



HART ENVIRONMENTAL RESOURCES

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

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**



HART ENVIRONMENTAL RESOURCES

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

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

| HER Sample # Lab Sample # | Amount | Layers | Description/Sample Location | Condition | PLM Result (% Asbestos) |
|---|---------------|---------------|---|------------------|---|
| 1426K-1 15-09-02040-001 | 11 sq ft. | 1 | Seam Tape, Basement, Ceiling, Homogeneous | Friable | 65% Chrysotile Asbestos Detected |
| 1426K-2 15-09-02040-002 15-09-02303-001 | - | 4 | Drywall/J.C., Dining Room, Wall A, Homogeneous | Non-friable | Trace <1% Chrysotile Asbestos Detected (PC=0.75%) |
| 1426K-3 15-09-02040-003 15-09-02303-002 | - | 3 | Drywall/J.C., Living Room, Wall A, Homogeneous | Non-friable | Trace <1% Chrysotile Asbestos Detected (PC=0.50%) |
| 1426K-4 15-09-02040-004 15-09-02303-003 | - | 4 | Drywall/J.C., Bedroom 2, Wall C, Homogeneous | Non-friable | Trace <1% Chrysotile Asbestos Detected (PC=0.75%) |
| 1426K-5 15-09-02040-005 | - | 1 | Window Glazing, Bedroom 2, Wall D, Homogeneous | Friable | None Detected |
| 1426K-6 15-09-02040-006 | - | 1 | Window Glazing, Dining Room, Wall B, Homogeneous | Friable | None Detected |
| 1426K-7 15-09-02040-007 | - | 2 | Roof Shingle, Exterior, Inhomogeneous | Non-friable | None Detected |
| 1426K-8 15-09-02040-008 | - | 2 | Roof Shingle, Exterior, Inhomogeneous | Non-friable | None Detected |

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:

| <u>Material</u> | <u>Est. Qty.</u> | <u>Est. Unit Cost</u> | <u>Est. Cost</u> |
|-----------------|------------------|-----------------------|------------------|
| 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 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.

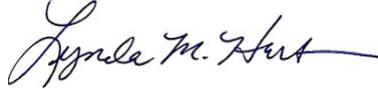
Based on the findings of this survey, Hart Environmental Resources recommends the following:

