



HART ENVIRONMENTAL RESOURCES

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

ASBESTOS INSPECTION REPORT

**2922 E. Fifth St.
Dayton, Ohio 45403**



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
2922 E. Fifth St.
Dayton, Ohio 45403

Dear Mr. Zimmer:

Hart Environmental Resources prepared this report, under contract with the Montgomery County Land Bank, for the asbestos inspection conducted at 2922 E. Fifth St., 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 2922 E. Fifth St. 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 over wood tapping. The interior walls are covered with drywall, plaster and paneling. The floor in bedroom one and S.A. has been covered with linoleum. Sixteen (16) wood windows have been installed in the house. The home has a gas forced air heating system with duct work and seam tape present. The pitched roof is covered with asphalt shingles.

Hart Environmental Resources identified seven (7) 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)
2922F-01 15-08-02441-001	-	2	Roof Shingle, Roof, Inhomogeneous		None Detected
2922F-02 15-08-02441-002	-	2	Roof Shingle, Roof, Inhomogeneous		None Detected
2922F-03 15-08-02441-003	-	1	Window Glazing, Utility Room, Wall D, Homogeneous	Friable	None Detected
2922F-04 15-08-02441-004	-	1	Plaster, Utility Room, Wall C, Inhomogeneous	Non-friable	None Detected
2922F-05 15-08-02441-005	-	1	Plaster, Family Room, Wall D, Inhomogeneous	Non-friable	None Detected
2922F-06 15-08-02441-006	-	1	Plaster, Living Room, Wall A, Inhomogeneous	Non-friable	None Detected
2922F-07 15-08-02441-007	28 sq ft.	1	Furnace Board, Basement, Ceiling, Homogeneous	Friable	65% Chrysotile Asbestos Detected
2922F-08 15-08-02441-008	1 sq ft.	1	Seam Tape, Basement, Ceiling, Homogeneous	Friable	55% Chrysotile Asbestos Detected
2922F-09 15-08-02441-009	-	2	Drywall/J.C., Kitchen, Wall C, Inhomogeneous	Non-friable	None Detected
2922F-10 15-08-02441-010	4 sq ft.	1	Attic Wrap, Attic, Ceiling, Homogeneous	Friable	65% Chrysotile Asbestos Detected
2922F-11 15-08-02441-011	-	2	Drywall, Bath 2, Wall D, Inhomogeneous	Non-friable	None Detected
2922F-12 15-08-02441-012	-	1	Plaster, Bedroom 1, Wall B, Inhomogeneous	Non-friable	None Detected
2922F-13 15-08-02441-013	-	1	Plaster, Bedroom 2, Wall C, Inhomogeneous	Non-friable	None Detected
2922F-14 15-08-02441-014	-	2	Window Glazing, Bedroom 2, Wall A, Inhomogeneous	Friable	None Detected

Discussion and Recommendations

Fourteen (14) 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:

- Furnace Board, Basement
- Seam Tape, Basement
- Attic Wrap, Attic

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>
Furnace Board	28 sq ft	\$ 20/sq ft	\$ 560
Seam Tape	1 sq ft	\$ 20/sq ft	\$ 20
Attic Wrap	4 sq ft	\$ 20/sq ft	\$ 80
Total			\$ 660

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

Additional suspect asbestos-containing materials may be hidden in uninspected or inaccessible areas, such as pipe chases, duct chases or wall cavities. If any additional suspect materials are encountered in these locations, 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 during the demolition activity. 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

ATTACHMENT 3
PHOTOGRAPHS



Photo 1: Roof Shingle (2922F-1) Roof.
No Asbestos Detected.

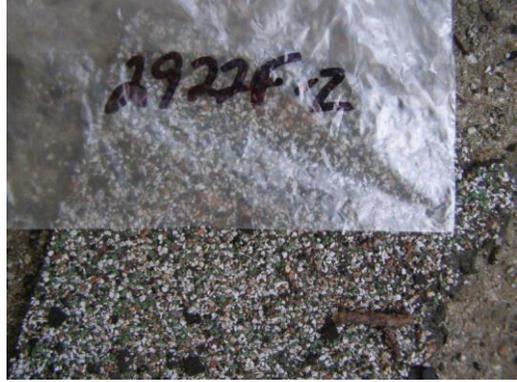


Photo 2: Roof Shingle (2922F-2) Roof.
No Asbestos Detected.



