



HART ENVIRONMENTAL RESOURCES

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

ASBESTOS INSPECTION REPORT

**143 N. Marion 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. 2nd St., Room 324
Dayton, OH 45402
937-333-3982**

PREPARED BY:

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



HART ENVIRONMENTAL RESOURCES

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. 2nd St., Room 324
Dayton, OH 45402

Re: Asbestos Inspection
143 N. Marion 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 143 N. Marion 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 143 N. Marion 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 wood lapping. The floor in the bathroom, entry and pantry are covered with self-adhesive linoleum. Thirteen (13) windows have been installed in the house; two (2) wood and eleven (11) vinyl. The gas forced air heating system has been removed, The duct work, with seam tape and ductwork wrap still remain present. The pitched roof is covered with asphalt shingles.

Hart Environmental Resources identified eight (8) 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)
143M-01 15-09-01286-001	4 sq ft	1	Seam Tape, Basement, Ceiling, Homogeneous	Friable	65% Chrysotile Asbestos Detected
143M-02 15-09-01286-002	7 sq ft	1	Duct Work Wrap, Basement, Ceiling, Homogeneous	Friable	65% Chrysotile Asbestos Detected
143M-03 15-09-01286-003	4 sq ft	2	Furnace Board, Basement, Floor, Homogeneous	Friable	55% Chrysotile Asbestos Detected
143M-04 15-09-01286-004	-	2	Plaster, Living Room, Wall C, Inhomogeneous	Non-friable	None Detected
143M-05 15-09-01286-005	-	1	Plaster, Dining Room, Wall A, Inhomogeneous	Friable	None Detected
143M-06 15-09-01286-006	-	1	Plaster/Txt Pt., Kitchen Wall B, Inhomogeneous	Friable	None Detected
143M-07 15-09-01286-007	-	1	Duct Wrap, Entry, Wall D, Homogeneous	Friable	75% Chrysotile Asbestos Detected
143M-08 15-09-01286-008	-	4	Drywall, Entry, Wall D, Inhomogeneous	Non-friable	None Detected
143M-09 15-09-01286-009	-	3	Drywall, Kitchen, Wall D, Inhomogeneous	Non-friable	None Detected
143M-10 15-09-01286-010	-	1	Plaster/Txt Pt., 2 nd Floor Landing, Wall B, Inhomogeneous	Friable	None Detected
143M-11 15-09-01286-011	-	1	Plaster, Bedroom 3 Closet, Wall D, Inhomogeneous	Friable	None Detected
143M-12 15-09-01286-012	-	2	Txt Pt., Entry, Ceiling, Inhomogeneous	Non-friable	None Detected
143M-13 15-09-01286-013	-	2	Roof Shingle, Exterior, Inhomogeneous	Non-friable	None Detected
143M-14 15-09-01286-014	-	2	Roof Shingle, Exterior, Inhomogeneous	Non-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:

- Duct Wrap, Walls & Basement
- Furnace Board, Basement
- Duct Work Boots, Basement
- Seam Tape, 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	60 sq ft	\$ 20/sq ft.	\$ 1,200
Furnace Board	4 sq ft	\$ 20/sq ft.	\$ 80
Ductwork Boots	4 ea.	\$ 20 ea.	\$ 80
Seam Tape	4 sq ft	\$ 20/sq ft.	\$ 80
Total			\$ 1,540

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 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

