



HART ENVIRONMENTAL RESOURCES

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

ASBESTOS INSPECTION REPORT

**175 N. Ardmore Ave.
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 23, 2015**



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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
175 N. Ardmore Ave.
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 175 N. Ardmore Ave., Dayton, OH. The inspection, conducted on September 16, 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 175 N. Ardmore Ave. 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 Transite siding, over wood lapping. The interior walls are covered with drywall, plaster and paneling. The floor in the dining room, kitchen, bath and entry are covered with self-adhesive linoleum squares. Eighteen (18) wood windows have been installed in the house. The gas forced air heating system is intact, duct work wrap and seam tape remain present. The pitched roof is covered with asphalt shingles.

Hart Environmental Resources identified four (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)
175A-1 15-09-02421-001	1500 sq ft.	2	Transite, Exterior, Exterior, Inhomogeneous	Non-friable	20% Chrysotile Asbestos Present
175A-2 15-09-02421-002	-	2	Plaster, Living Room, Wall C, Inhomogeneous	Non-friable	None Detected
175A-3 15-09-02421-003	-	2	Drywall/J.C., Dining Room, Wall A, Inhomogeneous	Non-friable	None Detected
175A-4 15-09-02421-004	-	1	Plaster, Family Room, Wall C, Inhomogeneous	Non-friable	None Detected
175A-5 15-09-02421-005	55 sq ft.	1	Duct Work Wrap, Family Room, Wall B, Homogeneous	Friable	65% Chrysotile Asbestos Present
175A-6 15-09-02421-006	27 sq ft.	1	Seam Tape, Basement, Ceiling, Homogeneous	Friable	80% Chrysotile Asbestos Present
175A-7 15-09-02421-007	3 boots	1	Boot Wrap, Basement, Homogeneous	Friable	65% Chrysotile Asbestos Present
175A-8 15-09-02421-008	-	4	Drywall/J.C., Living Room, Wall A, Inhomogeneous	Non-friable	None Detected
175A-9 15-09-02421-009	-	4	Drywall/J.C., Dining Room, Wall D, Inhomogeneous	Non-friable	None Detected
175A-10 15-09-02421-010	-	1	Window Glazing, Hall, Wall B, Homogeneous	Friable	None Detected
175A-11 15-09-02421-011	-	1	Window Glazing, Bedroom 1, Wall D, Homogeneous	Friable	None Detected
175A-12 15-09-02421-012	-	2	Plaster, Bedroom 1, Closet, Inhomogeneous	Friable	None Detected
175A-13 15-09-02421-013	-	3	Plaster, 2 nd Floor Stairs, Wall D, Inhomogeneous	Friable	None Detected
175A-14 15-09-02421-014	-	2	Roof Shingle, Exterior, Inhomogeneous	Non-friable	None Detected
175A-15 15-09-02421-015	-	2	Roof Shingle, Exterior, Inhomogeneous	Non-friable	None Detected

Discussion and Recommendations

Fifteen (15) 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:

- Transite, Exterior
- Duct Work Wrap, Family Room
- Seam Tape, Basement
- Boot Wrap, 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>
Transite Siding	2200 sq ft.	\$ 3/sq ft.	\$ 6600
Duct Work Wrap	55 sq ft.	\$ 20/sq ft.	\$ 1100
Seam Tape	27 sq ft	\$ 20/sq ft.	\$ 540
Boot Wrap	3 ea	\$ 25/ea	\$ 75
Total			\$ 8215