Photo 3: Window Glazing (2922F-3) Utility Room, Wall D.
No Asbestos Detected.



Photo 4: Plaster (2922F-4) Utility Room, Wall C.
No Asbestos Detected.

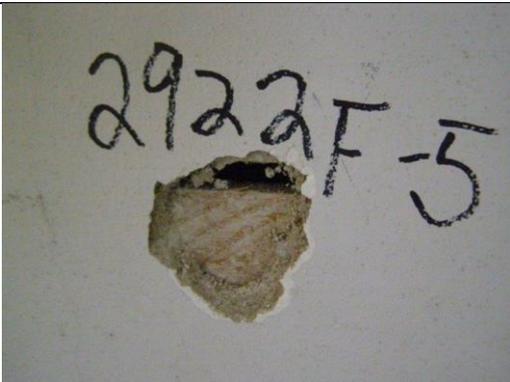


Photo 5: Plaster (2922F-5) Family Room, Wall D.
No Asbestos Detected.

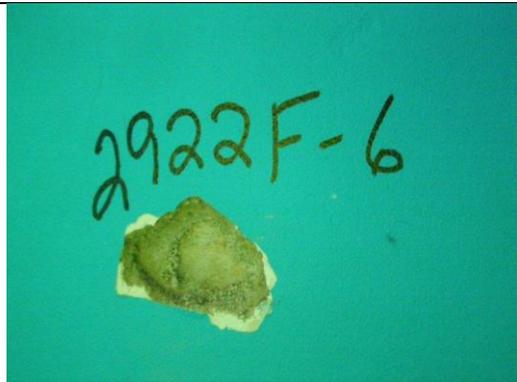


Photo 6: Plaster (2922F-6) Living Room, Wall A.
No Asbestos Detected.



Photo 7: Furnace Board (2922F-7) Basement, Ceiling.
65% Chrysotile Asbestos Detected.



Photo 8: Seam Tape (2922F-8) Basement, Ceiling.
55% Chrysotile Asbestos Detected.



Photo 9: Drywall/J.C. (2922F-9) Kitchen, Wall C.
No Asbestos Detected.



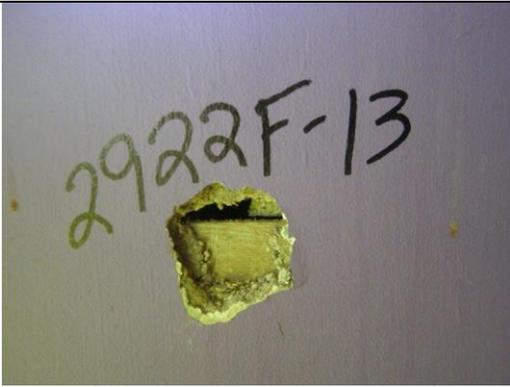
Photo 10: Attic Wrap (2922F-10) Attic, Ceiling.
65% Chrysotile Asbestos Detected.



Photo 11: Drywall (2922F-11) Bath 2, Wall D.
No Asbestos Detected.



Photo 12: Plaster (2922F-12) Bedroom 1, Wall B.
No Asbestos Detected.



**Photo 13: Plaster (2922F-13) Bedroom 2, Wall C.
No Asbestos Detected.**



**Photo 14: Window Glazing (2922F-14) Bedroom 2, 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: 15-08-02441

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

Received Date: 08/18/2015
Analyzed Date: 08/19/2015
Reported Date: 08/19/2015

Project/Test Address: City of Dayton; 2922 E. Fifth 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
15-08-02441-001	2922F-1		Black Tar-Like; White/Green Aggregate; Inhomogeneous	NAD	25% Cellulose 75% Non-Fibrous
15-08-02441-002	2922F-2		Black Tar-Like; White/Green Aggregate; Inhomogeneous	NAD	25% Cellulose 75% Non-Fibrous
15-08-02441-003	2922F-3		Beige Granular; Homogeneous	NAD	100% Non-Fibrous
15-08-02441-004	2922F-4		White/Brown Granular; Inhomogeneous	NAD	2% Hair 98% Non-Fibrous
15-08-02441-005	2922F-5		White/Brown Granular; Inhomogeneous	NAD	2% Hair 98% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 36-5620

Report Number: 15-08-02441

Project/Test Address: City of Dayton; 2922 E. Fifth St.

