



Turn-Key Environmental Consultants, Inc.

790 Barnhart Rd.
Troy, OH 45373

714 Monument Ave.
Dayton, OH 45402

Phone: 937-335-8807
Fax: 937-339-4882

November 23, 2015

Mr. Dennis Zimmer
City of Dayton, Division of Housing Inspection
371 West Second Street, 3rd Floor
Dayton, Ohio 45402

RE: Comprehensive Pre-Demolition Asbestos Survey, NOP TK-21, Vacant Residence, 2100 Gipsy, Dayton, OH, TKEC Project #TK-21D

Dear Mr. Zimmer:

On November 12, 2015, Mr. Joseph Saunders (Ohio Department of Health Certified Asbestos Hazard Evaluation Specialist #ES34837) of Turn-Key Environmental Consultants, Inc. (TKEC) visited the vacant residence located at 2100 Gipsy in Dayton, Ohio (subject property). The purpose of the visit was to perform a pre-demolition asbestos survey of the structure to identify asbestos containing materials (ACMs) located in the structure prior to demolition activities being performed.

EXECUTIVE SUMMARY

On November 12, 2015, Mr. Joseph Saunders (Ohio Department of Health Certified Asbestos Hazard Evaluation Specialist # ES34837) of Turn-Key Environmental Consultants, Inc. (TKEC) performed a comprehensive pre-demolition asbestos inspection of the vacant residence located at 2100 Gipsy in Dayton, Ohio. Thirteen (13) samples of suspect materials were collected from the residential structure. The samples were shipped overnight to an accredited laboratory for analysis. Some of the samples were comprised of layers which resulted in the analysis of a total of seventeen (17) samples. Laboratory analysis indicated that six (6) samples contained 1% or greater asbestos. Although the floor tile/linoleum was determined to contain asbestos, these materials do not have to be abated as these materials are Category 1 Non-Friable materials.

The plaster/skim coat samples contained <1% asbestos, and were subsequently analyzed by EPA PLM 400 Point Count. These samples were determined to contain <1% chrysotile asbestos and will not need to be abated.

One (1) window glazing sample contained 2% asbestos, and was subsequently analyzed by EPA PLM 400 Point Count. This sample was determined to contain <1% chrysotile asbestos and will not need to be abated.

Two (2) samples of duct wrap contained >1% asbestos. Approximately 128 SF of this material will need to be abated prior to demolishing the structure.

One (1) sample of transite contained >1% asbestos. Approximately 8 SF of this material will need to be abated prior to demolishing the structure.

One (1) sample of siding was determined to contain >1% asbestos. Approximately 1,800 SF of this material will need to be abated prior to demolishing the structure.

The estimated cost for abating the identified material is \$7,680.00.

No other suspect materials were observed in the structure that will require abatement.

DESCRIPTION OF BUILDING SURVEY AND SAMPLING METHODOLOGY

A room-by-room inspection of the house was performed and homogenous materials were identified. Sampling locations were determined in a statistically random manner for surfacing materials, or randomly distributed manner for thermal system insulation that is representative of the homogeneous area. Each bulk sample was collected using cleaned hand tools and placed in a clean, zip-lock plastic bag and labeled with a unique sample identification number. Pertinent information was recorded on a Bulk Sample Log Sheet, including sample identification number, date of collection, name of inspector, building name, a brief description and location of the sample, and the type of material sampled (e.g. thermal insulation, fireproofing, acoustical plaster). The samples were shipped via overnight courier to SanAir Technologies Laboratory, Inc. (SanAir), an accredited and recognized laboratory under the National Voluntary Laboratory Accreditation Program (NVLAP) and analyzed for asbestos content by polarized-light microscopy (PLM) and dispersion staining (Method Reference: EPA-600/R-93/116). This analytical method, which the EPA currently recommends for the determination of asbestos in bulk samples of suspect material can be used for qualitative identification of six (6) morphologically different types of asbestos fibers: chrysotile, amosite, crocidolite, anthophyllite, tremolite and actinolite asbestos.

