



# **HART ENVIRONMENTAL RESOURCES**

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

## **ASBESTOS INSPECTION REPORT**

**1615 Warner Ave.  
Dayton, Ohio 45404**



### **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**





# HART ENVIRONMENTAL RESOURCES

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

August 20, 2015

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

**Re:** Asbestos Inspection  
1615 Warner Ave.  
Dayton, Ohio 45404

Dear Mr. Zimmer:

Hart Environmental Resources prepared this report, under contract with the Montgomery County Land Bank, for the asbestos inspection conducted at 1615 Warner Ave., Dayton, OH. The inspection, conducted on August 17, 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 1615 Warner 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 two-story structure, with a partial basement and crawl space. The exterior structure is composed of aluminum siding over wood tapping. The interior walls are covered with drywall, plaster and paneling. The floors in the kitchen, bedroom 1, bedroom 2 and bedroom 3 are covered with self-adhesive linoleum squares. Thirteen (13) windows have been installed in the house; two (2) are wood, without glazing, and eleven (11) are vinyl. The home has a gas forced-air heating system with duct work present. A newer electrical panel, with plastic covered wiring, is present in the basement. 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**

<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>
1615W-01 15-08-02664-001	-	3	Plaster, Living Room, Wall D, Inhomogeneous	Non-friable	None Detected
1615W-02 15-08-02664-002	-	3	Plaster, Family Room, Wall D, Inhomogeneous	Non-friable	None Detected
1615W-03 15-08-02664-003	-	1	Plaster, Dining Room, Wall C, Inhomogeneous	Non-friable	None Detected
1615W-04 15-08-02664-004	-	2	Drywall/JC, Bedroom 1, Wall C, Inhomogeneous	Non-friable	None Detected
1615W-05 15-08-02664-005	-	2	Drywall/JC, Bedroom 2, Wall A, Inhomogeneous	Non-friable	None Detected
1615W-06 15-08-02664-008	-	1	Textured Pt, Hall Stairs, Wall C, Inhomogeneous	Non-friable	None Detected
1615W-07 15-08-02664-007	-	1	Textured Pt, Hall Stairs, Wall B, Inhomogeneous	Non-friable	None Detected
1615W-08 15-08-02664-006	-	1	Textured Pt, Hall Stairs, Wall A, Inhomogeneous	Non-friable	None Detected
1615W-09 15-08-02664-009	-	2	Roof Shingle, Exterior, Inhomogeneous	Non-friable	None Detected
1615W-10 15-08-02664-010	-	2	Roof Shingle, Exterior, Inhomogeneous	Non-friable	None Detected

## **Discussion and Recommendations**

Ten (10) bulk samples of suspect asbestos-containing materials were collected in 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.

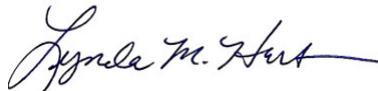
Recommendations are based on the professional judgment of the inspector and the results of the samples collected and analyzed. Hart Environmental Resources makes no warranty, expressed or implied, and accepts no liability for the presence or absence of asbestos or other hazardous materials in or on building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