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
15-08-02441-006	2922F-6		White/Brown Granular; Inhomogeneous	NAD	2% Hair 98% Non-Fibrous
15-08-02441-007	2922F-7		White Fibrous; Homogeneous	65% Chrysotile	25% Cellulose 10% Non-Fibrous
				Total Asbestos: 65%	
15-08-02441-008	2922F-8		White Fibrous; Homogeneous	55% Chrysotile	35% Cellulose 10% Non-Fibrous
				Total Asbestos: 55%	
15-08-02441-009	2922F-9		White Chalky; Brown Fibrous; Inhomogeneous	NAD	5% Cellulose 95% Non-Fibrous
15-08-02441-010	2922F-10		White Fibrous; Homogeneous	65% Chrysotile	25% Cellulose 10% Non-Fibrous
				Total Asbestos: 65%	
15-08-02441-011	2922F-11		White Chalky; Brown Fibrous; Inhomogeneous	NAD	5% Cellulose 95% Non-Fibrous
15-08-02441-012	2922F-12		White/Brown Granular; Inhomogeneous	NAD	2% Hair 98% Non-Fibrous
15-08-02441-013	2922F-13		White/Brown Granular; Inhomogeneous	NAD	2% Hair 98% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 36-5620

Report Number: 15-08-02441

Project/Test Address: City of Dayton; 2922 E. Fifth St.

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
15-08-02441-014	2922F-14		Tan Granular; Black Paint-Like; Inhomogeneous	NAD	100% Non-Fibrous

QC Sample: 78-M12012-1

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

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Client: Hart Environmental Resources
262 Hedge Drive
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Project/Test Address: City of Dayton; 2922 E. Fifth St.

Analyst(s)

Kathy S. Fletcher

Kathy Fletcher

14 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. Springfield, OH 45504
 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: 8/17/15
 Contact Name: Lynda Hart
 Sampler Name: Lynda Hart
 Project #: CITY OF DAYTON - 2922 E. FERRY ST.
1 DAY TAT

Point count samples with Trace-5% asbestos

Particulate: Total Nuisance (NIOSH 0500) _____
 Respirable (NIOSH 0600) _____

Sample Number	Sample Date & Time	Asbestos					Lead					Other Metals (Specify metals below)			Indoor Air Quality			Air Volume (L) OR Wipe Area (INCHES)	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	Biocassette	Slide	Surface Swab	Surface Tape	Bulk
2922F-1	8/17/15	✓																							ROOF SHINGLE
2922F-2	9 am	✓																							ROOF SHINGLE
2922F-3		✓																							WOOD GRADING - UTILITY
2922F-4		✓																							PASTER - UTILITY C
2922F-5		✓																							PASTER - FAMILY D
2922F-6		✓																							PASTER - LIVING A
2922F-7		✓																							FURNACE BOARD - BATH
2922F-8		✓																							DRY WALL - BATH 2 C
2922F-9		✓																							INSULATION - ATTIC
2922F-10		✓																							DRY WALL - BATH 1 B
2922F-11		✓																							PASTER - BATH 2 C
2922F-12		✓																							PASTER - BATH 2 C
2922F-13		✓																							WOOD GRADING - BATH 2 C
2922F-14		✓																							

15-08-02441



Due Date: 08/19/2015 (Wednesday) AE

Released by: Lynda M. Hart Signature: [Signature] Date/Time: 8/17/15 6 am

Received by: Holly Menger Signature: [Signature] Date/Time: 08/18/2015

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

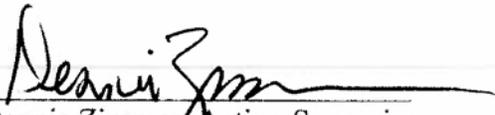
This Transmittal is **Notice of Possession #7** on the Montgomery County Land Reutilization Corporation contract dated January 29, 2015 for the performance of Asbestos Surveys/Post-Abatement Inspections on the properties listed herein.

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