



# **HART ENVIRONMENTAL RESOURCES**

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

## **ASBESTOS INSPECTION REPORT**

**1011 W. Second St.  
Dayton, OH 45402**



### **PREPARED FOR:**

**Mr. Dennis Zimmer  
Montgomery County Land Reutilization Corporation  
City of Dayton  
Building Services  
Nuisance Abatement & Rehabilitation Supervisor  
371 W. 2<sup>nd</sup> St., Room 324  
Dayton, OH 45402  
937-333-3982**

### **PREPARED BY:**

**Lynda M. Hart  
Asbestos Hazards Evaluation Specialist  
Ohio #ES-32558  
September 17, 2015**

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September 17, 2015

Mr. Dennis Zimmer  
Montgomery County Land Reutilization Corporation  
City of Dayton  
Building Services  
Nuisance Abatement & Rehabilitation Supervisor  
371 W. 2<sup>nd</sup> St., Room 324  
Dayton, OH 45402

Re: Asbestos Inspection  
1011 W. Second St.  
Dayton, OH 45402

Dear Mr. Zimmer:

Hart Environmental Resources prepared this report, under contract with the Montgomery County Land Reutilization Corporation, Ohio, for the asbestos inspection conducted at 1011 W. Second St., Dayton, OH. The inspection, conducted on September 8, 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 1011 W. Second 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 house exterior is covered with vinyl siding over wood lapping. The interior walls are covered with drywall, plaster and paneling. The floor in the kitchen is covered with self-adhesive linoleum. Twenty-three (23) windows have been installed in the house; seventeen (17) vinyl, four (4) block and two (2) wood, with putty. The gas forced air heating system is intact with duct work wrap and seam tape 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.

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## Analytical Results

HER Sample # Lab Sample #	Amount	Layers	Description/Sample Location	Condition	PLM Result (% Asbestos)
1011S-01 15-09-01274-001	-	3	Drywall/J.C., Family Room, Ceiling, Inhomogeneous	Non-friable	None Detected
1011S-02 15-09-01274-002	-	3	Drywall/J.C., Kitchen, Wall A, Inhomogeneous	Non-friable	None Detected
1011S-03 15-09-01274-003	-	3	Plaster, Family Room, Ceiling, Inhomogeneous	Friable	None Detected
1011S-04 15-09-01274-004	-	2	Plaster, Entry Stairs, Inhomogeneous	Friable	None Detected
1011S-05 15-09-01274-005	-	3	Plaster, Living Room, Wall C, Inhomogeneous	Friable	None Detected
1011S-06 15-09-01274-006	17 sq ft	1	Seam Tape, Basement Homogeneous	Friable	<b>65% Chrysotile Asbestos Detected</b>
1011S-07 15-09-01274-007	105 sq ft	1	Duct Work Wrap, Basement, Homogeneous	Friable	<b>45% Chrysotile Asbestos Detected</b>
1011S-08 15-09-01274-008	-	1	Duct Work Wrap, Entry, Homogeneous	Friable	<b>65% Chrysotile Asbestos Detected</b>
1011S-09 15-09-01274-009	-	2	Plaster, Bedroom 2, Wall D, Inhomogeneous	Friable	None Detected
1011S-10 15-09-01274-010	-	2	Plaster, Bedroom 2, Wall B, Inhomogeneous	Friable	None Detected
1011S-11 15-09-01274-011	-	3	Shingle, Roof, Inhomogeneous	Friable	None Detected
1011S-12 15-09-01274-012	-	3	Shingle, Roof Inhomogeneous	Friable	None Detected

## 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:

- Seam Tape, Basement
- Duct Work Wrap, Basement
- Duct Work Wrap, Entry
- Duct Work Boots, Basement
- Ground Debris, Basement

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>
Seam Tape	17 sq ft	\$ 20/sq ft	\$ 340
Duct Work Wrap	105 sq ft	\$ 20/sq ft.	\$ 2100
Duct Work Boots	6 ea	\$25/ea	\$ 150
Ground Debris	5 sq ft	\$ 5/sq ft.	\$ 25
<b>Total</b>			<b>\$ 2615</b>

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 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 Reutilization Corporation. 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 Reutilization Corporation, 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.

