



HART ENVIRONMENTAL RESOURCES

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

ASBESTOS INSPECTION REPORT

**318 Clover 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**



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
318 Clover 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 318 Clover 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 318 Clover 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 brick and wood. The interior walls are covered with plaster. Twenty-one (21) wood windows have been installed in the house. The heating system, which was a boiler, has been removed. Old boiler lines are still present, with Aircell still present on portions of the lines. Insulating mud is also present on the fittings of a portion of the lines. Large amounts of the insulation and mud have fallen off the remainder of the piping, creating ground debris throughout the basement floor. The electrical panel has been removed, with plastic covered wiring still present. 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)
318C-01 15-08-02658-001	-	2	Roof Shingle, Exterior, Inhomogeneous	Non-friable	None Detected
318C-02 15-08-02658-002	-	2	Roof Shingle, Exterior, Inhomogeneous	Non-friable	None Detected
318C-03 15-08-02658-003	-	2	Plaster, Family Room, Wall A, Inhomogeneous	Non-friable	None Detected
318C-04 15-08-02658-004	-	2	Plaster, Living Room, Wall D, Inhomogeneous	Non-friable	None Detected
318C-05 15-08-02658-005	-	1	Plaster, Kitchen, Wall C, Inhomogeneous	Non-friable	None Detected
318C-06 15-08-02658-006	-	2	Window Glazing, Family Room, Wall D, Inhomogeneous	Friable	None Detected
318C-07 15-08-02658-007	10	1	Elbow Mud, Basement, Ceiling, Homogeneous	Friable	65% Chrysotile Asbestos Detected
318C-08 15-08-02658-008	110 lin ft	1	Air Cell, Basement, Ceiling, Homogeneous	Friable	75% Chrysotile Asbestos Detected
318C-09 15-08-02658-009	-	1	Plaster, Bedroom 2, Wall B, Inhomogeneous	Non-friable	None Detected
318C-10 15-08-02658-010	-	1	Plaster, Bedroom 3, Wall A, Inhomogeneous	Non-friable	None Detected
318C-11 15-08-02658-011 15-08-02857-001	1	1	Window Glazing, Stairs to 2 nd Floor, Wall B, Homogeneous	Friable	3% Chrysotile Asbestos Detected (PC=1.50%)
318C-12 15-08-02658-012 15-08-02857-002	-	1	Plaster, Bedroom 1, Wall A, Inhomogeneous	Non-friable	Trace <1% Chrysotile Asbestos Detected (PC=0.25%)

Discussion and Recommendations

Twelve (12) 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 items to contain greater than 1% asbestos fibers:

- Elbow Mud, Basement
- Air Cell, Basement
- Ground Debris
- Window Glazing, All

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>
Elbow Mud	10 ea	\$ 25/ea	\$ 250
Air-Cell	110 lin ft	\$ 20/lin ft	\$ 2200
Ground Debris	800 sq. ft.	\$ 5/sq ft	\$ 4000
Window Glazing	21 ea	\$ 25/ea	\$ 525
Total			\$ 6975

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.

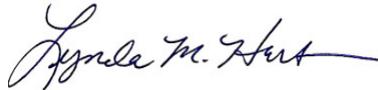
Recommendations are based on the professional judgment of the inspector and the results of the samples collected and analyzed. Hart Environmental Resources makes no warranty, expressed or implied, and accepts no liability for the presence or absence of asbestos or other hazardous materials in or on building 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 318 Clover