The method specifies that the asbestos content in a bulk sample shall be estimated and reported as a finite percentage (rounded to the nearest percentage) within the range of 0 to 100. The result of the bulk sample analysis is reported in a standard written laboratory report. This report includes the clients name, the project number, the laboratory identification number, the sample number assigned to the bulk sample upon receipt at the laboratory, and the field number assigned to the bulk sample upon collection. If the bulk sample contains more than one distinct layer of material, each layer is analyzed separately. The composition of the bulk sample is reported in

percentages of asbestos and non-asbestos components. A summary of the bulk samples collected from this structure is included in Table 1 – Bulk Sample Log.

Although the floor tile/linoleum was determined to contain asbestos, these materials do not have to be abated as these materials are Category 1 Non-Friable materials.

The plaster/skim coat samples contained <1% asbestos, and were subsequently analyzed by EPA PLM 400 Point Count. These samples were determined to contain <1% chrysotile asbestos and will not need to be abated.

One (1) window glazing sample contained 2% asbestos, and was subsequently analyzed by EPA PLM 400 Point Count. This sample was determined to contain <1% chrysotile asbestos and will not need to be abated.

Two (2) samples of duct wrap contained >1% asbestos. Approximately 128 SF of this material will need to be abated prior to demolishing the structure.

One (1) sample of transite contained >1% asbestos. Approximately 8 SF of this material will need to be abated prior to demolishing the structure.

One (1) sample of siding was determined to contain >1% asbestos. Approximately 1,800 SF of this material will need to be abated prior to demolishing the structure.

The results of the sample analyses can be found on the laboratory report attached and in Table 2 – Bulk Sample Data Summary. Table 2 also contains the locations, condition, amount, NESHAP category and type of ACM identified in the structure.

RESULTS

TKEC collected samples from wall and ceiling systems, flooring materials, roofing materials, duct insulation, blown-in insulation and window glaze and caulking if it was present. Analytical results confirmed that the following suspect asbestos-containing building materials contain more than 1% asbestos:

- **Floor Tile/Linoleum, [Basement], [Fair], [200 SF]**
- **Duct Wrap, [Throughout House], [Fair], [128 SF]**
- **Transite, [Basement], [Fair], [8 SF]**
- **Siding, [Entire Exterior], [Fair], [1,800 SF]**

No other suspect asbestos-containing building materials that will likely become friable during demolition were identified in the structure.

ESTIMATED ABATEMENT COSTS

TKEC estimates the costs associated with the removal of the confirmed asbestos-containing materials to be as follows:

The estimated costs for asbestos consulting (specifications and on-site monitoring) if requested by the City of Dayton: N/A

ESTIMATED COSTS FOR FRIABLE ACM ABATEMENT

<u>Material</u>	<u>Estimated Quantity</u>	<u>Estimated Unit Costs</u>	<u>Estimated Costs</u>
N/A	N/A	N/A	N/A

The estimated costs for asbestos consulting (specifications and on-site monitoring): \$ N/A

ESTIMATED COSTS FOR NON-FRIABLE ACM LIKELY TO BECOME FRIABLE ABATEMENT

<u>Material</u>	<u>Estimated Quantity</u>	<u>Estimated Unit Costs</u>	<u>Estimated Costs</u>
Duct Wrap	128 SF	\$3.50/SF	\$448.00
Transite	8 SF	\$4.00/SF	\$32.00
Siding	1,800 SF	\$4.00/SF	\$7,200.00

The estimated costs for asbestos consulting (specifications and on-site monitoring) if requested by the City of Dayton: N/A

ESTIMATED COSTS FOR NON-FRIABLE ACM ABATEMENT

<u>Material</u>	<u>Estimated Quantity</u>	<u>Estimated Unit Costs</u>	<u>Estimated Costs</u>
Floor Tile/Linoleum	200 SF	\$3.50/SF	\$700.00

The estimated costs for asbestos consulting (specifications and on-site monitoring) if requested by the City of Dayton: N/A

Estimated costs are based on prevailing costs in the Midwest for 2015, and do not include costs for planning, permitting, contractor oversight or air monitoring. Actual costs may vary from estimated costs due to contractor workloads, season, or changes in regulatory requirements.

