ASBESTOS INSPECTION REPORT

1426 Kipling Dr.
Dayton, OH 45406

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 24, 2015
September 24, 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  
1426 Kipling Dr.  
Dayton, OH 45406

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 1426 Kipling Dr., Dayton, OH. The inspection, conducted on September 15, 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 1426 Kipling Dr. 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 one story structure, with a basement. The house exterior is covered with wood siding, over wood lapping. The interior walls are covered with drywall and paneling. Ten (10) windows have been installed in the house; six (6) wood and four (4) metal. The gas forced air heating system is intact, duct work, without wrap, but with seam tape remain present. The pitched roof is covered with asphalt shingles.

Hart Environmental Resources identified four (4) suspect asbestos-containing materials in the accessible areas of the structure.
Analytical Results

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<tr>
<th>HER Sample #</th>
<th>Amount</th>
<th>Layers</th>
<th>Description/Sample Location</th>
<th>Condition</th>
<th>PLM Result</th>
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<td>4</td>
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Discussion and Recommendations

Eight (8) 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:

- 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:
Material | Est. Qty. | Est. Unit Cost | Est. Cost
--- | --- | --- | ---
Seam Tape | 11 sq ft. | $ 20/sq ft. | $ 220

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 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 no 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
Hart Environmental Resources

Asbestos Inspection Work Sheet

Site 1426 Kupling  City Dayton  State OH  Zip ___

Structure
Levels: 1 √ 2 ☐ 3 ☐

Exterior: Wood ☑ Vinyl ☑ Over Wood ☑

Interior Walls: Drywall ☑ Plaster ☑ Paneling ☑

Flooring: Linoleum/Vinyl ☑ Lino V Vinyl ☑ Metal ☐ Other ☐

Windows: Wood ☑ Vinyl ☑ Hot Water ☑ Other ☐

Heating: GFA ☑ Hot Water ☑

Roofing: Asphalt Shingles ☑ Transite Shingles ☑

Foundation: Slab _ Crawl _ Basement ☑

Other ☐ Sheet 4 _

Linoleum/Vinyl ☑ Number of Windows 9 _

Duct Work Yes ☑ No ☐

Seal Tape ☑ Yes _ No ☐

Other ☑

Ceiling Height

Page 1 of 2
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<th>Sample #</th>
<th>Material</th>
<th>Room Location</th>
<th>Wall Location</th>
<th>Color</th>
<th>Condition</th>
<th>Quantity</th>
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<td>1426 K 1</td>
<td>Seam tape</td>
<td>Prntt Ceiling</td>
<td>Cream</td>
<td>G / Fr</td>
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<td>112</td>
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<td>1426 K 2</td>
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<td>Dining A</td>
<td>Wt Wt</td>
<td>G</td>
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<td>1426 K 3</td>
<td>Drywall+Jc</td>
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<td>Wt Wt</td>
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<td>1426 K 4</td>
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<td>Wt Wt</td>
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<td>1426 K 5</td>
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<td>Bdrm 2</td>
<td>Wt</td>
<td>P</td>
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<td>1426 K 6</td>
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<td>1426 K 7</td>
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<td>Roof Ext</td>
<td>Brown</td>
<td>G</td>
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<td>Shingles</td>
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</table>

* G = Good  F = Fair  P = Poor  FR = Friable  NF = NonFriable

**Notes:**
- Garage - Detached Garage
- Electrical Panel - hazard coverings on wires
- Furnace intact, duct/leak, seam tape
- No furnace blrd - no wrap

Inspector: Lynda Hart
Certification #: ES-32558
Date: 9-15-15
ATTACHMENT 3

PHOTOGRAPHS
65% Chrysotile Asbestos Detected.

Trace <1% Chrysotile Asbestos Detected (PC=0.75%).

Trace <1% Chrysotile Asbestos Detected (PC=0.50%).

Trace <1% Chrysotile Asbestos Detected (PC=0.75%).

No Asbestos Detected.

No Asbestos Detected.
Photo 7: Roof Shingle (1426K-7) Exterior.
No Asbestos Detected.

Photo 8: Roof Shingle (1426K-8) 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