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

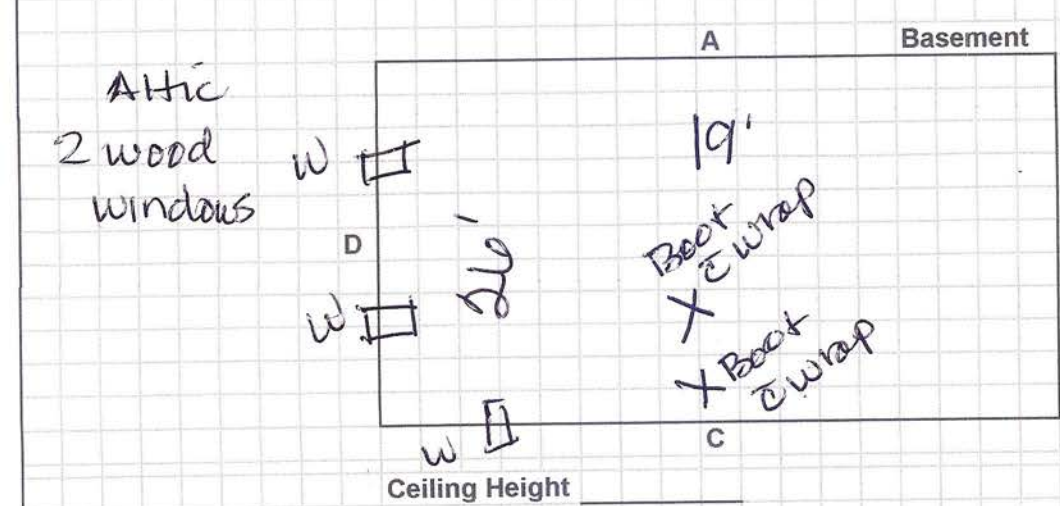
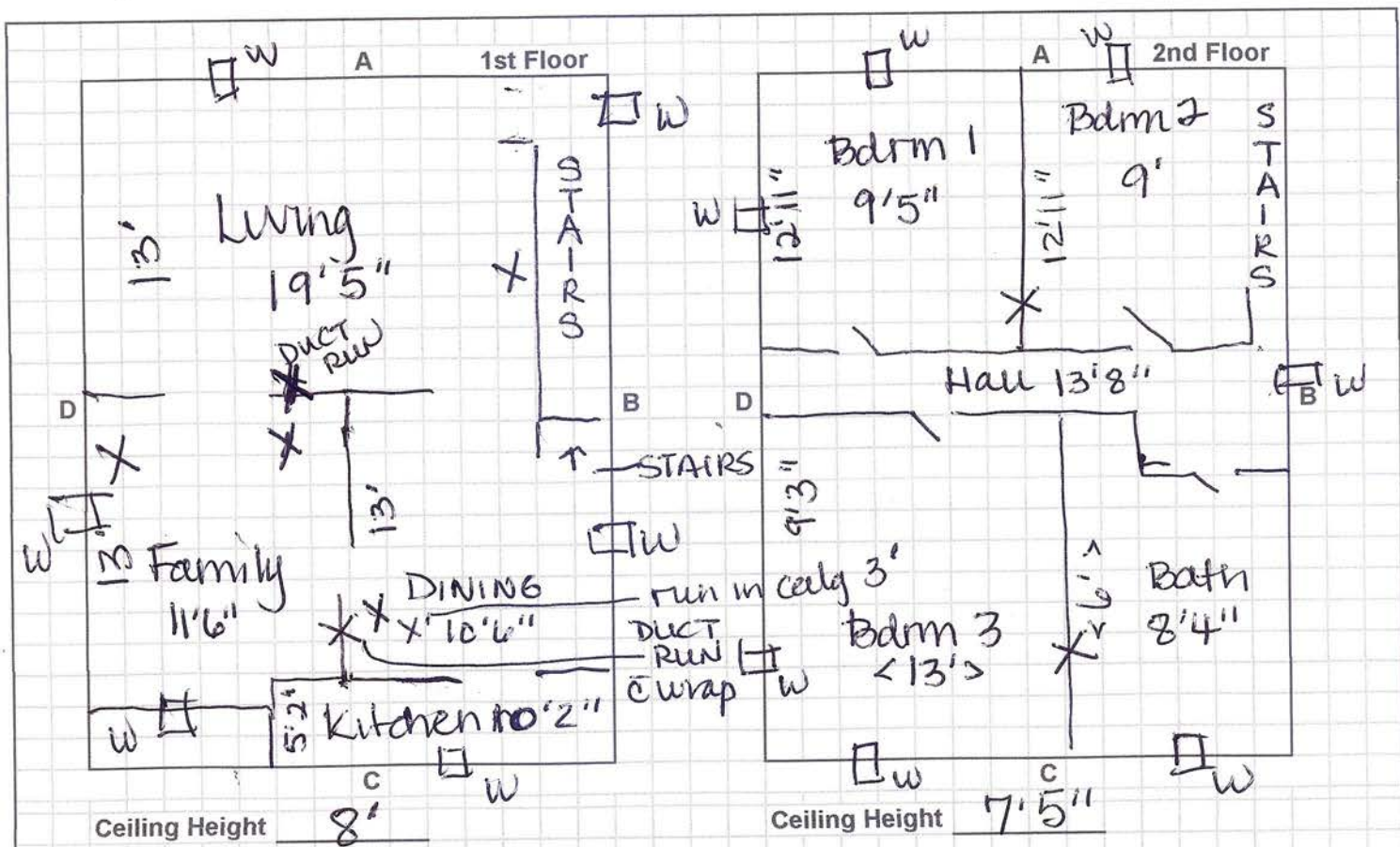
SITE INSPECTION WORK SHEET

Site 175 N. Ardmore City Dayton

State OH Zip _____

Structure

Levels: 1 _____ 2 3 _____ Other _____ Foundation: Slab _____ Crawl _____ Basement
 Exterior: Wood _____ Vinyl _____ Aluminum _____ Transite Brick _____ Other _____
 Over wood
 Interior Walls: Drywall Plaster Paneling Other _____
 Flooring: Linoleum/Vinyl SAD Dining Linoleum/Vinyl SAD Kitchen Linoleum/Vinyl SAD ENTRY
 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 _____



Seam tape
 $15 \times 5' \times 2'' = 13^2$
 $27 \times 3' \times 2'' = 14^2$

$$\begin{array}{r} 13 \\ 6 \overline{) 75} \\ \underline{6} \\ 13 \\ 6 \overline{) 130} \\ \underline{12} \\ 10 \\ 6 \overline{) 100} \\ \underline{6} \\ 4 \end{array}$$

ATTACHMENT 3

PHOTOGRAPHS



Photo 1: Transite (175A-1) Exterior.
20% Chrysotile Asbestos Detected.