RECOMMENDATIONS

Based on the findings of this asbestos survey and NESHAP regulations, the following recommendations are presented for consideration:

1. Prior to any outside contractor(s) working at the subject structure, the contractor(s) must be notified of the presence of the building materials identified as containing asbestos.
2. Trained workers and supervisors certified by the Ohio Department of Health must be used to remove the identified asbestos-containing building materials using special procedures and protective equipment to ensure that workers are not overexposed to airborne asbestos.
3. Advance notification must be provided to the Regional Air Pollution Control Agency (RAPCA) and the Ohio Department of Health at least ten (10) working days prior to the start of abatement activities.
4. The fact that asbestos containing materials were observed in or on the building should be noted on the demolition notification form along with the name and certification number of the inspector (Joseph D. Saunders, Ohio Department of Health Asbestos Hazard Evaluation Specialist Certification No. ES34837).

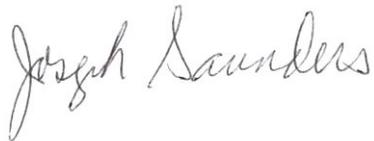
TKEC made every effort to locate suspect ACM that may be concealed; however, suspect ACM which may be located behind hard plaster walls or ceilings, hard walled chases, under flooring or subflooring, etc., were not assessed or quantified. If through demolition suspect materials are discovered, they should be documented and handled appropriately.

This report is prepared to assist the City of Dayton, construction managers and asbestos abatement contractors in locating ACMs. This report is not intended to be used as a bidding document or project specifications.

2100 Gipsy Dr.
November 23, 2015

Attached are the following TKEC documents: 1) Table I – Bulk Sample Log; 2) Table 2 – Bulk Sample Data Summary; 3) Laboratory Report; 4) Building Sketch/Photographs; and 5) Inspector’s Certification. If we can be of further assistance on this or other projects, do not hesitate to call us at (937) 335-8807.

Respectfully submitted,
TURN-KEY ENVIRONMENTAL CONSULTANTS, INC.



Joseph Saunders
Project Manager
ODH Asbestos Hazard Evaluation Specialist
No. ES34837, Exp. Date 6/10/2016



Oliver Purcell
Field Technician
ODH Asbestos Hazard Evaluation Specialist
No. ES35952, Exp. Date 11/05/2016

ATTACHMENT 1

Bulk Sample Log

ASBESTOS BULK SAMPLE LOG
Project - 2100 Gypsy Dr.

TKEC Job# TK-21D

Sample #	Date	Color	Type	Location	Collected By
1-1	11/10/15	Teal	Plaster/Skim Coat	Dining Room	OP/JS
1-2	11/10/15	Teal	Plaster/Skim Coat	Living Room	OP/JS
1-3	11/10/15	Teal	Plaster/Skim Coat	Living Room Ceiling	OP/JS
1-4	11/10/15	Teal	Plaster/Skim Coat	Bedroom 1	OP/JS
1-5	11/10/15	White	Plaster/Skim Coat	Bedroom 3	OP/JS
2-1	11/10/15	White	Window Glazing	Stairway	OP/JS
2-2	11/10/15	White	Window Glazing	Bedroom 1	OP/JS
3-1	11/10/15	Red/Gray	Roofing	Roof	OP/JS
4-1	11/10/15	Gray	Duct Wrap	Bedroom 1	OP/JS
4-2	11/10/15	Gray	Duct Wrap	Kitchen	OP/JS
5-1	11/10/15	Tan	Floor Tile 12" (2 Layers)	Basement	OP/JS
6-1	11/10/15	Gray	Transite	Basement	OP/JS
7-1	11/10/15	Gray	Siding	Exterior	OP/JS