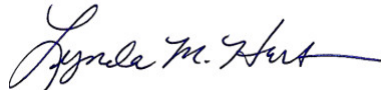
Recommendations are based on the professional judgment of the inspector and the results of the samples collected and analyzed. Hart Environmental Resources makes no warranty, expressed or implied, and accepts no liability for the presence or absence of asbestos or other hazardous materials in or on building 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 Reutilization Corporation 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 1011<sup>W</sup> Second St City Dayton State OH Zip \_\_\_\_\_

Structure

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

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

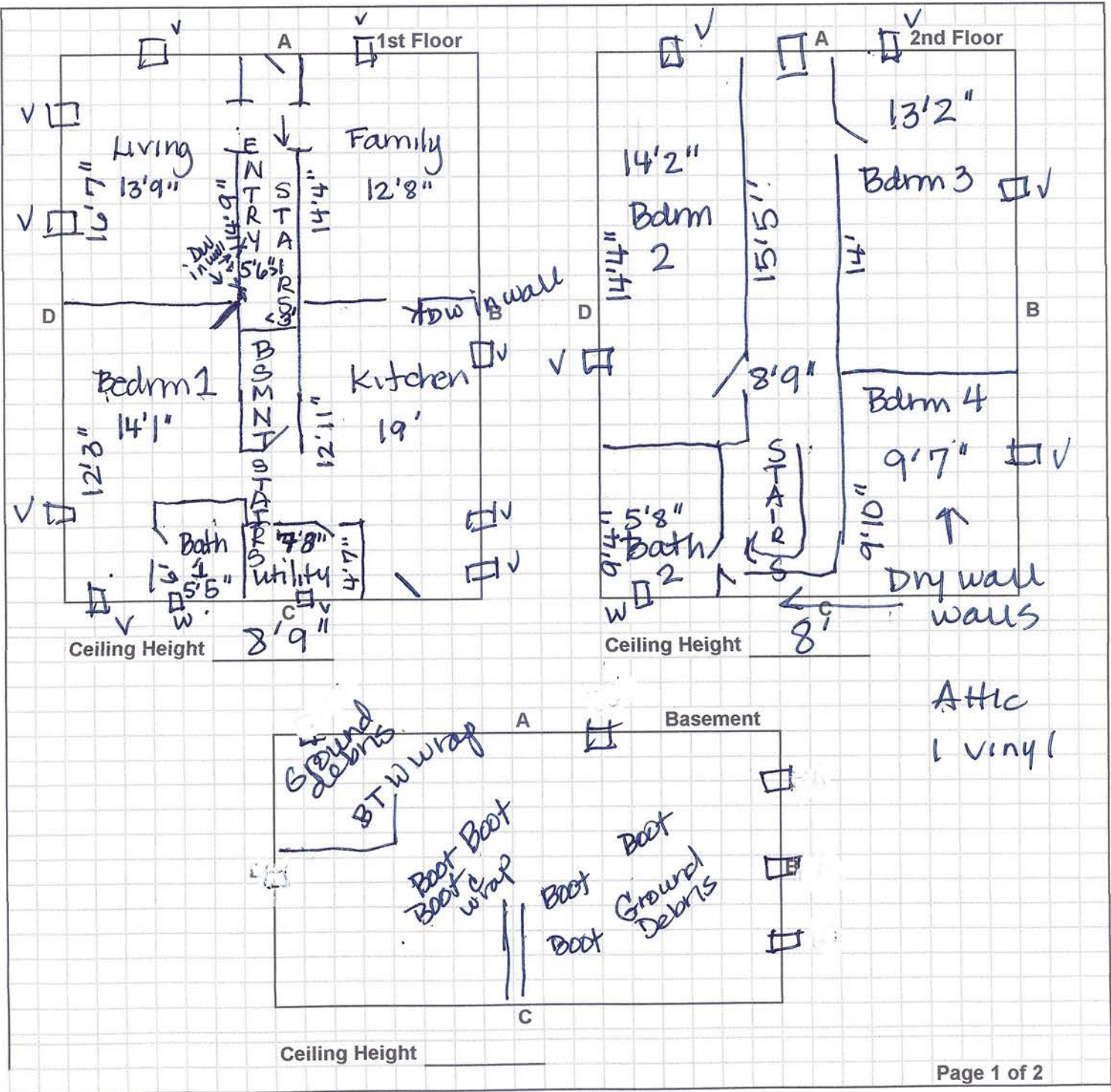
Interior Walls: Drywall  Plaster  Paneling \_\_\_\_\_ Other \_\_\_\_\_

Flooring: Linoleum/Vinyl S. Ad Kitchen Linoleum/Vinyl \_\_\_\_\_ Linoleum/Vinyl \_\_\_\_\_

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

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: Drywall/J.C. (1011S-1) Family Room, Ceiling.  
No Asbestos Detected.