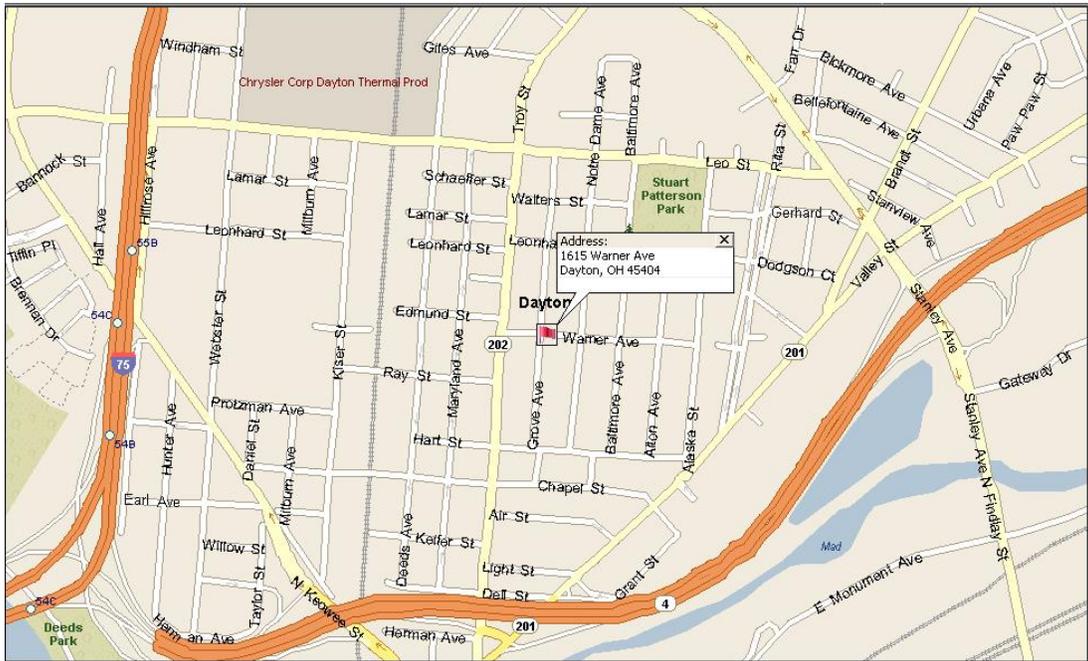
Lynda M. Hart, REM  
President

*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 1650 Warner

City Dayton

State OH

Zip \_\_\_\_\_

Structure

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

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

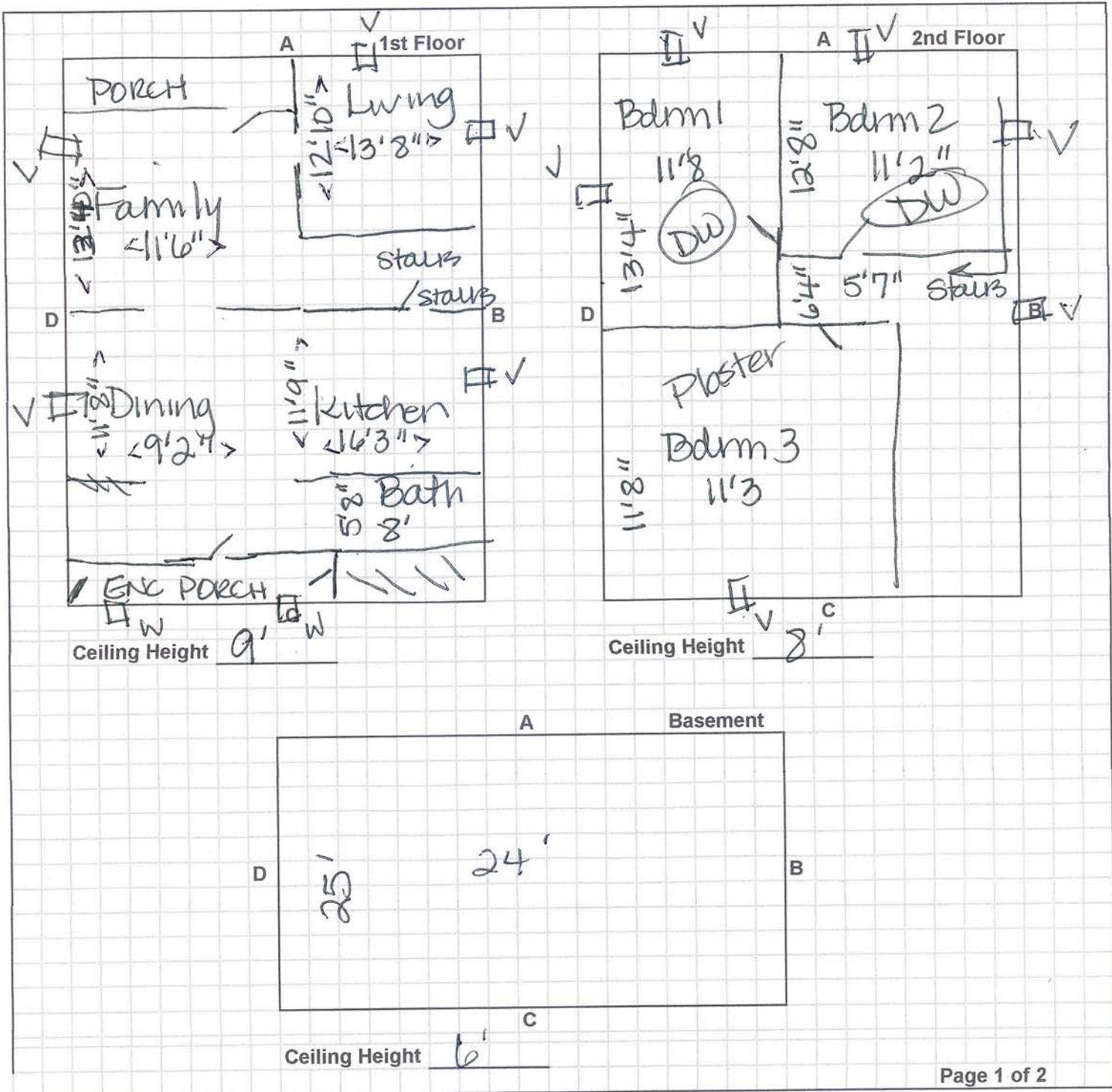
Interior Walls: Drywall  Plaster  Paneling  Other \_\_\_\_\_

