



HART ENVIRONMENTAL RESOURCES

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

ASBESTOS INSPECTION REPORT

**2061 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
2061 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 2061 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 2061 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 two story structure, with a basement. The house exterior is covered with vinyl siding, over wood lapping. The interior walls are covered with drywall, with plaster still found in a few areas. The floors in the kitchen and bath are covered with self-adhesive linoleum. Eleven (11) windows have been installed in the house; ten (10) vinyl and one (1) wood. The gas forced air heating system is intact, with duct work and seam tape present. The pitched roof is covered with asphalt shingles.

Hart Environmental Resources identified seven (7) 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)
2061K-1 15-09-02025-001 15-09-02302-001	-	3	Plaster/Txt Paint, Living Room, Wall C, Inhomogeneous	Non-friable	Trace <1% Chrysotile Asbestos Present (PC=<0.25%)
2061K-2 15-09-02025-002 15-09-02302-002	-	3	Plaster/Txt Paint, Kitchen, Wall A, Inhomogeneous	Non-friable	Trace <1% Chrysotile Asbestos Present (PC=<0.25%)
2061K-3 15-09-02025-003	-	3	Drywall/Txt Paint, Hall, Ceiling, Inhomogeneous	Non-friable	None Detected
2061K-4 15-09-02025-004	-	3	Drywall/J.C., Bedroom 1, Wall B, Inhomogeneous	Non-friable	None Detected
2061K-5 15-09-02025-005	2 sq ft. 3 boots	1	Duct Work Wrap, Basement, Ceiling, Homogeneous	Friable	45% Chrysotile Asbestos Present
2061K-6 15-09-02025-006	10 sq ft.	1	Furnace Board, Basement, Post, Homogeneous	Friable	75% Chrysotile Asbestos Present
2061K-7 15-09-02025-007	4 sq ft.	1	Seam Tape, Basement, Ceiling, Homogeneous	Friable	45% Chrysotile Asbestos Present
2061K-8 15-09-02025-008	-	1	Plaster/Txt Paint, Bedroom 2, Ceiling, Inhomogeneous	Non-friable	None Detected
2061K-9 15-09-02025-009	-	3	Drywall/J.C., Bathroom, Wall A, Inhomogeneous	Non-friable	None Detected
2061K-10 15-09-02025-010	-	3	Roof Shingle, Exterior, Inhomogeneous	Non-friable	None Detected
2061K-11 15-09-02025-011	-	3	Roof Shingle, Exterior, Inhomogeneous	Non-friable	None Detected

Discussion and Recommendations

Eleven (11) 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 Work Wrap, Basement
- Furnace Board, 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 Work Wrap	2 sq ft.	\$ 20/sq ft.	\$ 40
Duct Work Boots	3 ea	\$ 25/ea	\$ 75
Furnace Board	10 sq ft.	\$ 20/sq ft.	\$ 200
Seam Tape	4 sq ft.	\$ 20/sq ft.	\$ 80
Total			\$ 395

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.

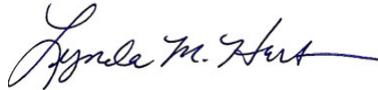
Recommendations are based on the professional judgment of the inspector and the results of the samples collected and analyzed. Hart Environmental Resources makes no warranty, expressed or implied, and accepts no liability for the presence or absence of asbestos or other hazardous materials in or on building 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 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

ATTACHMENT 3
PHOTOGRAPHS



Photo 1: Plaster/Txt Paint (2061K-1) Living Room, Wall C.
<1% Chrysotile Asbestos Detected (PC=<0.25%).



Photo 2: Plaster/Txt Paint (2061K-2) Kitchen, Wall A.
<1% Chrysotile Asbestos Detected (PC=<0.25%).



Photo 3: Drywall/Txt Paint (2061K-3) Hall, Ceiling.
No Asbestos Detected.



Photo 4: Drywall/J.C. (2061K-4) Bedroom 1, Wall B.
No Asbestos Detected.



Photo 5: Duct Work Wrap (2061K-5) Basement, Ceiling.
45% Chrysotile Asbestos Detected.



Photo 6: Furnace Board (2061K-6) Basement, Post.
75% Chrysotile Asbestos Detected.



Photo 7: Seam Tape (2061K-7) Basement, Ceiling.
45% Chrysotile Asbestos Detected.



Photo 8: Plaster/Txt Paint (2061K-8) Bedroom 2, Ceiling.
No Asbestos Detected.



Photo 9: Drywall/J.C. (2061K-9) Bath, Wall A.
No Asbestos Detected.

