text-align: center;">  <p>Due Date: 08/20/2015 (Thursday) AE</p> </div>	(L)	PLASTER - HALL B	
5255-2	9/15	✓																					PLASTER - LIVING D	
5255-3		✓																						KITCHEN - PLASTER D
5255-4		✓																						DRAWING / JC - BORN 2 B
5255-5		✓																						DRAWING / JC - BIRTHDAY
5255-6		✓																						DRAWING / JC - KITCHEN A
5255-7		✓																						ROOF SINGLE
5255-8		✓																						ROOF SINGLE
5255-9																								
5255-10																								

Released by: <u>Lynda M. Hart</u>	Signature: 	Date/Time: <u>8/18/15 6p</u>
Received by: <u>Thohann</u>	Signature: 	Date/Time: <u>8/19/15</u>

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

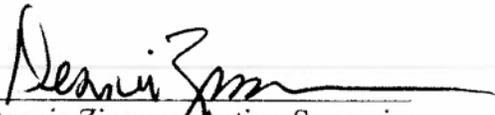
This Transmittal is **Notice of Possession #7** on the Montgomery County Land Reutilization Corporation contract dated January 29, 2015 for the performance of Asbestos Surveys/Post-Abatement Inspections on the properties listed herein.

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