City Dayton

State OH

Zip _____

Structure

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

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

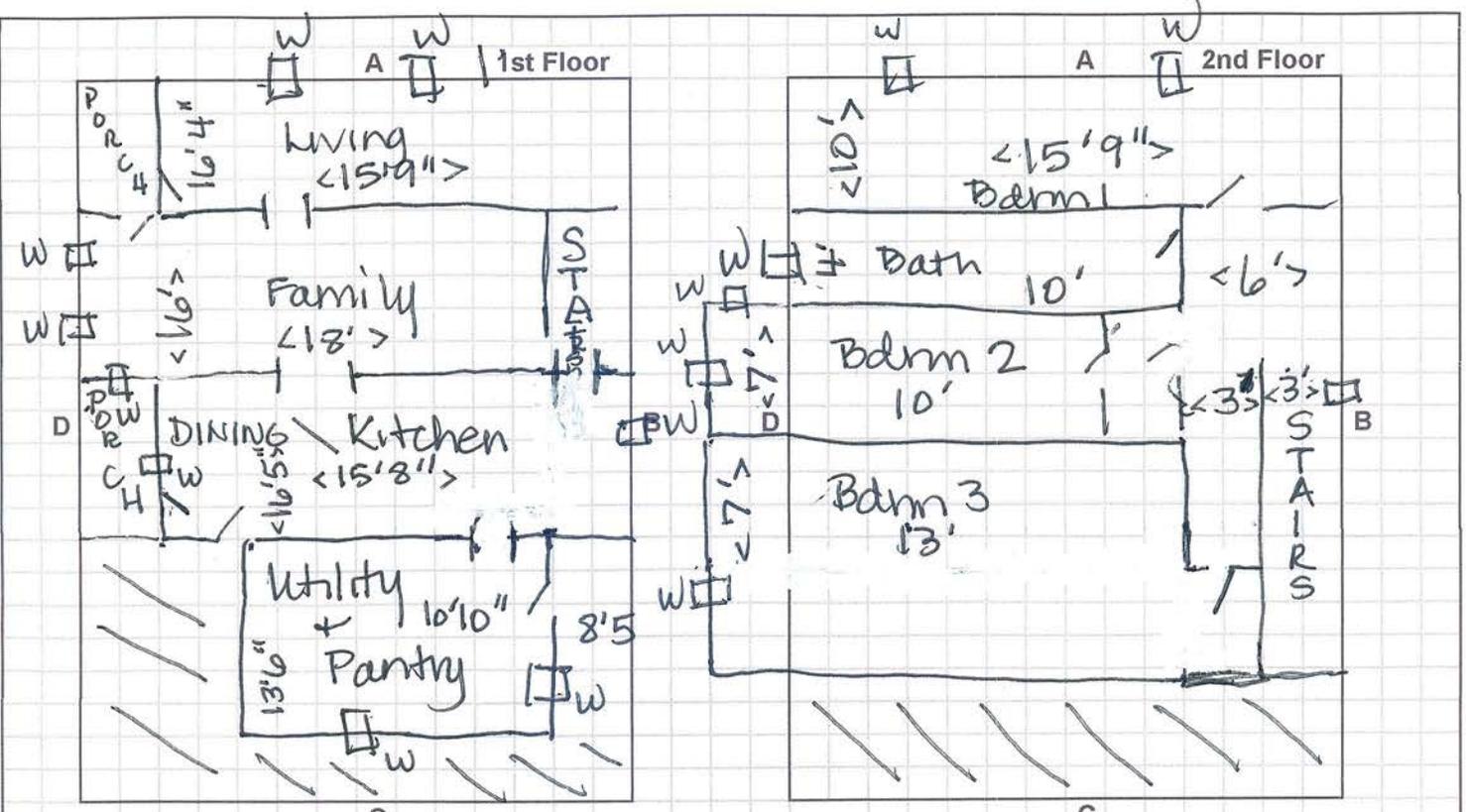
Interior Walls: Drywall _____ Plaster Paneling _____ Other _____

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

Windows: Wood Vinyl _____ Metal _____ Other _____ Number of Windows 21

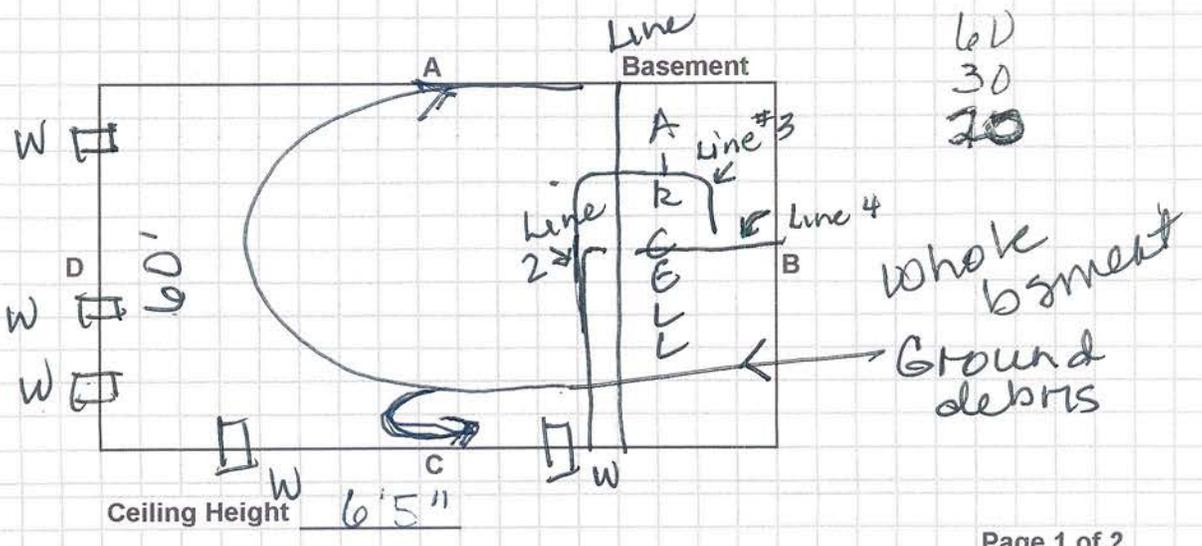
Heating: GFA _____ Hot Water _____ Other _____ Duct Work Yes / No Seam Tape Yes / No