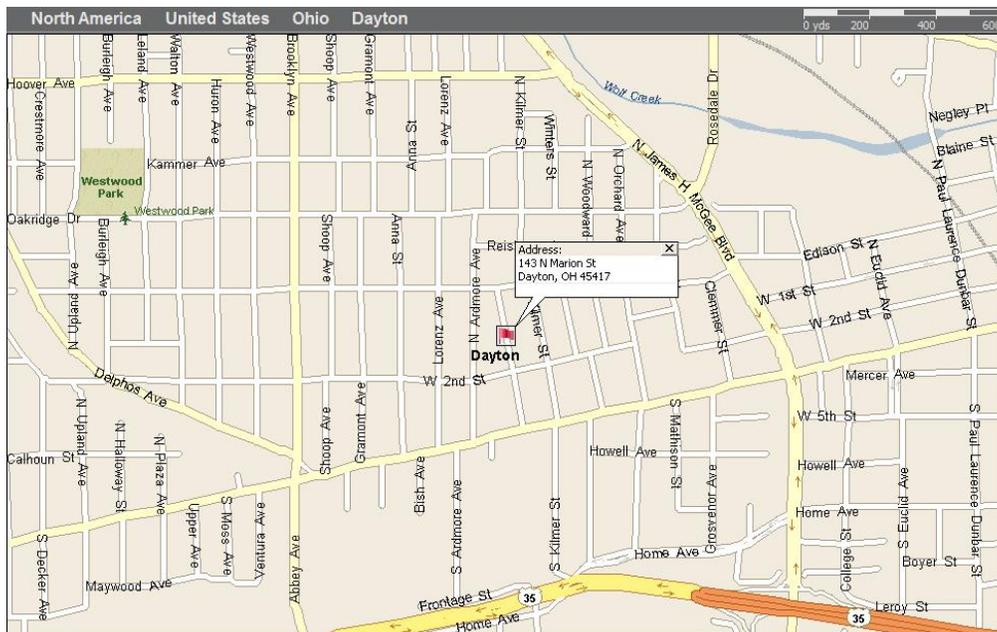
Registered Environmental Manager, #7928

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 143 N. Mahon

City Dayton

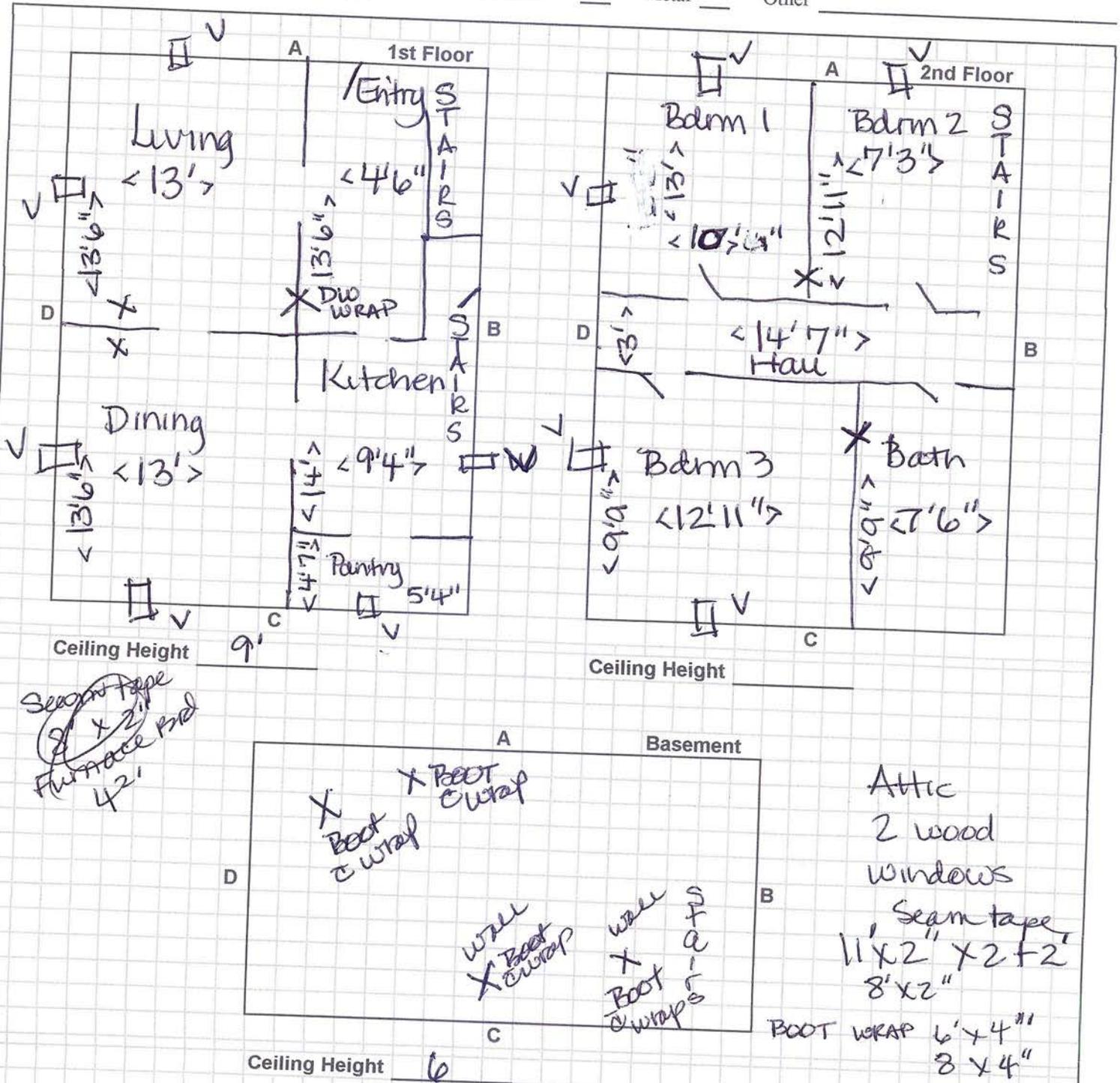
State OH

Zip _____

Structure

Levels: 1 _____ 2 3 _____ Other _____
 Exterior: Wood _____ Vinyl _____ Aluminum _____ Foundation: Slab _____ Crawl _____ Basement
 Over WOOD Transite _____ Brick _____ Other _____

Interior Walls: Drywall _____ Plaster _____ Paneling _____ Other _____
 Flooring: Linoleum/Vinyl SAD Baths Linoleum/Vinyl ENTR SAD Linoleum/Vinyl Pantry SAD
 Windows: Wood 2 Vinyl Metal _____ Other _____ Number of Windows wood-2