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

Report Number: 15-09-02040
Received Date: 09/16/2015

Project/Test Address: City of Dayton- 1426 Kipling

Reported Date: 09/17/2015
Received Date: 09/17/2015

Laboratory Results

<table>
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<th>Lab Sample Number</th>
<th>Client Sample Number</th>
<th>Layer Type</th>
<th>Lab Gross Description</th>
<th>Asbestos</th>
<th>Other Materials</th>
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<td>15-09-02040-001</td>
<td>1426K-1</td>
<td>Gray Fibrous; Homogeneous</td>
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<td>55% Chrysotile</td>
<td>40% Cellulose 5% Non-Fibrous</td>
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<td>1426K-2</td>
<td>Gray Powder; Brown Fibrous; Tan Granular; Blue Paint; Inhomogeneous</td>
<td>Trace &lt;1% Chrysotile</td>
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<td>20% Cellulose 80% Non-Fibrous</td>
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<td>Total Asbestos: Trace &lt;1%</td>
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<td>20% Cellulose 80% Non-Fibrous</td>
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<td>Total Asbestos: Trace &lt;1%</td>
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<td>White Powder; Brown Fibrous; Tan Granular; Tan Paint; Inhomogeneous</td>
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<td>20% Cellulose 80% Non-Fibrous</td>
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<td>Total Asbestos: Trace &lt;1%</td>
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<td>2% Chrysotile asbestos is present in the joint compound.</td>
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<td>15-09-02040-005</td>
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<td>Tan Brittle; Homogeneous</td>
<td>NAD</td>
<td></td>
<td>100% Non-Fibrous</td>
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2% Chrysotile asbestos is present in the joint compound.
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 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
Environmental Hazards Services, L.L.C.
7469 Whitepine Rd
Richmond, VA 23237
Telephone: 800.347.4010

Report Number: 15-09-02040
Received Date: 09/16/2015
Analyzed Date: 09/17/2015
Reported Date: 09/17/2015

Client: Hart Environmental Resources
262 Hedge Drive
Springfield, OH 45504
Client Number: 36-5620

Project/Test Address: City of Dayton- 1426 Kipling

Analyst(s)

Christian H. Schaible
<table>
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<th>Comments</th>
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**Point Count Samples with Trace 5% Asbestos**

1 Day T.A.T.

**Project #**: City of Dayton / Park Lane

**Sampler Name**: Linda Hart

**Date**: 9/17/2015

**Due Date**: 9/17/2015

**Date Received**: 9/17/2015

**Date Released**: 9/17/2015
# Asbestos 400 Point Count Analysis Report

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

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

**Project/Test Address:** City of Dayton- 1426 Kipling; EHS# 15-09-02040

<table>
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<tr>
<th>Lab Sample Number</th>
<th>Client Sample Number</th>
<th>Lab Gross Description</th>
<th>% Asbestos</th>
<th>Narrative ID</th>
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<td>1426K-2 Joint Compound</td>
<td>Tan Granular</td>
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<td>15-09-02303-002</td>
<td>1426K-3 Joint Compound</td>
<td>Tan Granular</td>
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<tr>
<td>15-09-02303-003</td>
<td>1426K-4 Joint Compound</td>
<td>Tan Granular</td>
<td>0.75 % Chrysotile</td>
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**Reporting Limit:** 0.25 % Asbestos  
**Method:** EPA Method 600/R-93/116, EPA Method 600/M4-82-020  
**Analyst:** Christian H. Schaible

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

Report Number: 15-09-02303
Received Date: 09/17/2015
Analyzed Date: 09/17/2015
Reported Date: 09/18/2015

Client: Hart Environmental Resources
262 Hedge Drive
Springfield, OH 45504
Client Number: 36-5620

Project/Test Address: City of Dayton- 1426 Kipling; EHS# 15-09-02040

Analyst(s)

Christian H. Schaible
**POINT COUNT REQUEST FORM**

15-09-02303

Due Date:
09/18/2015
(Friday)
AE

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<th>EHS Sample #</th>
<th>Sample Location and/or Comments</th>
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<th>Date Analyzed</th>
<th>Date Request Received</th>
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<tr>
<td>9/16/15</td>
<td>Sue</td>
<td>Chris</td>
<td>9/16/15</td>
<td>9/17/15</td>
<td>Tarış</td>
</tr>
</tbody>
</table>
ATTACHMENT 5

WORK ORDER
September 5, 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 #18 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 _____

<table>
<thead>
<tr>
<th>Address</th>
<th>Lot#</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>175 N Ardmore</td>
<td>50846</td>
<td>Two-story over basement</td>
</tr>
<tr>
<td>205 N Ardmore</td>
<td>51617</td>
<td>Two-story over basement</td>
</tr>
<tr>
<td>221 N Ardmore</td>
<td>51613</td>
<td>Two-story over basement</td>
</tr>
<tr>
<td>413-415 Hopeland</td>
<td>18475 tr</td>
<td>Two-story over basement (duplex)</td>
</tr>
<tr>
<td>1426 Kipling</td>
<td>66838</td>
<td>One-story over basement</td>
</tr>
<tr>
<td>2061 Kipling</td>
<td>71576</td>
<td>Two-story over basement</td>
</tr>
<tr>
<td>139 N Marion</td>
<td>6-2-32</td>
<td>Two-story over basement</td>
</tr>
<tr>
<td>157 Patton (Trotwood)</td>
<td>350 Ridgewood</td>
<td>Two-story over basement</td>
</tr>
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<td>235 Reisinger</td>
<td>24567</td>
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</tr>
<tr>
<td>122-124 Watterson</td>
<td>19101 pt-19102</td>
<td>Two-story over basement (duplex)</td>
</tr>
</tbody>
</table>

This Notice of Possession becomes effective at 12:01 a.m. Eastern Standard Time in Ohio on September 6, 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 25, 2015.

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