Flooring: Linoleum/Vinyl SD Kitchen Linoleum/Vinyl SA Bdrm 1+2 Linoleum/Vinyl \_\_\_\_\_

Windows: Wood  Vinyl  Metal \_\_\_\_\_ Other \_\_\_\_\_ Number of Windows 3

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 (1615W-1) Living Room, Wall D.  
No Asbestos Detected.



Photo 2: Plaster (1615W-2) Family Room, Wall D.  
No Asbestos Detected.



Photo 3: Plaster (1615W-3) Dining Room, Wall C.  
No Asbestos Detected.

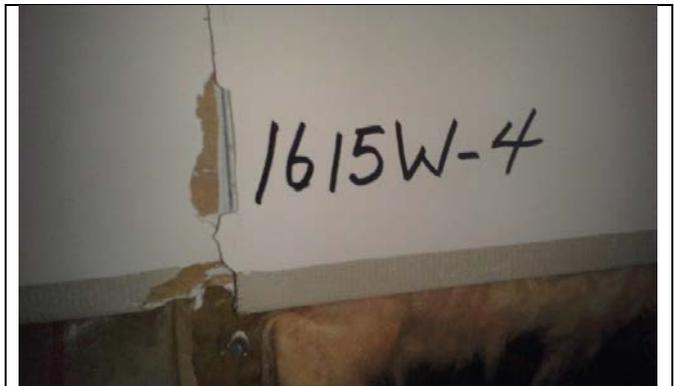


Photo 4: Drywall/JC (1615W-4) Bedroom 1, Wall C.  
No Asbestos Detected.



Photo 5: Drywall/JC (1615W-5) Bedroom 2, Wall A.  
No Asbestos Detected.



Photo 6: Textured Pt (1615W-6) Bedroom 2, Hall Stairs, Wall C.  
No Asbestos Detected.



Photo 7: Textured Pt (1615W-7) Hall Stairs, Wall B.  
No Asbestos Detected.