- **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

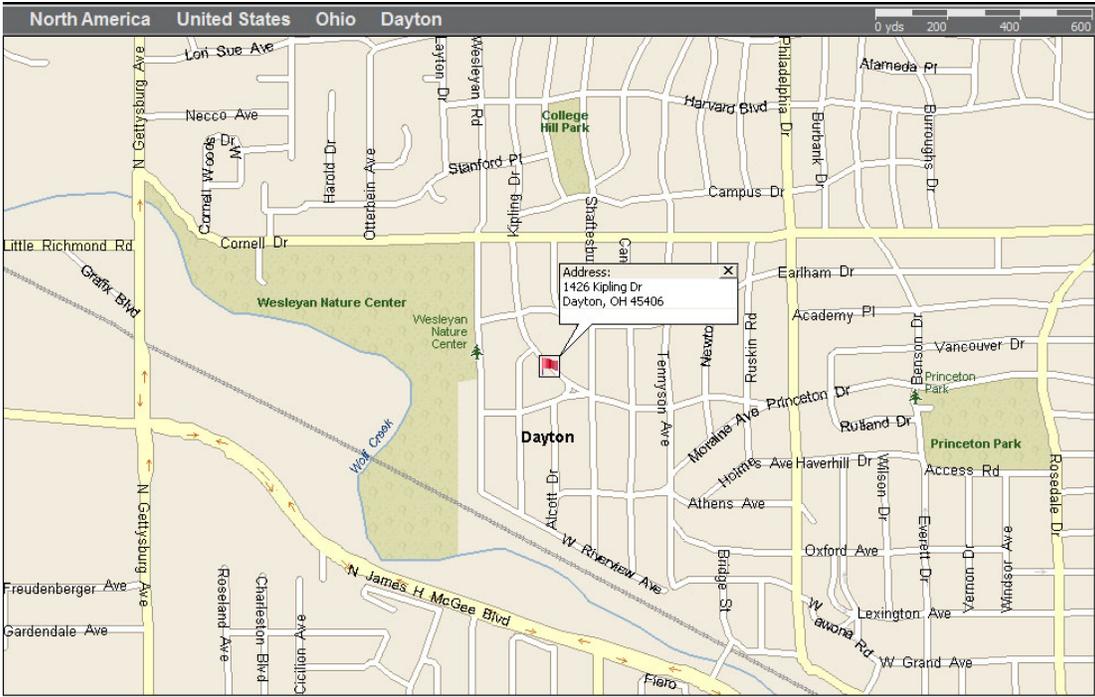
Registered Environmental Manager, #7928

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 1426 Kipling

City Dayton

State OH

Zip _____

Structure

Levels: 1 2 3 _____ Other _____

Foundation: Slab _____ Crawl _____ Basement

Exterior: Wood Over wood Vinyl _____ Aluminum _____ Transite _____ Brick _____ Other _____

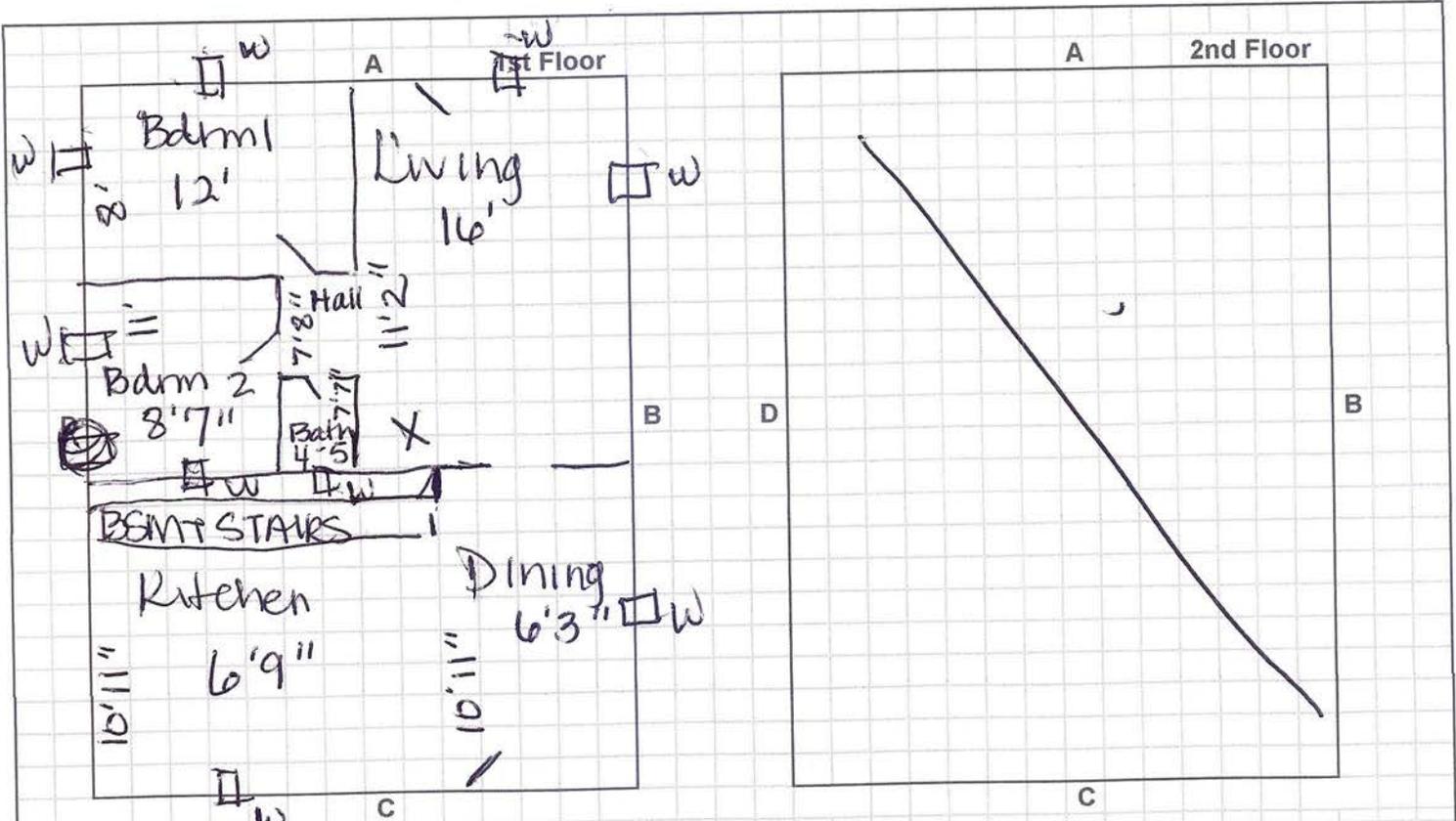
Interior Walls: Drywall Plaster _____ Paneling Other _____