 Heating: GFA _____ Hot Water _____ Other _____ Duct Work Yes No _____ Seam Tape Yes / No vinyl-11
 Roofing: Asphalt Shingles Transite Shingles _____ Metal _____ Other _____



Seam tape
 8' x 2"
 Furnace pad
 42'

ATTACHMENT 3
PHOTOGRAPHS



Photo 1: Seam Tape (143M-1) Basement, Ceiling.
65% Chrysotile Asbestos Detected.



Photo 2: Duct Work Wrap (143M-2) Basement, Ceiling.
65% Chrysotile Asbestos Detected.



Photo 3: Furnace Board (143M-3) Basement, Floor.
65% Chrysotile Asbestos Detected.

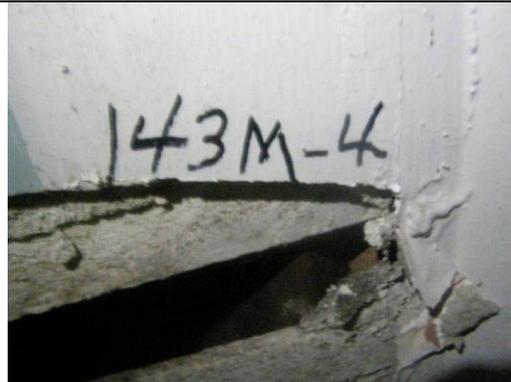


Photo 4: Plaster (143M-4) Living Room, Wall C.
No Asbestos Detected.