ATTACHMENT 2

Bulk Sample Data Summary

2100 Gypsy Dr
Pre-Demolition Asbestos Survey
Table I - Bulk Sample Data Summary
Project TK-21D

Homogeneous Area					Quantity & Condition			
Sample Description (Material Type)	Sample Location	NSHAP Category	ACM Type	Bulk Sample No.	Good	Fair	Poor	Asbestos Content
Plaster/Skim Coat - Plaster	Dining Room			1-1				<1% Chrysotile
Plaster/Skim Coat - Plaster	Living Room			1-2				<1% Chrysotile
Plaster/Skim Coat - Plaster	Living Room Ceiling			1-3				<1% Chrysotile
Plaster/Skim Coat - Joint Compound (like)	Living Room Ceiling			1-3				NAD
Plaster/Skim Coat - Plaster	Bedroom 1			1-4				<1% Chrysotile
Plaster/Skim Coat - Plaster	Bedroom 3			1-5				<1% Chrysotile
Window Glazing	Stairway	Cat II Non Friable	Misc	2-1		15 Windows		2% Chrysotile
Window Glazing	Bedroom 1			2-2				NAD
Roofing	Roof			3-1				NAD
Duct Wrap	Bedroom 1	Cat II Non Friable	Misc	4-1		128 SF		45% Chrysotile
Duct Wrap	Kitchen			4-2				85% Chrysotile
Floor Tile/Linoleum - Linoleum	Basement			5-1				NAD
Floor Tile/Linoleum - Tile	Basement	Cat I Non Friable	Misc	5-1		200 SF		3% Chrysotile

2100 Gypsy Dr
 Pre-Demolition Asbestos Survey
 Table I - Bulk Sample Data Summary

Project TK-21D

Homogeneous Area					Quantity & Condition			
Sample Description (Material Type)	Sample Location	NSHAP Category	ACM Type	Bulk Sample No.	Good	Fair	Poor	Asbestos Content
Floor Tile/Linoleum - Linoleum	Basement			5-1				NAD
Transite	Basement	Cat II Non Friable	Misc	6-1		4 SF		85% Chrysotile
Siding	Exterior	Cat I Non Friable	Misc	7-1		1800 SF		15% Chrysotile

2100 GipseY Dr.
 Pre-Demolition Asbestos Survey
 Table II - Point Count Sample Data Summary
 Project TK-21D

Homogeneous Area					Quantity & Condition			
Sample Description (Material Type)	Sample Location	NSHAP Category	ACM Type	Bulk Sample No.	Good	Fair	Poor	Asbestos Content
Plaster/Skim Coat - Plaster	Dining Room			1-1				0.5% Chrysotile
Plaster/Skim Coat - Plaster	Living Room			1-2				0.25% Chrysotile
Plaster/Skim Coat - Plaster	Living Room Ceiling			1-3				0.25% Chrysotile
Plaster/Skim Coat - Plaster	Bedroom 1			1-4				<0.25% Chrysotile
Plaster/Skim Coat - Plaster	Bedroom 3			1-5				<0.25% Chrysotile
Window Glazing	Stairway			2-1				0.75% Chrysotile

ATTACHMENT 3

Laboratory Data



Email: IAQ@hayesmicrobial.com
www.hayesmicrobial.com/lims/

Analysis Report prepared for

Turn-Key Environmental Consultants

790 Barnhart Road
Troy, OH 45373
Ph.: (937) 335-8807 Fax.: (937) 339-4882

Job Number: TK-21D
Job Name: 2100 GipseY Dr
Date Sampled: 11-10-2015
Date Analyzed: 11-17-2015
Report Date: 11-17-2015