Roofing: Asphalt Shingles Transite Shingles _____ Metal _____ Other _____



Ceiling Height 10'

Ceiling Height 9'



Ceiling Height 6'5"

60
30
20

Whole basement
Ground debris

ATTACHMENT 3
PHOTOGRAPHS



Photo 1: Roof Shingle (318C-1) Roof.
No Asbestos Detected.



Photo 2: Roof Shingle (318C-2) Roof.
No Asbestos Detected.



Photo 3: Plaster (318C-3) Family Room, Wall A.
No Asbestos Detected.



Photo 4: Plaster (318C-4) Living Room, Wall D.
No Asbestos Detected.



Photo 5: Plaster (318C-5) Kitchen, Wall C.
No Asbestos Detected.



Photo 6: Window Glazing (318C-6) Family Room, Wall D.
No Asbestos Detected.



Photo 7: Elbow Mud (318C-7) Basement, Ceiling.
65% Chrysotile Asbestos Detected.



Photo 8: Air Cell (318C-8) Basement, Ceiling.
75% Chrysotile Asbestos Detected.



Photo 9: Plaster (318C-9) Bedroom 2, Wall B.
No Asbestos Detected.



Photo 10: Plaster (318C-10) Bedroom 3, Wall A.
No Asbestos Detected.



Photo 11: Window Glazing (318C-11) Stairs to 2nd Floor, Wall B.
3% Chrysotile Asbestos Detected (PC=1.50%).



Photo 12: Plaster (318C-12) Bedroom 1, Wall A.
Trace <1% Chrysotile Asbestos Detected (PC=0.25%).

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: 15-08-02658

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; 318 Clover

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
15-08-02658-001	318C-1		Black Tar-Like; White/Green Aggregate; Inhomogeneous	NAD	25% Cellulose 5% Synthetic 70% Non-Fibrous
15-08-02658-002	318C-2		Black Tar-Like; White/Green Aggregate; Inhomogeneous	NAD	25% Cellulose 5% Synthetic 70% Non-Fibrous
15-08-02658-003	318C-3		White/Brown Granular; Tan Paint-Like; Inhomogeneous	NAD	2% Hair 98% Non-Fibrous
15-08-02658-004	318C-4		White/Gray Granular; Tan Paint-Like; Inhomogeneous	NAD	2% Hair 98% Non-Fibrous
15-08-02658-005	318C-5		White/Brown Granular; Inhomogeneous	NAD	1% Hair 99% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 36-5620

Report Number: 15-08-02658

Project/Test Address: City of Dayton; 318 Clover

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
15-08-02658-006	318C-6		White Pliable; White Paint-Like; Inhomogeneous	NAD	1% Cellulose 99% Non-Fibrous
15-08-02658-007	318C-7		White Fibrous; Homogeneous	65% Chrysotile	35% Non-Fibrous
				Total Asbestos: 65%	
15-08-02658-008	318C-8		White Fibrous; Homogeneous	75% Chrysotile	25% Non-Fibrous
				Total Asbestos: 75%	
15-08-02658-009	318C-9		White/Gray Granular; Inhomogeneous	NAD	2% Hair 98% Non-Fibrous
15-08-02658-010	318C-10		White/Gray Granular; Inhomogeneous	NAD	2% Hair 98% Non-Fibrous
15-08-02658-011	318C-11		Tan Granular; Homogeneous	3% Chrysotile	97% Non-Fibrous
				Total Asbestos: 3%	
15-08-02658-012	318C-12		White/Brown Granular; Inhomogeneous	Trace <1% Chrysotile	2% Hair 98% Non-Fibrous
				Total Asbestos: Trace <1%	
Chrysotile present in base coat material. This material alone contains <1% Chrysotile					