Photo 2: Plaster (175A-2) Living Room, Wall C.
No Asbestos Detected.



Photo 3: Drywall/J.C. (175A-3) Dining Room, Wall A.
No Asbestos Detected.



Photo 4: Plaster (175A-4) Family Room, Wall C.
No Asbestos Detected.



Photo 5: Duct Work Wrap (175A-5) Family Room, Wall B.
65% Chrysotile Asbestos Detected.



Photo 6: Seam Tape (175A-6) Basement, Ceiling.
80% Chrysotile Asbestos Detected.



Photo 7: Boot Wrap (175A-7) Basement.
65% Chrysotile Asbestos Detected.



Photo 8: Drywall/J.C. (175A-8) Living Room, Wall A.
No Asbestos Detected.



Photo 9: Drywall/J.C. (175A-9) Dining Room, Wall D.
No Asbestos Detected.



Photo 10: Window Glazing (175A-10) Hall, Wall B.
No Asbestos Detected.



Photo 11: Window Glazing (175A-11) Bedroom 1, Wall D.
No Asbestos Detected.



Photo 12: Plaster (175A-12) Bedroom 1, Closet.
No Asbestos Detected.



**Photo 13: Plaster (175A-13) 2nd Floor Stairs, Wall D.
No Asbestos Detected.**



**Photo 14: Roof Shingle (175A-14) Roof.
No Asbestos Detected.**



**Photo 15: Roof Shingle (175A-15) Roof.
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: 15-09-02421

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

Received Date: 09/18/2015
Analyzed Date: 09/19/2015
Reported Date: 09/21/2015

Project/Test Address: City of Dayton - 175 N. Ardmore

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
15-09-02421-001	175A-1		Gray Cementitious; White Paint-Like; Inhomogeneous	20% Chrysotile	80% Non-Fibrous
				Total Asbestos: 20%	
Chrysotile present throughout.					
15-09-02421-002	175A-2		White/Gray Granular; Green Paint-Like; Inhomogeneous	NAD	2% Hair 98% Non-Fibrous
15-09-02421-003	175A-3		White/Gray Granular; Pink Paint-Like; Inhomogeneous	NAD	2% Hair 98% Non-Fibrous
15-09-02421-004	175A-4		White/Gray Granular; Inhomogeneous	NAD	1% Hair 99% Non-Fibrous
15-09-02421-005	175A-5		Gray Fibrous; Homogeneous	65% Chrysotile	30% Cellulose 5% Non-Fibrous
				Total Asbestos: 65%	

Environmental Hazards Services, L.L.C

Client Number: 36-5620

Report Number: 15-09-02421

Project/Test Address: City of Dayton - 175 N. Ardmore

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
15-09-02421-006	175A-6		Light Gray Fibrous; Homogeneous	80% Chrysotile	15% Cellulose 5% Non-Fibrous
Total Asbestos:				80%	
15-09-02421-007	175A-7		Gray Fibrous; Homogeneous	65% Chrysotile	30% Cellulose 5% Non-Fibrous
Total Asbestos:				65%	
15-09-02421-008	175A-8		White Granular; Pink Powder; White/Tan Fibrous; White Paint-Like; Inhomogeneous	NAD	20% Cellulose 80% Non-Fibrous
15-09-02421-009	175A-9		White Granular; Pink Powder; White/Tan Fibrous; White Paint-Like; Inhomogeneous	NAD	20% Cellulose 80% Non-Fibrous
15-09-02421-010	175A-10		White Granular; Homogeneous	NAD	100% Non-Fibrous
15-09-02421-011	175A-11		White Granular; Homogeneous	NAD	100% Non-Fibrous
15-09-02421-012	175A-12		White/Gray Granular; Pale Gray Paint-Like; Inhomogeneous	NAD	2% Hair 98% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 36-5620

Report Number: 15-09-02421

Project/Test Address: City of Dayton - 175 N. Ardmore

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
15-09-02421-013	175A-13		White/Gray Granular; Tan Fibrous; Off-White Paint-Like; Inhomogeneous	NAD	10% Cellulose 1% Hair 89% Non-Fibrous
15-09-02421-014	175A-14		Black Tar-Like; Black/Gray Aggregate; Inhomogeneous	NAD	22% Fibrous Glass 78% Non-Fibrous
15-09-02421-015	175A-15		Black Tar-Like; Black/Gray Aggregate; Inhomogeneous	NAD	22% Fibrous Glass 78% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 36-5620

Report Number: 15-09-02421

Project/Test Address: City of Dayton - 175 N. Ardmore

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: Vickie Holmes

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: 15-09-02421

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

Received Date: 09/18/2015
Analyzed Date: 09/19/2015
Reported Date: 09/21/2015

Client Number: 36-5620

Project/Test Address: City of Dayton - 175 N. Ardmore

Analyst(s)

Vickie Holmes

Vickie Holmes

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