Flooring: Linoleum/Vinyl _____ Linoleum/Vinyl _____ Linoleum/Vinyl _____

Windows: Wood Vinyl _____ Metal Other _____ Number of Windows 9

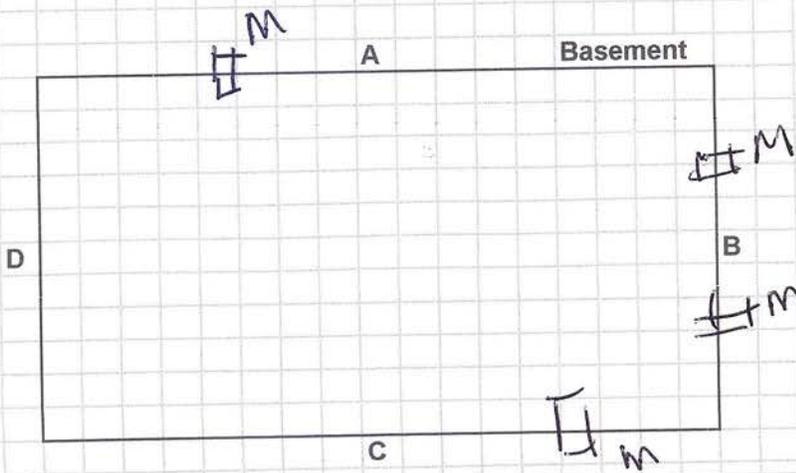
Heating: GFA Hot Water Other _____ Duct Work No _____ Seam Tape No metal

Roofing: Asphalt Shingles Transite Shingles _____ Metal _____ Other _____



Ceiling Height _____

Ceiling Height _____



Ceiling Height _____

Seam Tape

2' 2' 4²
 11 2' 21" 4²
 8 8 6
 3 9 3' 22
 6 6 24 4²
 4' 6' 2
 + 4'

ATTACHMENT 3
PHOTOGRAPHS



Photo 1: Seam Tape (1426K-1) Basement, Ceiling.
65% Chrysotile Asbestos Detected.



Photo 2: Drywall/J.C. (1426K-2) Dining Room, Wall A.
Trace <1% Chrysotile Asbestos Detected (PC=0.75%).



Photo 3: Drywall/J.C. (1426K-3) Living Room, Wall A.
Trace <1% Chrysotile Asbestos Detected (PC=0.50%).

