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
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

<table>
<thead>
<tr>
<th>HER Sample #</th>
<th>Lab 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>525S-01</td>
<td>15-08-02657-001</td>
<td>-</td>
<td>2</td>
<td>Plaster, Hall 1st Floor, Wall B, Inhomogeneous</td>
<td>Non-friable</td>
<td>None Detected</td>
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<tr>
<td>525S-02</td>
<td>15-08-02657-002</td>
<td>-</td>
<td>2</td>
<td>Plaster, Living Room, Wall D, Inhomogeneous</td>
<td>Non-friable</td>
<td>None Detected</td>
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<td>525S-03</td>
<td>15-08-02657-003</td>
<td>-</td>
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<td>Plaster, Utility Room, Wall B, Inhomogeneous</td>
<td>Non-friable</td>
<td>None Detected</td>
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<td>525S-04</td>
<td>15-08-02657-004</td>
<td>-</td>
<td>4</td>
<td>Drywall/JC, Bedroom 2, Wall B, Inhomogeneous</td>
<td>Non-friable</td>
<td>None Detected</td>
</tr>
<tr>
<td>525S-05</td>
<td>15-08-02657-005</td>
<td>-</td>
<td>4</td>
<td>Drywall/JC, Utility Room, Wall C, Inhomogeneous</td>
<td>Non-friable</td>
<td>None Detected</td>
</tr>
<tr>
<td>525S-06</td>
<td>15-08-02657-006</td>
<td>-</td>
<td>4</td>
<td>Drywall/JC, Kitchen, Wall A, Inhomogeneous</td>
<td>Non-friable</td>
<td>None Detected</td>
</tr>
<tr>
<td>525S-07</td>
<td>15-08-02657-007</td>
<td>-</td>
<td>2</td>
<td>Roof Shingle, Exterior, Inhomogeneous</td>
<td>Non-friable</td>
<td>None Detected</td>
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<tr>
<td>525S-08</td>
<td>15-08-02657-008</td>
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<td>2</td>
<td>Roof Shingle, Exterior, Inhomogeneous</td>
<td>Non-friable</td>
<td>None Detected</td>
</tr>
</tbody>
</table>

### 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 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>525 1</td>
<td>Plaster</td>
<td>Hau #1</td>
<td>B</td>
<td>wt grey</td>
<td>G NF</td>
<td></td>
</tr>
<tr>
<td>525 2</td>
<td>Plaster</td>
<td>Living Rm</td>
<td>D</td>
<td>wt grey</td>
<td>G NF</td>
<td></td>
</tr>
<tr>
<td>525 3</td>
<td>Plaster</td>
<td>Utility</td>
<td>B</td>
<td>wt grey</td>
<td>G NF</td>
<td></td>
</tr>
<tr>
<td>525 4</td>
<td>Drywall + JC</td>
<td>Barn 2</td>
<td>B</td>
<td>wt wt</td>
<td>G NF</td>
<td></td>
</tr>
<tr>
<td>525 5</td>
<td>Drywall + JC</td>
<td>Utility</td>
<td>C</td>
<td>wt-wt</td>
<td>G NF</td>
<td></td>
</tr>
<tr>
<td>525 6</td>
<td>Drywall + JC</td>
<td>Kitchen</td>
<td>A</td>
<td>wt wt</td>
<td>G NF</td>
<td></td>
</tr>
<tr>
<td>525 7</td>
<td>Roof Shingle</td>
<td>Ext</td>
<td></td>
<td>Black</td>
<td>G NF</td>
<td></td>
</tr>
<tr>
<td>525 8</td>
<td>Roof Shingle</td>
<td>Ext</td>
<td></td>
<td>Black</td>
<td>G NF</td>
<td></td>
</tr>
</tbody>
</table>

