



# **HART ENVIRONMENTAL RESOURCES**

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

## **ASBESTOS INSPECTION REPORT**

**2417 W. Second St.  
Dayton, OH 45417**



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

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  
2417 W. Second St.  
Dayton, OH 45417

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 2417 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 2417 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. Fifteen (15) wood windows have been installed in the house. The gas forced air heating system is removed, ductwork remains present, with three boots covered with suspect material. 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

<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>
2417S-1 15-09-01284-001	-	1	Plaster, Living Room, Wall B, Inhomogeneous		None Detected
2417S-2 15-09-01284-002	-	1	Plaster, Bedroom 1, Wall D, Inhomogeneous		None Detected
2417S-3 15-09-01284-003	-	1	Plaster, Hall, Wall A, Inhomogeneous		None Detected
2417S-4 15-09-01284-004	-	2	Drywall/J.C., Bath 1, Wall A, Inhomogeneous		None Detected
2417S-5 15-09-01284-005	-	2	Drywall/J.C., Kitchen, Wall A, Inhomogeneous		None Detected
2417S-6 15-09-01284-006	3 boots	1	Duct Work Wrap, Basement Landing, Wall D, Homogeneous		<b>65% Chrysotile Asbestos Detected</b>
2417S-7 15-09-01284-007	-	2	Window Glazing, Living Room, Wall D, Inhomogeneous		None Detected
2417S-8 15-09-01284-008	-	2	Window Glazing, Bedroom 1, Wall A, Inhomogeneous		None Detected
2417S-9 15-09-01284-009	-	1	Plaster, Basement Landing, Wall D, Inhomogeneous		None Detected
2417S-10 15-09-01284-010	-	1	Plaster, Living Room, Wall C, Inhomogeneous		None Detected
2417S-11 15-09-01284-011	-	2	Roof Shingle, Exterior, Inhomogeneous		None Detected
2417S-12 15-09-01284-012	-	2	Roof Shingle, Exterior, Inhomogeneous		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 item to contain greater than 1% asbestos fibers:

- Duct Work Wrap, Boots in 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>
Duct Wrap Boots	3 ea	\$ 25/ea	\$ 75
Duct Wrap	60 sq. ft.	\$ 20/ea	<u>\$ 1,200</u>
		<b>Total</b>	<b>\$ 1,275</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 option, 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.

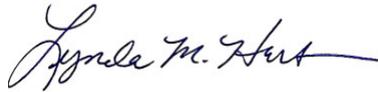
Based on the findings of this survey, Hart Environmental Resources recommends the following:

- **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 2417 W. 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