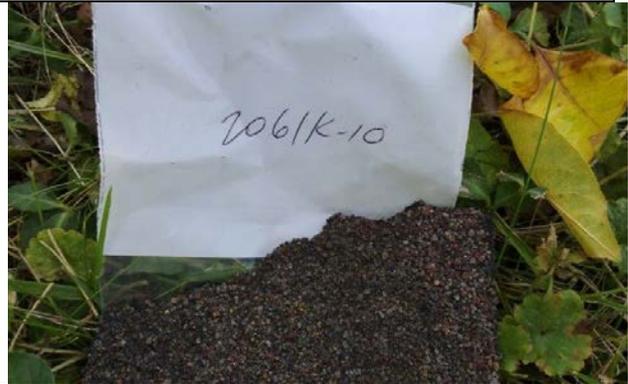


Photo 10: Roof Shingle (2061K-10) Exterior.
No Asbestos Detected.



Photo 11: Roof Shingle (2061K-11) Exterior.
No Asbestos Detected.

ATTACHMENT 4

LAB RESULTS



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

Asbestos Bulk Analysis Report

Report Number: 15-09-02025

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

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

Project/Test Address: City of Dayton - 2061 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
15-09-02025-001	2061K-1		Pale Gray Cementitious; Pale Gray/White Brittle; White/Green Pliable to Brittle; Inhomogeneous	Trace <1% Chrysotile	4% Cellulose 96% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in pale gray cementitious basecoat (main) layer; this material alone contains <1% chrysotile.					
15-09-02025-002	2061K-2		Pale Gray Cementitious; Off-White Brittle; Multi-Colored Pliable to Brittle; Inhomogeneous	Trace <1% Chrysotile	1% Cellulose 2% Hair 97% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in pale gray cementitious basecoat (main) layer; this material alone contains <1% chrysotile.					
15-09-02025-003	2061K-3		Off-White/White Brittle; Tan Fibrous; White Pliable; Inhomogeneous	NAD	18% Cellulose 82% Non-Fibrous
15-09-02025-004	2061K-4		Off-White/White Brittle; Tan Fibrous; White Pliable; Inhomogeneous	NAD	18% Cellulose 82% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 36-5620

Report Number: 15-09-02025

Project/Test Address: City of Dayton - 2061 Kipling

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
15-09-02025-005	2061K-5		Off-White Fibrous; Homogeneous	45% Chrysotile	45% Cellulose 10% Non-Fibrous
				Total Asbestos: 45%	
15-09-02025-006	2061K-6		Off-White Fibrous; Homogeneous	75% Chrysotile	5% Cellulose 5% Fibrous Glass 15% Non-Fibrous
				Total Asbestos: 75%	
15-09-02025-007	2061K-7		Off-White Fibrous; Homogeneous	45% Chrysotile	45% Cellulose 10% Non-Fibrous
				Total Asbestos: 45%	
15-09-02025-008	2061K-8		Gray/White/Coral Pink Brittle; Inhomogeneous	NAD	4% Cellulose 96% Non-Fibrous
15-09-02025-009	2061K-9		Off-White/White Brittle; Tan Fibrous; Beige/Black Pliable to Brittle; Inhomogeneous	NAD	20% Cellulose 80% Non-Fibrous
15-09-02025-010	2061K-10		Black Pliable to Brittle; Black Fibrous; Gray/Brown/Beige Aggregate; Inhomogeneous	NAD	2% Cellulose 20% Fibrous Glass 78% Non-Fibrous
15-09-02025-011	2061K-11		Black Pliable to Brittle; Black Fibrous; Gray/Brown/Beige Aggregate; Inhomogeneous	NAD	2% Cellulose 20% Fibrous Glass 78% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 36-5620
Project/Test Address: City of Dayton - 2061 Kipling

Report Number: 15-09-02025

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
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QC Sample: 77-M22010-4
QC Blank: SRM 1866 Fiberglass
Reporting Limit: 1% Asbestos
Method: EPA Method 600/R-93/116, EPA Method 600/M4-82-020
Analyst: Mark Case



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: 15-09-02025

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

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

Client Number: 36-5620

Project/Test Address: City of Dayton - 2061 Kipling

Analyst(s)

A handwritten signature in black ink, appearing to read "Mark Case", with a long horizontal flourish extending to the right.

Mark Case



Asbestos 400 Point Count Analysis Report

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

Report Number: 15-09-02302

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

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

Project/Test Address: City of Dayton - 2061 Kipling; EHS# 15-09-02025

Client Number:
36-5620

Fax Number:
937-324-0288

Laboratory Results

Lab Sample Number	Client Sample Number	Lab Gross Description	% Asbestos	Narrative ID
15-09-02302-001	2061K-1 (Basecoat Component)	Pale Gray Cementitious	<0.25 % Chrysotile	A12
15-09-02302-002	2061K-2 (Basecoat Component)	Pale Gray Cementitious	<0.25 % Chrysotile	A12

Sample Narratives:

A12: Chrysotile fibers observed but did not fall under any counted points.

Reporting Limit: 0.25 % Asbestos

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

Analyst: Mark Case

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: 15-09-02302

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

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

Client Number: 36-5620

Project/Test Address: City of Dayton - 2061 Kipling; EHS# 15-09-02025

Analyst(s)

A handwritten signature in black ink, appearing to read "Mark Case", with a long horizontal flourish extending to the right.

Mark Case

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