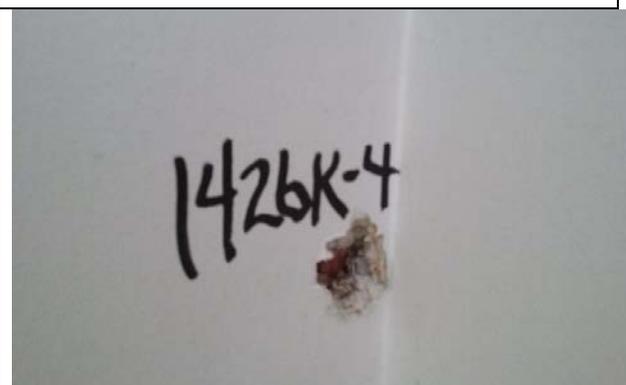


Photo 4: Drywall/J.C. (1426K-4) Bedroom 2, Wall C.
Trace <1% Chrysotile Asbestos Detected (PC=0.75%).

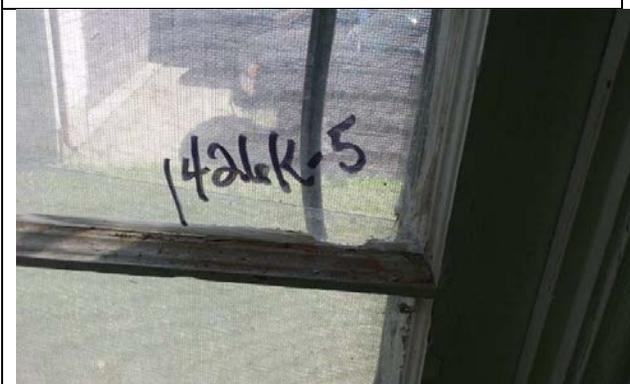


Photo 5: Window Glazing (1426K-5) Bedroom 2, Wall D.
No Asbestos Detected



Photo 6: Window Glazing (1426K-6) Dining Room, Wall B.
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

Report Number: 15-09-02040

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

Received Date: 09/16/2015
Analyzed Date: 09/17/2015
Reported Date: 09/17/2015

Project/Test Address: City of Dayton- 1426 Kipling

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 |
|--|----------------------|------------|--|---------------------------|----------------------------------|
| 15-09-02040-001 | 1426K-1 | | Gray Fibrous; Homogeneous | 55% Chrysotile | 40% Cellulose 5% Non-Fibrous |
| | | | | Total Asbestos: 55% | |
| 15-09-02040-002 | 1426K-2 | | Gray Powder; Brown Fibrous; Tan Granular; Blue Paint; Inhomogeneous | Trace <1% Chrysotile | 20% Cellulose 80% Non-Fibrous |
| | | | | Total Asbestos: Trace <1% | |
| 2% Chrysotile asbestos is present in the joint compound. | | | | | |
| 15-09-02040-003 | 1426K-3 | | Gray Powder; Brown Fibrous; Tan Granular; Inhomogeneous | Trace <1% Chrysotile | 20% Cellulose 80% Non-Fibrous |
| | | | | Total Asbestos: Trace <1% | |
| 2% Chrysotile asbestos is present in the joint compound. | | | | | |
| 15-09-02040-004 | 1426K-4 | | White Powder; Brown Fibrous; Tan Granular; Tan Paint; Inhomogeneous | Trace <1% Chrysotile | 20% Cellulose 80% Non-Fibrous |
| | | | | Total Asbestos: Trace <1% | |
| 2% Chrysotile asbestos is present in the joint compound. | | | | | |
| 15-09-02040-005 | 1426K-5 | | Tan Brittle; Homogeneous | NAD | 100% Non-Fibrous |

Environmental Hazards Services, L.L.C

Client Number: 36-5620
 Project/Test Address: City of Dayton- 1426 Kipling

Report Number: 15-09-02040

| Lab Sample Number | Client Sample Number | Layer Type | Lab Gross Description | Asbestos | Other Materials |
|-------------------|----------------------|------------|---|----------|--------------------------------------|
| 15-09-02040-006 | 1426K-6 | | Tan Brittle; Homogeneous | NAD | 100% Non-Fibrous |
| 15-09-02040-007 | 1426K-7 | | Black Tar-Like; Brown Granular; Inhomogeneous | NAD | 14% Fibrous Glass 86% Non-Fibrous |
| 15-09-02040-008 | 1426K-8 | | Black Tar-Like; Brown Granular; Inhomogeneous | NAD | 14% Fibrous Glass 86% 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: Christian H. Schaible