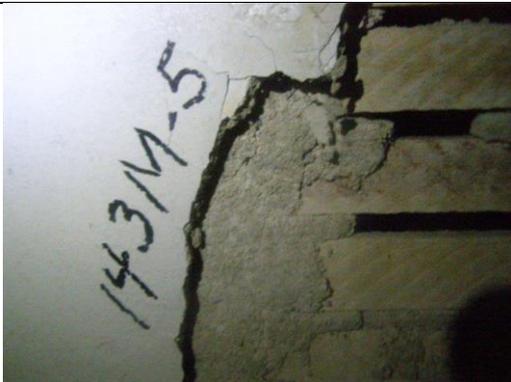


Photo 5: Plaster (143M-5) Dining Room, Wall A.
No Asbestos Detected.

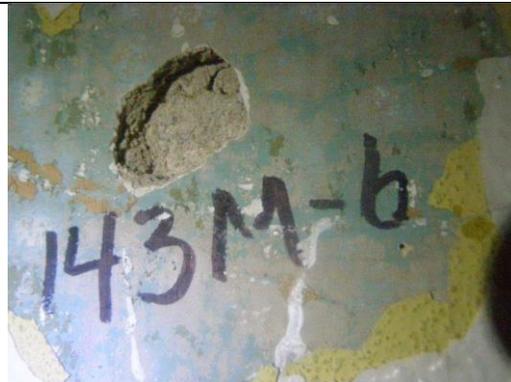


Photo 6: Plaster/Txt Pt. (143M-6) Kitchen, Wall B.
No Asbestos Detected.



Photo 7: Duct Wrap (143M-7) Entry, Wall D.
75% Chrysotile Asbestos Detected.



Photo 8: Drywall (143M-8) Entry, Wall D.
No Asbestos Detected.



Photo 9: Drywall (143M-9) Kitchen, Wall D.
No Asbestos Detected.



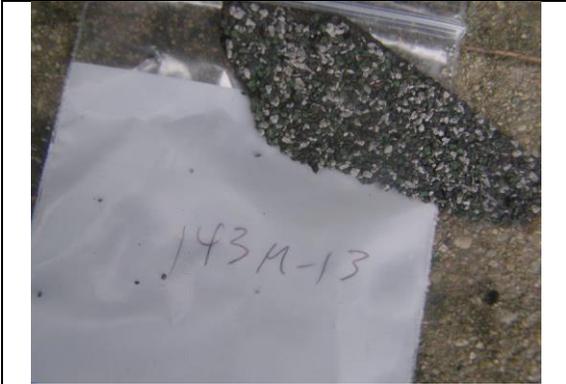
Photo 10: Plaster/Txt Pt. (143M-10) 2nd Floor Landing,
Wall B. No Asbestos Detected.



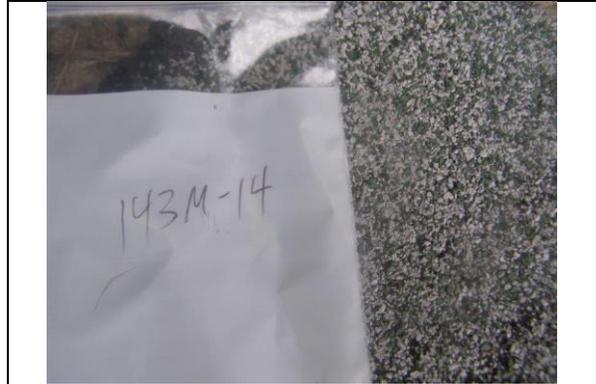
Photo 11: Plaster (143M-11) Bedroom 3 Closet, Wall D.
No Asbestos Detected.



Photo 12: Txt Pt. (143M-12) Entry, Ceiling.
No Asbestos Detected.