AIHA EMPAT Laboratory ID# 188863
EPA Laboratory ID# VA01419



NVLAP Lab Code: 500096-0



LAB #188863
AIHA Accredited
Environmental Microbiology



NY ELAP Lab ID#12015

Texas Dept. of State
Health Services

Mold License: LAB1021
Asbestos License: 300435



HAYES

MICROBIAL CONSULTING
3005 East Boundary Terrace, #F
Midlothian, VA 23112, USA
804.562.3435 Fax: 804.447.5562

HMC #15026322

**Turn-Key Environmental Consultants
790 Barnhart Road
Troy, OH 45373**

November 17, 2015

Client Job Number: TK-21D
Client Job Name: 2100 Gipsey Dr

Dear Turn-Key Environmental Consultants,

We would like to thank you for trusting Hayes Microbial for your analytical needs. On November 16, 2015 we received 13 samples by FedEx for the job referenced above.

The results in this analysis pertain only to this job, collected on the stated date and should not be used in the interpretation of any other job. This report may not be duplicated, except in full, without the written consent of Hayes Microbial Consulting, LLC.

This laboratory bears no responsibility for sample collection activities, analytical method limitations, or your use of the test results. Interpretation and use of test results are your responsibility. Any reference to health effects or interpretation of mold levels is strictly the opinion of Hayes Microbial Consulting. In no event, shall Hayes Microbial Consulting or any of its employees be liable for lost profits or any special, incidental or consequential damages arising out of your use of the test results.

Steve Hayes, BSMT(ASCP)
Laboratory Director
Hayes Microbial Consulting, LLC



HAYES

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Troy, OH 45373
Ph.: (937) 335-8807 Fax.: (937) 339-4882

Asbestos PLM Analysis

HMC #15026322

Job Number: TK-21D	Job Name: 2100 Gipsey Dr	Date Collected: 11/10/2015
Collected by: J. Saunders		Date Received: 11/16/2015
Email: tke@turn-keyenvironmental.com		Date Reported: 11/17/2015

HMC ID Number: 15026322 - 1 - L1		Analysis Type: EPA 600/R-93, M-4/82-020 - 1 Day	
Sample Number: 1-1		Sample Name: Plaster/Skim Coat Dining Room	
Homogeneity: Yes		Morphology/Macro Desc.: Plaster / Gray	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
<1 % Chrysotile	2 % Hair	98 %	

HMC ID Number: 15026322 - 2 - L1		Analysis Type: EPA 600/R-93, M-4/82-020 - 1 Day	
Sample Number: 1-2		Sample Name: Plaster/Skim Coat Living Room	
Homogeneity: Yes		Morphology/Macro Desc.: Plaster / Gray	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
<1 % Chrysotile	2 % Hair	98 %	

HMC ID Number: 15026322 - 3 - L1		Analysis Type: EPA 600/R-93, M-4/82-020 - 1 Day	
Sample Number: 1-3		Sample Name: Plaster/Skim Coat Living Room Ceiling	
Homogeneity: Yes		Morphology/Macro Desc.: Plaster / Gray	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
<1 % Chrysotile	2 % Hair	98 %	

HMC ID Number: 15026322 - 3 - L2		Analysis Type: EPA 600/R-93, M-4/82-020 - 1 Day	
Sample Number: 1-3		Sample Name: Plaster/Skim Coat Living Room Ceiling	
Homogeneity: Yes		Morphology/Macro Desc.: Joint Compound-Like / Tan	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
(None Detected)	(None Detected)	100 %	

Signature: 

Date: 11/17/2015

Reviewed by: 

Date: 11/17/2015



HAYES

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Asbestos PLM Analysis

HMC #15026322

Job Number: TK-21D	Job Name: 2100 Gipsey Dr	Date Collected: 11/10/2015
Collected by: J. Saunders		Date Received: 11/16/2015
Email: tke@turn-keyenvironmental.com		Date Reported: 11/17/2015

