



HART ENVIRONMENTAL RESOURCES

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

ASBESTOS INSPECTION REPORT

**2033 Kensington 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
October 27, 2015**



HART ENVIRONMENTAL RESOURCES

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

October 27, 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
2033 Kensington 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 2033 Kensington Dr., Dayton, OH. The inspection, conducted on October 21, 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 2033 Kensington 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 aluminum, over wood lapping. The interior walls are covered with drywall, plaster and paneling. The kitchen and bath floors are covered with self-adhesive linoleum. Twenty-two (22) windows have been installed in the house; thirteen (13) wood, four (4) vinyl and five (5) metal. The gas forced air heating system has been removed, seam tape remains present. The pitched roof is covered with asphalt shingles.

Hart Environmental Resources identified five (5) 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)
2033K-1 15-10-02845-001	-	2	Roof Shingle, Exterior, Inhomogeneous	Non-friable	None Detected
2033K-2 15-10-02845-002	-	2	Roof Shingle, Exterior, Inhomogeneous	Non-friable	None Detected
2033K-3 15-10-02845-003 15-10-02978-001	-	1	Plaster, Living Room, Ceiling, Inhomogeneous	Non-friable	Trace <1% Chrysotile Asbestos Present (PC=0.50%)
2033K-4 15-10-02845-004 15-10-02978-002	-	1	Plaster, Hall, Wall C, Inhomogeneous	Non-friable	Trace <1% Chrysotile Asbestos Present (PC=0.25%)
2033K-5 15-10-02845-005 15-10-02978-003	-	1	Plaster, Bath, Wall D, Inhomogeneous	Non-friable	Trace <1% Chrysotile Asbestos Present (PC=0.50%)
2033K-6 15-10-02845-006 15-10-02978-004	-	2	Drywall/J.C. (Joint Compound), Bedroom 1, Wall C, Inhomogeneous	Non-friable	Trace <1% Chrysotile Asbestos Present (PC=1.25%)
2033K-6 15-10-02845-006 15-10-02978-005	-	2	Drywall/J.C. (Composite), Bedroom 1, Wall C, Inhomogeneous	Non-friable	Trace <1% Chrysotile Asbestos Present (PC=0.75%)
2033K-7 15-10-02845-007 15-10-02978-006	-	2	Drywall/J.C., Bedroom 2, Wall A, Inhomogeneous	Non-friable	Trace <1% Chrysotile Asbestos Present (PC=1.0%)
2033K-8 15-10-02845-008 15-10-02978-007	-	2	Window Glazing, Bedroom 2, Wall D, Inhomogeneous	Friable	Trace <1% Chrysotile Asbestos Present (PC=0.50%)
2033K-9 15-10-02845-009 15-10-02978-008	-	2	Window Glazing, Bedroom 1, Wall B, Inhomogeneous	Friable	Trace <1% Chrysotile Asbestos Present (PC=0.25%)
2033K-10 15-10-02845-010	2 sq ft.	1	Seam Tape, Basement, Ceiling, Homogeneous	Friable	55% Chrysotile Asbestos Present

Discussion and Recommendations

Ten (10) 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	2 sq ft.	\$ 20/sq ft.	\$ 40

Estimated costs are based on local, current prevailing wages and do not include costs for planning, permitting, specification development, contractor oversight or air monitoring.

It should be noted that the joint compound, in Bedroom 1, was found to be greater than 1% asbestos. The drywall/joint compound composite, however, was less than 1%. As there was less than 50 sq. ft. of the joint compound, the Ohio Department of Health and the Ohio EPA do not consider this to be an asbestos-containing material. OSHA, however, does consider this an asbestos-containing material. Therefore, worker protection must be provided during demolition.