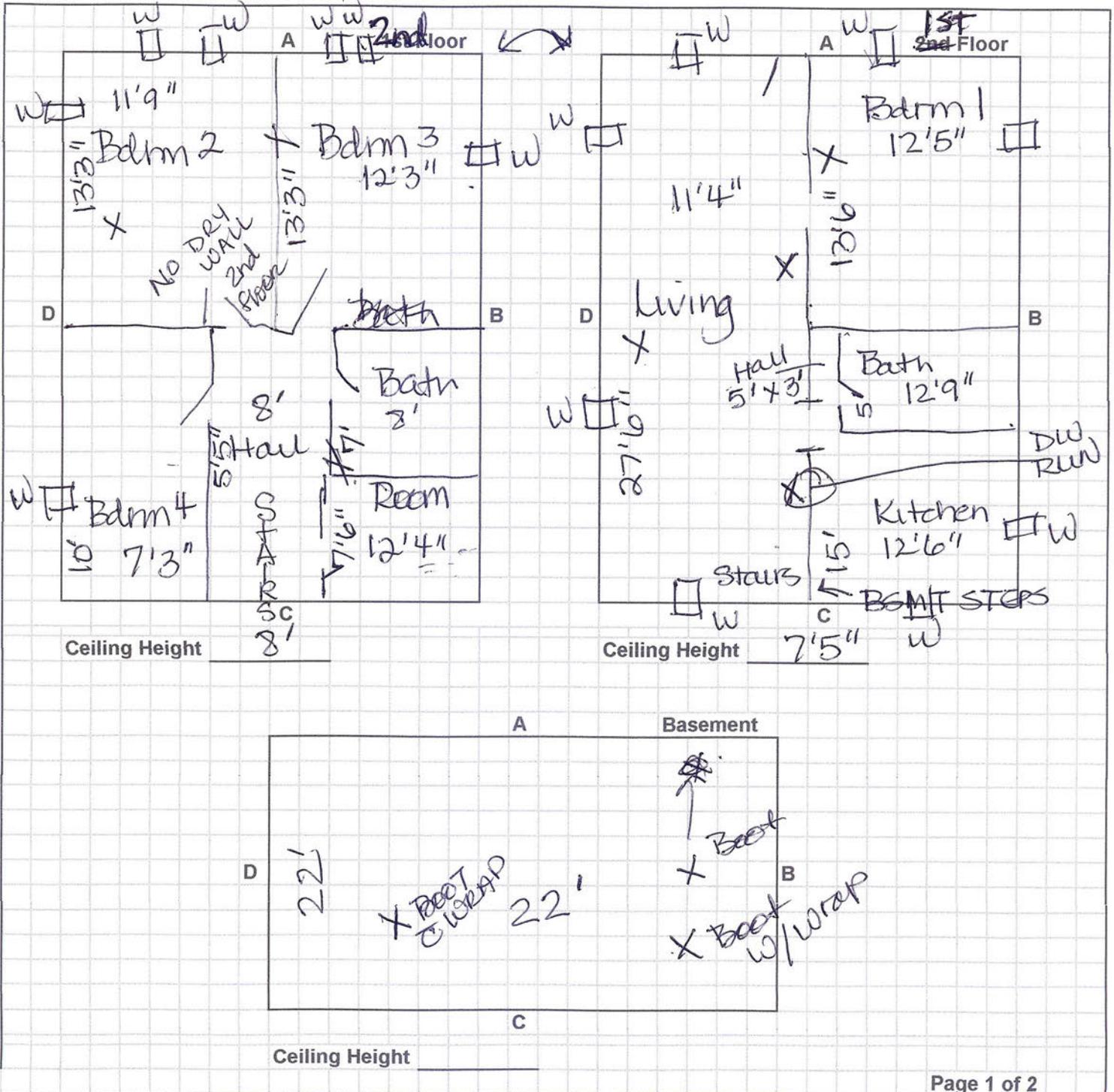
Interior Walls: Drywall  Plaster  Paneling  Other \_\_\_\_\_

Flooring: Linoleum/Vinyl \_\_\_\_\_ 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: Plaster (2417S-1) Living Room, Wall B.  
No Asbestos Detected.**



**Photo 2: Plaster (2417S-2) Bedroom 1, Wall D.  
No Asbestos Detected.**



**Photo 3: Plaster (2417S-3) Hall, Wall A.  
No Asbestos Detected.**



**Photo 4: Drywall/J.C. (2417S-4) Bath 1, Wall A.  
No Asbestos Detected.**



**Photo 5: Drywall/J.C. (2417S-5) Kitchen, Wall A.  
No Asbestos Detected.**



**Photo 6: Duct Work Wrap (2417S-6) Basement  
Landing, Wall D. 65% Chrysotile Asbestos Detected.**



Photo 7: Window Glazing (2417S-7) Living Room, Wall D. No Asbestos Detected.



Photo 8: Window Glazing (2417S-8) Bedroom 1, Wall A. No Asbestos Detected.



Photo 9: Plaster (2417S-9) Basement Landing, Wall D. No Asbestos Detected.



Photo 10: Plaster (2417S-10) Living Room, Wall C. No Asbestos Detected.



Photo 11: Roof Shingle (2417S-11) Exterior. No Asbestos Detected.

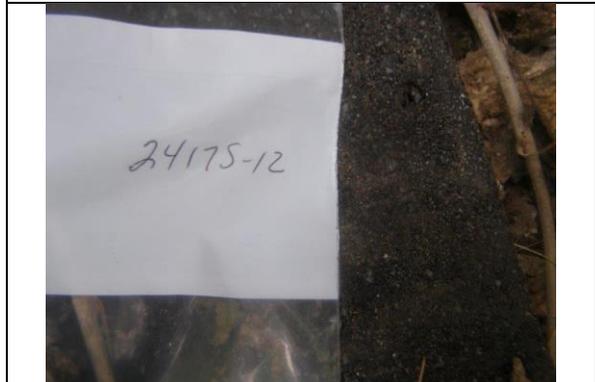


Photo 12: Roof Shingle (2417S-12) Exterior. No Asbestos Detected.