Environmental Hazards Services, L.L.C

Client Number: 36-5620
Project/Test Address: City of Dayton; 318 Clover

Report Number: 15-08-02658

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
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QC Sample: 73-M12009-4
QC Blank: SRM 1866 Fiberglass
Reporting Limit: 1% Asbestos
Method: EPA Method 600/R-93/116, EPA Method 600/M4-82-020
Analyst: Kathy Fletcher

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: 15-08-02658

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; 318 Clover

Analyst(s)

Kathy S. Fletcher

Kathy Fletcher

12 PLM

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
 Address: 262 Hedge Dr.
 City, State, Zip: Springfield, OH 45504
 EHS Client Acct. #: 36-5620 D
 Phone #: (937) 325-8777 Fax #: (937) 324-0288
 E-mail: hartenv@woh.rr.com

Date: 8/18/15
 Contact Name: Lynda Hart
 Sampler Name: Lynda Hart
 Project #: CITY OF DAYTON - 318 CLOVER
1 Day TAT

Point count samples with Trace-5% asbestos

Sample Number	Sample Date & Time	Asbestos					Lead						Other Metals (Specify metals below)	Indoor Air Quality	Particulate: Total Nuisance (NIOSH 0500) Respirable (NIOSH 0600)		3 (L) 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 (mg/cm2)	Soil	Wipe* (See Note)	TCLP (Pb)	Waste Water	TCLP RCRA 8			Welding Fume	Toxic Metal Profile
318C-1	8/18/15	✓																		ROOF SHINGLE
318C-2	10 ^{AM}	✓																		ROOF SHINGLE
318C-3		✓																		PLASTER - Family R
318C-4		✓																		PLASTER - Living D
318C-5		✓																		PLASTER - Kitchen C
318C-6		✓																		WINDOW GLAZING - Family D
318C-7		✓																		ELBOW MOD - BSAT
318C-8		✓																		AIRCON - BSAT
318C-9		✓																		PLASTER - BORN 2 B
318C-10		✓																		PLASTER - BORN 3A
318C-11		✓																		WINDOW GLAZING - Hall B
318C-12		✓																		PLASTER - BORN 1 A

Released by: Lynda M. Hart Signature: Lynda M. Hart Date/Time: 8/18/15
 Received by: T. Khan Signature: T. Khan Date/Time: 8/18/15



Asbestos 400 Point Count Analysis Report

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

Report Number: 15-08-02857

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

Received Date: 08/19/2015
Analyzed Date: 08/20/2015
Reported Date: 08/21/2015

Project/Test Address: City of Dayton; 318 Clover; EHS# 15-08-02658

Client Number:
36-5620

Fax Number:
937-324-0288

Laboratory Results

Lab Sample Number	Client Sample Number	Lab Gross Description	% Asbestos	Narrative ID
15-08-02857-001	318C-11	Tan Granular	1.50 % Chrysotile	
15-08-02857-002	318C-12 Basecoat	Brown Granular	0.25 % Chrysotile	

Reporting Limit: 0.25 % Asbestos

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

Analyst: Kathy Fletcher

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 NVLAP #101882-0 VELAP 460172.

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: 15-08-02857

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

Received Date: 08/21/2015
Analyzed Date: 08/20/2015
Reported Date: 08/21/2015

Client Number: 36-5620

Project/Test Address: City of Dayton; 318 Clover; EHS# 15-08-02658

Analyst(s)

Kathy S. Fletcher

Kathy Fletcher

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

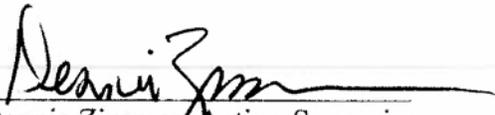
This Transmittal is **Notice of Possession #7** on the Montgomery County Land Reutilization Corporation contract dated January 29, 2015 for the performance of Asbestos Surveys/Post-Abatement Inspections on the properties listed herein.

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