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

Notes: Garage - NO
Electrical Panel - STRIPPED
NO furnace, no furnace brd, no seam tape, no boot wrap.
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
### 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>
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<tbody>
<tr>
<td>15-08-02657-001</td>
<td>525S-1</td>
<td>Gray/Tan Granular; Inhomogeneous</td>
<td>NAD</td>
<td>100% Non-Fibrous</td>
<td></td>
</tr>
<tr>
<td>15-08-02657-002</td>
<td>525S-2</td>
<td>Gray/Tan Granular; Inhomogeneous</td>
<td>NAD</td>
<td>100% Non-Fibrous</td>
<td></td>
</tr>
<tr>
<td>15-08-02657-003</td>
<td>525S-3</td>
<td>Gray/Tan Granular; Inhomogeneous</td>
<td>NAD</td>
<td>100% Non-Fibrous</td>
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</tr>
<tr>
<td>15-08-02657-004</td>
<td>525S-4</td>
<td>White Powder; Brown Fibrous; White Granular; Tan Paint; Inhomogeneous</td>
<td>NAD</td>
<td>20% Cellulose 80% Non-Fibrous</td>
<td></td>
</tr>
<tr>
<td>15-08-02657-005</td>
<td>525S-5</td>
<td>White Powder; Brown Fibrous; White Granular; Yellow Paint; Inhomogeneous</td>
<td>NAD</td>
<td>20% Cellulose 80% Non-Fibrous</td>
<td></td>
</tr>
</tbody>
</table>
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
Environmental Hazards Services, L.L.C.
7469 Whitepine Rd
Richmond, VA 23237
Telephone: 800.347.4010

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

Client Number: 36-5620

Project/Test Address: City of Dayton; 525 Steele Ave.

Report Number: 15-08-02657
Received Date: 08/19/2015
Analyzed Date: 08/20/2015
Reported Date: 08/20/2015

Analyst(s)

Christian H. Schaible
<table>
<thead>
<tr>
<th>Sample Number</th>
<th>Date &amp; Time</th>
<th>Asbestos</th>
<th>Lead</th>
<th>Other Metals</th>
<th>Indoor Air Quality</th>
<th>Particulate: Total Nuisance (NIOSH 0500)</th>
<th>Respirable (NIOSH 0600)</th>
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<tbody>
<tr>
<td>5255-1</td>
<td>8/18/15</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td>15-08-02657</td>
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<tr>
<td>5255-2</td>
<td>8/18/15</td>
<td>✓</td>
<td>✓</td>
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<td>5255-3</td>
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</tbody>
</table>

- **Asbestos**:
  - Bulk (PCM) Fiber Count
  - PLM Point Count
  - TEM AHERA (Air)
  - TEM Chaffield (Bulk)
  - Air
  - Paint (PPM)
  - Paint (mg/m^2)
  - Soil
  - Wipe* (See Note)
  - TCLP (Pb)
  - Waste Water
  - TCLP RCRA 8
  - Welding Fume
  - Toxic Metal Profile

- **Lead**:

- **Indoor Air Quality**:
  - Due Date: 08/20/2015 (Thursday)
  - AE

- **Particulate: Total Nuisance (NIOSH 0500)**

- **Respirable (NIOSH 0600)**

**Comments**:
- Plaster - Slab B
- Plaster - Living D
- Kitchen - Plaster D
- Denali Tile - Bedroom 2 B
- Denali Tile - Kitchen D
- Denali Tile - Kitchen A
- Roof Single
- Roof Single

**Date/Time**: 8/18/15 CP

**Signature**: Lynda M. Hart

**E-mail**: hartenv@woh.rr.com
ATTACHMENT 5

WORK ORDER
NOP #7

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 ______

<table>
<thead>
<tr>
<th>Address</th>
<th>Lot#</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>318 Clover</td>
<td>3948 pt</td>
<td>Two-story over basement</td>
</tr>
<tr>
<td>1032 Clover</td>
<td>20478-79 pts</td>
<td>Two-story over basement</td>
</tr>
<tr>
<td>2922 E Fifth</td>
<td>17285</td>
<td>Two-story over basement</td>
</tr>
<tr>
<td>362 Quitman</td>
<td>3955 pt</td>
<td>Two-story over basement</td>
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<tr>
<td>449 Quitman</td>
<td>10493 pt</td>
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<td>711 St. Nicholas</td>
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<tr>
<td>731 St. Nicholas</td>
<td>26001</td>
<td>Two-story over basement</td>
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<tr>
<td>525 Steele</td>
<td>8960-61 pts</td>
<td>One-story over basement</td>
</tr>
<tr>
<td>1615 Warner</td>
<td>17809 pt</td>
<td>Two-story over basement</td>
</tr>
<tr>
<td>933 Xenia</td>
<td>10063</td>
<td>Two-story over basement</td>
</tr>
</tbody>
</table>

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