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

Report Number: 15-09-02040

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

Received Date: 09/16/2015
Analyzed Date: 09/17/2015
Reported Date: 09/17/2015

Client Number: 36-5620

Project/Test Address: City of Dayton- 1426 Kipling

Analyst(s)

A handwritten signature in black ink, appearing to read "Christian H. Schaible". The signature is written in a cursive style with some loops and flourishes.

Christian H. Schaible

GRW

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: harteny@woh.rr.com

Date: 9/15/15
 Contact Name: Lynda Hart
 Sampler Name: Lynda Hart
 Project #: City of Dayton - 1436 Klavus
 Point count samples with Trace-5% asbestos
 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 | Welding Fume | Toxic Metal Profile | | | Biocassette | Slide | Surface Swab | Surface Tape | Bulk |
| 1426K-1 | 9/15/15 | ✓ | | | | | | | | | | | | | | | | | | | | | | | SEWER TAP - BSUR |
| 1426K-2 | 1:30 pm | ✓ | | | | | | | | | | | | | | | | | | | | | | | Downspout - Down 5 A |
| 1426K-3 | | ✓ | | | | | | | | | | | | | | | | | | | | | | | Downspout - Down 2 C |
| 1426K-4 | | ✓ | | | | | | | | | | | | | | | | | | | | | | | Window Glazing - Down 2 D |
| 1426K-5 | | ✓ | | | | | | | | | | | | | | | | | | | | | | | Window Glazing - Down 2 B |
| 1426K-6 | | ✓ | | | | | | | | | | | | | | | | | | | | | | | Roof Structure |
| 1426K-7 | | ✓ | | | | | | | | | | | | | | | | | | | | | | | Roof Structure |
| 1426K-8 | | ✓ | | | | | | | | | | | | | | | | | | | | | | | Roof Structure |
| | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | |

15-09-02040

 Due Date: 09/17/2015 (Thursday) AE

GRW

Released by: Lynda M. Hart
 Signature: *[Signature]*
 Received by: *SN: Sella*
 Signature: *[Signature]*
 Date/Time: 9/15/15 4pm
 Date/Time: 9/16/15



Asbestos 400 Point Count Analysis Report

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

Report Number: 15-09-02303

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

Received Date: 09/16/2015
Analyzed Date: 09/17/2015
Reported Date: 09/18/2015

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

Client Number:
36-5620

Fax Number:
937-324-0288

Laboratory Results

| Lab Sample Number | Client Sample Number | Lab Gross Description | % Asbestos | Narrative ID |
|-------------------|------------------------|-----------------------|-------------------|--------------|
| 15-09-02303-001 | 1426K-2 Joint Compound | Tan Granular | 0.75 % Chrysotile | |
| 15-09-02303-002 | 1426K-3 Joint Compound | Tan Granular | 0.50 % Chrysotile | |
| 15-09-02303-003 | 1426K-4 Joint Compound | Tan Granular | 0.75 % Chrysotile | |

Reporting Limit: 0.25 % Asbestos

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

Analyst: Christian H. Schaible

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. 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



Analyst Signature Page

Environmental Hazards Services, L.L.C.

7469 Whitepine Rd
Richmond, VA 23237

Telephone: 800.347.4010

Report Number: 15-09-02303

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

Received Date: 09/17/2015
Analyzed Date: 09/17/2015
Reported Date: 09/18/2015

Client Number: 36-5620

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

Analyst(s)

A handwritten signature in black ink, appearing to read "Christian H. Schaible". The signature is written in a cursive style with some loops and flourishes.

Christian H. Schaible

ATTACHMENT 5

WORK ORDER



NEIGHBORHOOD IMPROVEMENT PROGRAM

NOP #18

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

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

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