HMC ID Number: 15026322 - 4 - L1		Analysis Type: EPA 600/R-93, M-4/82-020 - 1 Day	
Sample Number: 1-4		Sample Name: Plaster/Skim Coat Bedroom 1	
Homogeneity: Yes		Morphology/Macro Desc.: Plaster / Gray	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
<1 % Chrysotile	2 % Hair	98 %	

HMC ID Number: 15026322 - 5 - L1		Analysis Type: EPA 600/R-93, M-4/82-020 - 1 Day	
Sample Number: 1-5		Sample Name: Plaster/Skim Coat Bedroom 3	
Homogeneity: Yes		Morphology/Macro Desc.: Plaster / Gray	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
<1 % Chrysotile	2 % Hair	98 %	

HMC ID Number: 15026322 - 6 - L1		Analysis Type: EPA 600/R-93, M-4/82-020 - 1 Day	
Sample Number: 2-1		Sample Name: Window Glazing Stairway	
Homogeneity: Yes		Morphology/Macro Desc.: Glazing / Gray	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
2 % Chrysotile	(None Detected)	98 %	

HMC ID Number: 15026322 - 7 - L1		Analysis Type: EPA 600/R-93, M-4/82-020 - 1 Day	
Sample Number: 2-2		Sample Name: Window Glazing Bedroom 1	
Homogeneity: Yes		Morphology/Macro Desc.: Glazing / White	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
(None Detected)	(None Detected)	100 %	

Signature: 

Date: 11/17/2015

Reviewed by: 

Date: 11/17/2015



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Asbestos PLM Analysis

HMC #15026322

Job Number: TK-21D	Job Name: 2100 Gipsey Dr	Date Collected: 11/10/2015
Collected by: J. Saunders		Date Received: 11/16/2015
Email: tke@turn-keyenvironmental.com		Date Reported: 11/17/2015

HMC ID Number: 15026322 - 8 - L1		Analysis Type: EPA 600/R-93, M-4/82-020 - 1 Day	
Sample Number: 3-1		Sample Name: Roofing Roof	
Homogeneity: Yes		Morphology/Macro Desc.: Roofing / Black	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
(None Detected)	15 % Fiberglass	85 %	

HMC ID Number: 15026322 - 9 - L1		Analysis Type: EPA 600/R-93, M-4/82-020 - 1 Day	
Sample Number: 4-1		Sample Name: Duct Wrap Bedroom 1	
Homogeneity: Yes		Morphology/Macro Desc.: Fibrous / Brown	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
45 % Chrysotile	35 % Cellulose fibers	20 %	

HMC ID Number: 15026322 - 10 - L1		Analysis Type: EPA 600/R-93, M-4/82-020 - 1 Day	
Sample Number: 4-2		Sample Name: Duct Wrap Kitchen	
Homogeneity: Yes		Morphology/Macro Desc.: / Tan	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
85 % Chrysotile	(None Detected)	15 %	

HMC ID Number: 15026322 - 11 - L1		Analysis Type: EPA 600/R-93, M-4/82-020 - 1 Day	
Sample Number: 5-1		Sample Name: Floor Tile 12 inch (2 layers) Basement	
Homogeneity: Yes		Morphology/Macro Desc.: Linoleum / Tan	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
(None Detected)	(None Detected)	100 %	

Signature: 

Date: 11/17/2015

Reviewed by: 

Date: 11/17/2015



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Asbestos PLM Analysis

HMC #15026322

Job Number: TK-21D	Job Name: 2100 Gipsey Dr	Date Collected: 11/10/2015
Collected by: J. Saunders		Date Received: 11/16/2015
Email: tke@turn-keyenvironmental.com		Date Reported: 11/17/2015