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

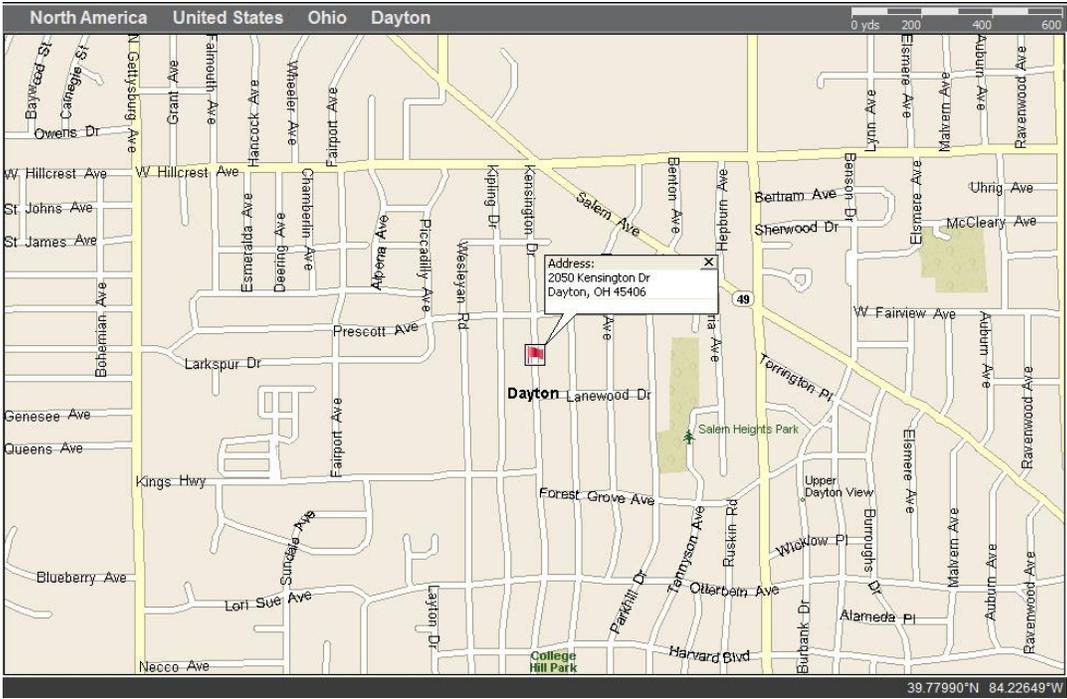
Registered Environmental Manager, #7928

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 2033 Kensington

City Dayton

State OH

Zip _____

Structure

Levels: 1 1 2 _____ 3 _____ Other _____

Foundation: Slab _____ Crawl _____ Basement

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

Over wood tapping

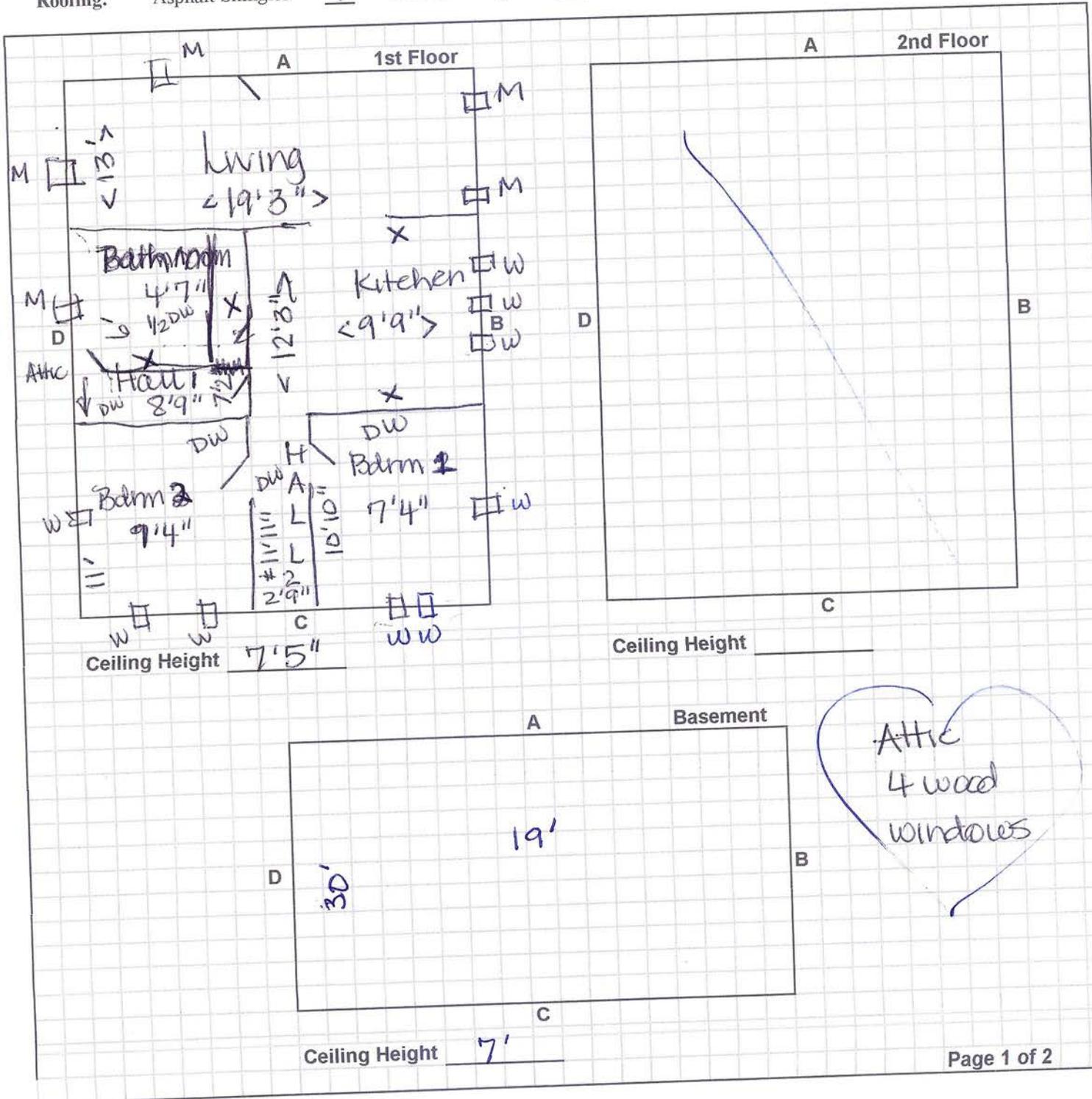
Interior Walls: Drywall _____ Plaster Paneling Other _____