Photo 8: Textured Pt (1615W-8) Hall Stairs, Wall A.  
No Asbestos Detected.



Photo 9: Roof Shingle (1615W-9) Exterior.  
No Asbestos Detected.



Photo 10: Roof Shingle (1615W-10) Exterior.  
No Asbestos Detected.

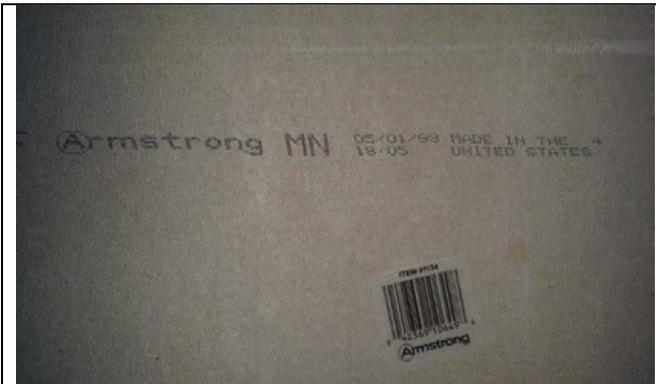


Photo 11: Back of Tile.

**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: 15-08-02664

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; 1615 Warner St

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
15-08-02664-001	1615W-1		Blue Paint-Like; White/Gray Granular; Brown Fibrous; Inhomogeneous	NAD	12% Cellulose 3% Hair 85% Non-Fibrous
15-08-02664-002	1615W-2		Pink Paint-Like; White/Gray Granular; Brown Fibrous; Inhomogeneous	NAD	12% Cellulose 3% Hair 85% Non-Fibrous
15-08-02664-003	1615W-3		White/Gray Granular; Inhomogeneous	NAD	4% Hair 96% Non-Fibrous
15-08-02664-004	1615W-4		White Powdery; Granular; Brown Fibrous; Inhomogeneous	NAD	30% Cellulose 70% Non-Fibrous

## Environmental Hazards Services, L.L.C

Client Number: 36-5620

Report Number: 15-08-02664

Project/Test Address: City of Dayton; 1615 Warner St

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
15-08-02664-005	1615W-5		White Powdery; Granular; Brown Fibrous; Inhomogeneous	NAD	30% Cellulose 70% Non-Fibrous
15-08-02664-006	1615W-8		White/Gray Granular; Inhomogeneous	NAD	2% Hair 98% Non-Fibrous
15-08-02664-007	1615W-7		White/Gray Granular; Inhomogeneous	NAD	100% Non-Fibrous
15-08-02664-008	1615W-6		White Paint-Like; Granular; Inhomogeneous	NAD	100% Non-Fibrous
15-08-02664-009	1615W-9		White/Gray/Black Aggregate; Black Tar-Like; Inhomogeneous	NAD	30% Cellulose 70% Non-Fibrous
15-08-02664-010	1615W-10		White/Gray/Black Aggregate; Black Tar-Like; Inhomogeneous	NAD	30% Cellulose 70% Non-Fibrous

# Environmental Hazards Services, L.L.C

Client Number: 36-5620

Report Number: 15-08-02664

Project/Test Address: City of Dayton; 1615 Warner St

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: Sami Hosn

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: 15-08-02664

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; 1615 Warner St

Analyst(s)

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A handwritten signature in black ink that reads "Sami Hosn". The signature is written in a cursive style with a large, sweeping initial "S".

Sami Hosn



**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

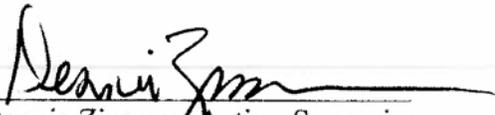
This Transmittal is **Notice of Possession #7** on the Montgomery County Land Reutilization Corporation contract dated January 29, 2015 for the performance of Asbestos Surveys/Post-Abatement Inspections on the properties listed herein.

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