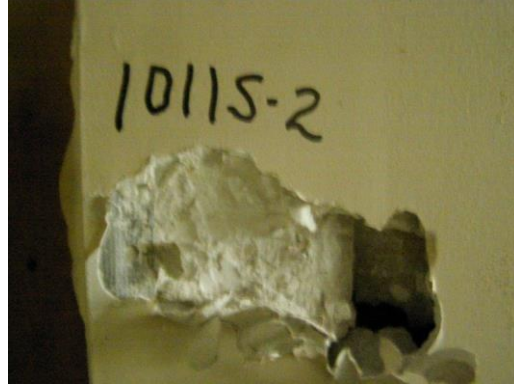


Photo 2: Drywall/J.C. (1011S-2) Kitchen, Wall A.  
No Asbestos Detected.

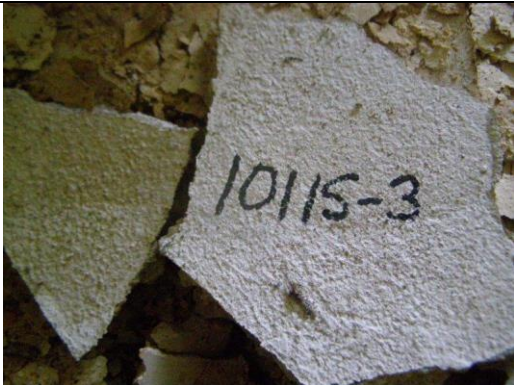


Photo 3: Plaster (1011S-3) Family Room, Ceiling.  
No Asbestos Detected.

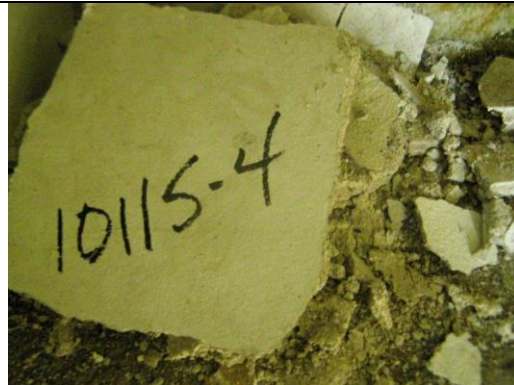


Photo 4: Plaster (1011S-4) Entry Stairs.  
No Asbestos Detected.



Photo 5: Plaster (1011S-5) Living Room, Wall C.  
No Asbestos Detected.

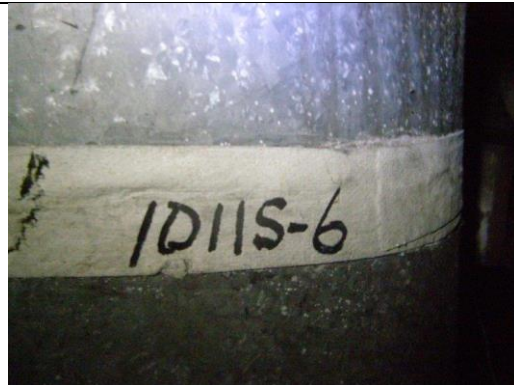


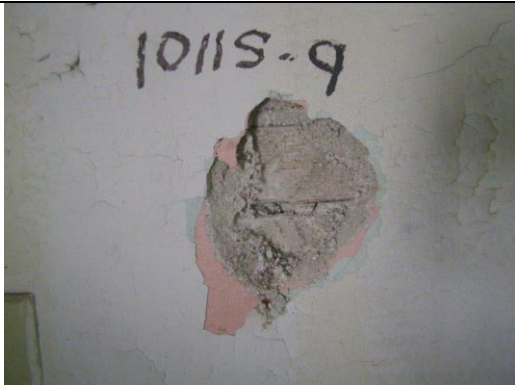
Photo 6: Seam Tape (1011S-6) Basement.  
65% Chrysotile Asbestos Detected.



**Photo 7: Duct Work Wrap (1011S-7) Basement.  
45% Chrysotile Asbestos Detected.**



**Photo 8: Duct Work Wrap (1011S-8) Entry.  
65% Chrysotile Asbestos Detected.**



**Photo 9: Plaster (1011S-9) Bedroom 2, Wall D.  
No Asbestos Detected.**



**Photo 10: Plaster (1011S-10) Bedroom 2, Wall B.  
No Asbestos Detected.**



**Photo 11: Roof Shingle (1011S-11) Exterior.  
No Asbestos Detected.**



**Photo 12: Roof Shingle (1011S-12) 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: 15-09-01274

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

Received Date: 09/10/2015  
Analyzed Date: 09/14/2015  
Reported Date: 09/14/2015