Flooring: Linoleum/Vinyl SA Bath Linoleum/Vinyl SA Kitchen Linoleum/Vinyl _____

Windows: Wood 3 Vinyl 4 Metal 5 Other _____ Number of Windows wood - 13

Heating: GFA _____ Hot Water _____ Other _____ Ductwork Wrap Yes No _____ Seam Tape Yes / No _____

Roofing: Asphalt Shingles Transite Shingles _____ Metal _____ Other _____



ATTACHMENT 3
PHOTOGRAPHS



Photo 1: Roof Shingle (2033K-1) Exterior.
No Asbestos Detected.



Photo 2: Roof Shingle (2033K-2) Exterior.
No Asbestos Detected.

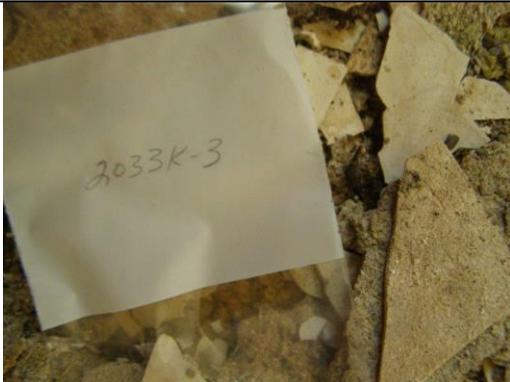


Photo 3: Plaster (2033K-3) Living Room, Ceiling.
Trace <1% Chrysotile Asbestos Detected (PC=0.50%).

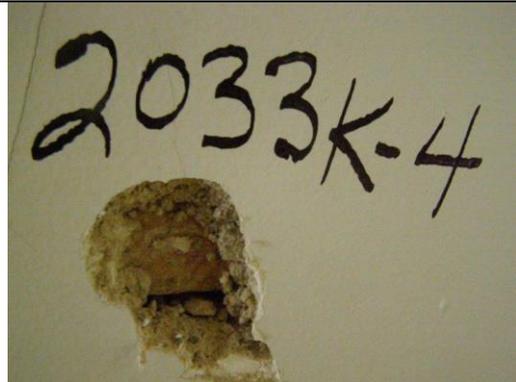


Photo 4: Plaster (2033K-4) Hall, Wall C.
Trace <1% Chrysotile Asbestos Detected (PC=0.25%).



Photo 5: Plaster (2033K-5) Bath, Wall D.
Trace <1% Chrysotile Asbestos Detected (PC=0.50%).



Photo 6: Drywall/J.C. (2033K-6) Bedroom 1, Wall C.
Trace <1% Chrysotile Asbestos Detected (Joint Compound PC=0.50%) (Composite PC=0.75%).