**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: 15-09-01284

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; 2417 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
15-09-01284-001	2417S-1		White/Gray Granular; Inhomogeneous	NAD	1% Cellulose 2% Hair 97% Non-Fibrous
15-09-01284-002	2417S-2		White/Gray Granular; Inhomogeneous	NAD	1% Cellulose 2% Hair 97% Non-Fibrous
15-09-01284-003	2417S-3		White/Gray Granular; Inhomogeneous	NAD	2% Hair 98% Non-Fibrous
15-09-01284-004	2417S-4		White Chalky; Brown Fibrous; Inhomogeneous	NAD	5% Cellulose 95% Non-Fibrous
15-09-01284-005	2417S-5		White Chalky; Brown Fibrous; Inhomogeneous	NAD	3% Cellulose 3% Fibrous Glass 94% Non-Fibrous

# Environmental Hazards Services, L.L.C

Client Number: 36-5620

Report Number: 15-09-01284

Project/Test Address: City of Dayton; 2417 W. Second

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
15-09-01284-006	2417S-6		White Fibrous; Homogeneous	65% Chrysotile	10% Cellulose 25% Non-Fibrous
				Total Asbestos: 65%	
15-09-01284-007	2417S-7		Tan Granular; White Paint-Like; Inhomogeneous	NAD	100% Non-Fibrous
15-09-01284-008	2417S-8		Tan Granular; Gray Paint-Like; Inhomogeneous	NAD	100% Non-Fibrous
15-09-01284-009	2417S-9		White/Beige Granular; Inhomogeneous	NAD	2% Hair 98% Non-Fibrous
15-09-01284-010	2417S-10		White/Beige Granular; Inhomogeneous	NAD	2% Hair 98% Non-Fibrous
15-09-01284-011	2417S-11		Black Tar-Like; Black Aggregate; Inhomogeneous	NAD	15% Fibrous Glass 85% Non-Fibrous
15-09-01284-012	2417S-12		Black Tar-Like; Black Aggregate; Inhomogeneous	NAD	15% Fibrous Glass 85% Non-Fibrous

# Environmental Hazards Services, L.L.C

Client Number: 36-5620

Report Number: 15-09-01284

Project/Test Address: City of Dayton; 2417 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: 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: 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.

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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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Analyst(s)

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*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: 9/9/15  
 Contact Name: Lynda Hart  
 Sampler Name: Lynda Hart  
 Project #: City of Dayton - 2417 W. Sevens  
 1 Day TAT

Sample Number	Sample Date & Time	Asbestos					Lead				Other Metals <small>(Specify metals below)</small>			Indoor Air Quality	Particulate: Total Nuisance (NIOSH 0500) _____ Respirable (NIOSH 0600) _____	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
24175-1	9/9/15	✓																	
24175-2	11/24	✓																	
24175-3		✓																	
24175-4		✓																	
24175-5		✓																	
24175-6		✓																	
24175-7		✓																	
24185-8		✓																	
24175-9		✓																	
24175-10		✓																	
24175-11		✓																	
24175-12		✓																	
24175-13		✓																	
24175-14		✓																	

15-09-01284  
 Due Date: 09/15/2015 (Tuesday)  
 AE



Requested by: Lynda M. Hart  
 Signature: *Lynda M. Hart*  
 Date/Time: 9/9/15 9:00  
 Signature: *Lynda M. Hart*  
 Date/Time: 9/9/15 9:00

Point count samples with Trace-5% asbestos

(L)  
 ea

Plaster - Living Room  
 Plaster - Hall B  
 Plaster - Hall A  
 Drywall - Bath A  
 Drywall - Bath B  
 Drywall - Bath C  
 Drywall - Bath D  
 Drywall - Bath E  
 Drywall - Bath F  
 Drywall - Bath G  
 Drywall - Bath H  
 Drywall - Bath I  
 Drywall - Bath J  
 Drywall - Bath K  
 Drywall - Bath L  
 Drywall - Bath M  
 Drywall - Bath N  
 Drywall - Bath O  
 Drywall - Bath P  
 Drywall - Bath Q  
 Drywall - Bath R  
 Drywall - Bath S  
 Drywall - Bath T  
 Drywall - Bath U  
 Drywall - Bath V  
 Drywall - Bath W  
 Drywall - Bath X  
 Drywall - Bath Y  
 Drywall - Bath Z

**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