Project/Test Address: City of Dayton; 1011 W Second

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
15-09-01274-001	10115-1		White Powdery; Chalky; Brown Fibrous; Inhomogeneous	NAD	12% Cellulose 88% Non-Fibrous
15-09-01274-002	10115-2		White Powdery; Chalky; Brown Fibrous; Inhomogeneous	NAD	12% Cellulose 88% Non-Fibrous
15-09-01274-003	10115-3		Gray Cementitious; White Granular; Inhomogeneous	NAD	100% Non-Fibrous
15-09-01274-004	10115-4		Gray Cementitious; White Granular; Inhomogeneous	NAD	100% Non-Fibrous
15-09-01274-005	10115-5		Gray Cementitious; White Granular; Cream Chalky; Inhomogeneous	NAD	100% Non-Fibrous

## Environmental Hazards Services, L.L.C

Client Number: 36-5620

Report Number: 15-09-01274

Project/Test Address: City of Dayton; 1011 W Second

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
15-09-01274-006	10115-6		White Fibrous; Homogeneous	65% Chrysotile	25% Cellulose 10% Non-Fibrous
				Total Asbestos: 65%	
15-09-01274-007	10115-7		Light Gray Fibrous; Homogeneous	45% Chrysotile	35% Cellulose 20% Non-Fibrous
				Total Asbestos: 45%	
15-09-01274-008	10115-8		Off-White Fibrous; Homogeneous	65% Chrysotile	25% Cellulose 10% Non-Fibrous
				Total Asbestos: 65%	
15-09-01274-009	10115-9		Gray/White Cementitious; Pink Chalky; Inhomogeneous	NAD	100% Non-Fibrous
15-09-01274-010	10115-10		Gray/White Cementitious; Blue Chalky; Inhomogeneous	NAD	100% Non-Fibrous
15-09-01274-011	10115-11		Black Tar; Fibrous; Gray Aggregate; Inhomogeneous	NAD	15% Cellulose 85% Non-Fibrous
15-09-01274-012	10115-12		Black Tar; Fibrous; Gray Aggregate; Inhomogeneous	NAD	15% Cellulose 85% Non-Fibrous

# Environmental Hazards Services, L.L.C

Client Number: 36-5620

Report Number: 15-09-01274

Project/Test Address: City of Dayton; 1011 W Second

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Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
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QC Sample: 74-M22011-2

QC Blank: SRM 1866 Fiberglass

Reporting Limit: 1% Asbestos

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

Analyst: Katherine Charles Harris

Reviewed By Authorized Signatory: Melissa Kanode

Missy Kanode  
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.

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LEGEND: NAD = no asbestos detected

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## Analyst Signature Page

Environmental Hazards Services, L.L.C.

7469 Whitepine Rd  
Richmond, VA 23237

Telephone: 800.347.4010

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262 Hedge Drive  
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Project/Test Address: City of Dayton; 1011 W Second

Analyst(s)

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*Katherine Charles Harris*

Katherine Charles Harris



**ATTACHMENT 5**

**WORK ORDER**



LAND BANK

## NEIGHBORHOOD IMPROVEMENT PROGRAM

**NOP #16**

August 28, 2015

HART ENVIRONMENTAL, INC.  
262 Hedge Drive  
Springfield, OH 45504

Subject: NEIGHBORHOOD IMPROVEMENT PROGRAM-ASBESTOS SURVEYS  
AND POST-ABATEMENT INSPECTIONS

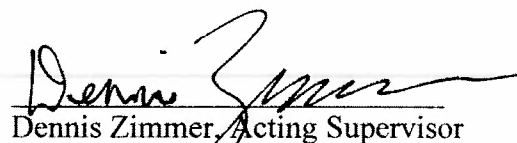
This Transmittal is **Notice of Possession #16** on the Montgomery County Land Reutilization Corporation contract dated January 29, 2015 for the performance of Asbestos Surveys/Post-Abatement Inspections on the properties listed herein.

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
143 N Marion	6-2-32	Two-story over basement
1629 Oakridge	21115	Two-story over basement
1011 W Second	23830 pt	Two-story over basement
1025-1027 W Second	23814	Two-story over basement
1132 W Second	22687 pt vac alley	Two-story over basement
1135 W Second	15225	Two-story over basement
1327 W Second	7264 pt	Two-story over basement
1633 W Second	10713	Two-story over basement
2417 W Second	38945	Two-story over basement
441 N Woodward	21158	Two-story over basement

This Notice of Possession becomes effective at 12:01 a.m. Eastern Standard Time in Ohio on **August 29, 2015** which is established as the beginning date of survey activities on these parcels. **Furthermore, the time for completion is 13 working days, or September 18, 2015.**

  
Dennis Zimmer, Acting Supervisor  
City of Dayton  
Nuisance Abatement and  
Rehabilitation Division