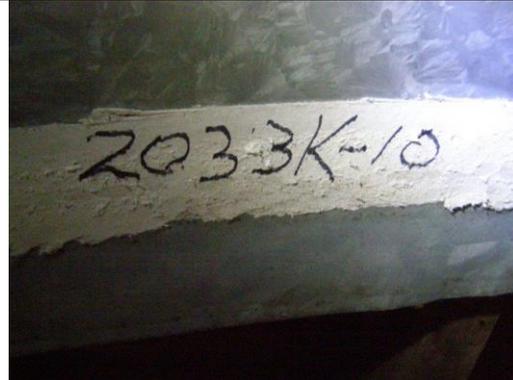
**Photo 7: Drywall/J.C. (2033K-7) Bedroom 2, Wall A.
Trace <1% Chrysotile Asbestos Detected (PC=1.0%).**



**Photo 8: Window Glazing (2033K-8) Bedroom 2, Wall D.
Trace <1% Chrysotile Asbestos Detected (PC=0.50%).**



**Photo 9: Window Glazing (2033K-9) Bedroom 1, Wall B.
Trace <1% Chrysotile Asbestos Detected (PC=0.25%).**



**Photo 10: Seam Tape (2033K-10) Basement, Ceiling.
55% Chrysotile Asbestos Detected.**



Photo 11: Garage.

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: 15-10-02845

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

Received Date: 10/22/2015
Analyzed Date: 10/22/2015
Reported Date: 10/23/2015

Project/Test Address: City of Dayton; 2033 Kensington

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
15-10-02845-001	2033K-1		Black Tar-Like; Gray Aggregate; Inhomogeneous	NAD	15% Fibrous Glass 85% Non-Fibrous
15-10-02845-002	2033K-2		Black Tar-Like; Gray Aggregate; Inhomogeneous	NAD	15% Fibrous Glass 85% Non-Fibrous
15-10-02845-003	2033K-3		Beige/Gray Granular; Inhomogeneous	Trace <1% Chrysotile	2% Hair 98% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in base coat material. This material alone contains <1% Chrysotile.					
15-10-02845-004	2033K-4		White/Gray Granular; Inhomogeneous	Trace <1% Chrysotile	2% Hair 98% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in base coat material. This material alone contains <1% Chrysotile.					
15-10-02845-005	2033K-5		White/Gray Granular; Inhomogeneous	Trace <1% Chrysotile	2% Hair 98% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in base coat material. This material alone contains <1% Chrysotile.					

Environmental Hazards Services, L.L.C

Client Number: 36-5620

Report Number: 15-10-02845

Project/Test Address: City of Dayton; 2033 Kensington

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
15-10-02845-006	2033K-6		White/Beige Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	10% Cellulose 90% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile					
15-10-02845-007	2033K-7		White/Beige Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	10% Cellulose 90% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile					
15-10-02845-008	2033K-8		White Granular; White Paint-Like; Inhomogeneous	Trace <1% Chrysotile	100% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present throughout sample					
15-10-02845-009	2033K-9		White Granular; White Paint-Like; Inhomogeneous	Trace <1% Chrysotile	100% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present throughout sample					
15-10-02845-010	2033K-10		White Fibrous; Homogeneous	55% Chrysotile	25% Cellulose 20% Non-Fibrous
Total Asbestos: 55%					

Environmental Hazards Services, L.L.C

Client Number: 36-5620

Report Number: 15-10-02845

Project/Test Address: City of Dayton; 2033 Kensington

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
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QC Sample: 74-M22011-2

QC Blank: SRM 1866 Fiberglass

Reporting Limit: 1% Asbestos

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

Analyst: Kathy Fletcher

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: 15-10-02845

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

Received Date: 10/22/2015
Analyzed Date: 10/22/2015
Reported Date: 10/23/2015

Client Number: 36-5620

Project/Test Address: City of Dayton; 2033 Kensington

Analyst(s)