**Photo 13: Roof Shingle (143M-13) Exterior.
No Asbestos Detected.**



**Photo 14: Roof Shingle (143M-14) 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: 15-09-01286

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; 143 N Marion

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
15-09-01286-001	143M-1	--	Gray Fibrous; Homogeneous	65% Chrysotile	30% Cellulose 5% Non-Fibrous
				Total Asbestos: 65%	
15-09-01286-002	143M-2	--	Gray Fibrous; Homogeneous	65% Chrysotile	30% Cellulose 5% Non-Fibrous
				Total Asbestos: 65%	
15-09-01286-003	143M-3	--	Gray Fibrous; Gray Powder; Homogeneous	55% Chrysotile	45% Non-Fibrous
				Total Asbestos: 55%	
15-09-01286-004	143M-4	--	Brown/White Granular; White Paint; Inhomogeneous	NAD	1% Cellulose 99% Non-Fibrous
15-09-01286-005	143M-5	--	Brown/White Granular; Inhomogeneous	NAD	1% Cellulose 99% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 36-5620

Report Number: 15-09-01286

Project/Test Address: City of Dayton; 143 N Marion

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
15-09-01286-006	143M-6	--	Brown/White Granular; Inhomogeneous	NAD	1% Cellulose 99% Non-Fibrous
15-09-01286-007	143M-7	--	Tan Fibrous; Homogeneous	75% Chrysotile	17% Cellulose 8% Non-Fibrous
				Total Asbestos: 75%	
15-09-01286-008	143M-8	--	Gray Powder; Brown Fibrous; White Granular; White Paint; Inhomogeneous	NAD	20% Cellulose 80% Non-Fibrous
15-09-01286-009	143M-9	--	White Powder; Brown Fibrous; White Granular; Inhomogeneous	NAD	20% Cellulose 80% Non-Fibrous
15-09-01286-010	143M-10	--	Brown/White Granular; Inhomogeneous	NAD	3% Cellulose 97% Non-Fibrous
15-09-01286-011	143M-11	--	Brown/White Granular; Inhomogeneous	NAD	4% Cellulose 96% Non-Fibrous
15-09-01286-012	143M-12	--	White Granular; Tan Fibrous; Inhomogeneous	NAD	32% Cellulose 68% Non-Fibrous
15-09-01286-013	143M-13	--	Black Tar-Like; Green Granular; Inhomogeneous	NAD	14% Fibrous Glass 86% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 36-5620

Report Number: 15-09-01286

Project/Test Address: City of Dayton; 143 N Marion

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
15-09-01286-014	143M-14	--	Black Tar-Like; Green Granular; Inhomogeneous	NAD	14% Fibrous Glass 86% Non-Fibrous

QC Sample: 75-M22009-3

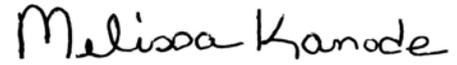
QC Blank: SRM 1866 Fiberglass

Reporting Limit: 1% Asbestos

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

Analyst: Christian H. Schaible

Reviewed By Authorized Signatory:



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.

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 Number: 36-5620

Project/Test Address: City of Dayton; 143 N Marion

Analyst(s)

A handwritten signature in black ink that reads "Christian H. Schaible". The signature is written in a cursive style with a prominent initial "C".

Christian H. Schaible

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: harteny@woh.rr.com

Date: 9/9/15
 Contact Name: Lynda Hart
 Sampler Name: Lynda Hart
 Project #: City of Dayton - 143 N. Marine
 1 Day TAT
 Point count samples with Trace-5% asbestos

Sample Number	Sample Date & Time	Asbestos					Lead					Other Metals <small>(Specify metals below)</small>			Indoor	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
143M-1	9/9/15	✓																
143M-2	None	✓																
143M-3		✓																
143M-4		✓																
143M-5		✓																
143M-6		✓																
143M-7		✓																
143M-8		✓																
143M-9		✓																
143M-10		✓																
143M-11		✓																
143M-12		✓																
143M-13		✓																
143M-14		✓																

15-09-01286



Due Date:
09/14/2015
(Monday)
AE

CHS

Released by: Lynda M. Hart
 Signature: *[Signature]*
 Date/Time: 9/9/15 6pm

Received by: *[Signature]*
 Signature: *[Signature]*
 Date/Time: 9/10/15

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