Kathy S. Fletcher

Kathy Fletcher



Asbestos 400 Point Count Analysis Report

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

Telephone: 800.347.4010

Report Number: 15-10-02978

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

Received Date: 10/22/2015
Analyzed Date: 10/22/2015
Reported Date: 10/26/2015

Project/Test Address: City of Dayton; 2033 Kensington; EHS# 15-10-02845

Client Number:
36-5620

Fax Number:
937-324-0288

Laboratory Results

Lab Sample Number	Client Sample Number	Lab Gross Description	% Asbestos	Narrative ID
15-10-02978-001	2033K-3 Base Coat	Gray Granular	0.50 % Chrysotile	
15-10-02978-002	2033K-4 Base Coat	Gray Granular	0.25 % Chrysotile	
15-10-02978-003	2033K-5 Base Coat	Gray Granular	0.50 % Chrysotile	
15-10-02978-004	2033K-6 Joint Compound	Beige Chalky	1.25 % Chrysotile	
15-10-02978-005	2033K-6 Composite	White/Beige Chalky; Brown Fibrous	0.75 % Chrysotile	
15-10-02978-006	2033K-7 Joint Compound	Beige Chalky	1.00 % Chrysotile	
15-10-02978-007	2033K-8	White Granular; White Paint-Like	0.50 % Chrysotile	
15-10-02978-008	2033K-9	White Granular; White Paint-Like	0.25 % Chrysotile	

Environmental Hazards Services, L.L.C

Client Number: 36-5620
Project/Test Address: City of Dayton; 2033 Kensington; EHS#
15-10-02845

Report Number: 15-10-02978

Lab Sample Number	Client Sample Number	Lab Gross Description	% Asbestos	Narrative ID
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Reporting Limit: 0.25 % Asbestos

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

Analyst: Kathy Fletcher



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: 15-10-02978

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

Received Date: 10/22/2015
Analyzed Date: 10/22/2015
Reported Date: 10/26/2015

Client Number: 36-5620

Project/Test Address: City of Dayton; 2033 Kensington; EHS# 15-10-02845

Analyst(s)

Kathy S. Fletcher

Kathy Fletcher



POINT COUNT REQUEST FORM

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

15-10-02978

 Due Date:
10/26/2015
 (Monday)
 AE

Received Date: 10/22/2015
Client #: 36-5620
Company Name: Hart Environmental Resources
Project/Test Address: City of Dayton; 2033 Kensington; EHS# 15-10-02845
Analysis Requested:

Client Sample #	EHS Sample #	Sample Location and/or Comments
2033K-3	3	
2033K-4	4	
2033K-5	5	
2033K-6	6	Joint Compound Composite
2033K-6	6	
2033K-7	7	
2033K-8	8	
2033K-9	9	

Date Samples Received	Received By	Original Analyst	Date Analyzed	Date Request Received	Received By
10/22/15	Tarig	Karby	10/22/15	10/22/15	Tang

ATTACHMENT 5

WORK ORDER



NEIGHBORHOOD IMPROVEMENT PROGRAM

NOP #19

October 6, 2015

HART ENVIRONMENTAL, INC.
262 Hedge Drive
Springfield, OH 45504

Subject: NEIGHBORHOOD IMPROVEMENT PROGRAM-ASBESTOS SURVEYS
AND POST-ABATEMENT INSPECTIONS

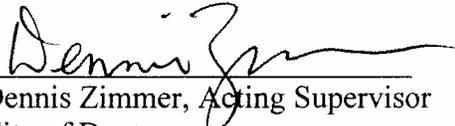
This Transmittal is **Notice of Possession #19** on the Montgomery County Land Reutilization Corporation contract dated January 29, 2015 for the performance of Asbestos Surveys/Post-Abatement Inspections on the properties listed herein.

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
1020 Cumberland	30485	Two-story over basement
1343 Everett	67327 Chadwick Hgts	One-story over slab
1915 Kensington	71721 pt vac alley	One-story over basement
2025 Kensington	71702 pt vac alley	One-story over basement
2033 Kensington	71700 pt vac alley	One-story over basement
2050 Kensington	71752	One-story over basement
2054 Kensington	71753	One-story over crawl (triplex)
105-107 Knecht	45831	Two-story over basement (duplex)
109-111 Knecht	45832	Two-story over basement (triplex)
1017 Shakespeare	61512 pt	One-story over basement
1424 Wesleyan	67007-08 pts	One-story over slab

This Notice of Possession becomes effective at 12:01 a.m. Eastern Standard Time in Ohio on **October 7, 2015** which is established as the beginning date of survey activities on these parcels. **Furthermore, the time for completion is 13 working days, or October 26, 2015.**


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