HMC ID Number: 15026322 - 11 - L2		Analysis Type: EPA 600/R-93, M-4/82-020 - 1 Day	
Sample Number: 5-1		Sample Name: Floor Tile 12 inch (2 layers) Basement	
Homogeneity: Yes		Morphology/Macro Desc.: Tile / Orange	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
3 % Chrysotile	(None Detected)	97 %	

HMC ID Number: 15026322 - 11 - L3		Analysis Type: EPA 600/R-93, M-4/82-020 - 1 Day	
Sample Number: 5-1		Sample Name: Floor Tile 12 inch (2 layers) Basement	
Homogeneity: Yes		Morphology/Macro Desc.: Linoleum / Tan	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
(None Detected)	35 % Cellulose fibers	65 %	

HMC ID Number: 15026322 - 12 - L1		Analysis Type: EPA 600/R-93, M-4/82-020 - 1 Day	
Sample Number: 6-1		Sample Name: Transite Basement	
Homogeneity: Yes		Morphology/Macro Desc.: Transite / White	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
85 % Chrysotile	(None Detected)	15 %	

HMC ID Number: 15026322 - 13 - L1		Analysis Type: EPA 600/R-93, M-4/82-020 - 1 Day	
Sample Number: 7-1		Sample Name: Siding Exterior	
Homogeneity: Yes		Morphology/Macro Desc.: Transite / Gray	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
15 % Chrysotile	(None Detected)	85 %	

Signature: 

Date: 11/17/2015

Reviewed by: 

Date: 11/17/2015



HAYES

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Asbestos - Additional Information

HMC #15026322

All samples were received in acceptable condition unless otherwise noted on the report. The Report must not be used by the client to claim product certification, approval, or endorsement by: AIHA, NIST, NVLAP NY ELAP, or any agency. The results relate only to the items tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data can be provided when requested. None detected: Below the detected reporting limit of 1% unless point counting is performed, then the detected, reporting limit is .25%. Per NY ELAP198.6 (NOB) TEM is the only reliable method to declare an NOB material as Non-Asbestos Containing. Hayes Microbial Consulting reserves the right to dispose of all samples after a period of 60 days in compliance with state and federal guidelines.

Signature: Reed

Date: 11/17/2015

Reviewed by: Stephen N. Hayes

Date: 11/17/2015

ASBESTOS BULK SAMPLE LOG
Project - 2100 Gipsy Dr.

pg 2 of 2

TKEC Job# TK-21D

026322

Sample #	Date	Color	Type	Location	Collected By
1-1	11/10/15	Teal	Plaster/Skim Coat	Dining Room	
1-2		Teal	Plaster/Skim Coat	Living Room	
1-3		Teal	Plaster/Skim Coat	Living Room Ceiling	
1-4		Teal	Plaster/Skim Coat	Bedroom 1	
1-5		White	Plaster/Skim Coat	Bedroom 3	
2-1		White	Window Glazing	Stairway	
2-2		White	Window Glazing	Bedroom 1	
3-1		Red/Gray	Roofing	Roof	
4-1		Gray	Duct Wrap	Bedroom 1	
4-2		Gray	Duct Wrap	Kitchen	
5-1		Tan	Floor Tile 12" (2 Layers)	Basement	
6-1		Gray	Transite	Basement	
7-1		Gray	Siding	Exterior	

Rec'd @ 11/16/15



Email: IAQ@hayesmicrobial.com
www.hayesmicrobial.com/lims/

Analysis Report prepared for

Turn-Key Environmental Consultants

790 Barnhart Road
Troy, OH 45373
Ph.: (937) 335-8807 Fax.: (937) 339-4882

Job Number: TK-21D
Job Name: 2100 Gipsey Dr
Date Sampled:
Date Analyzed: 11-20-2015
Report Date: 11-20-2015

AIHA EMPAT Laboratory ID# 188863
EPA Laboratory ID# VA01419



NVLAP Lab Code: 500096-0



LAB #188863

AIHA Accredited
Environmental Microbiology



NY ELAP Lab ID#12015

Texas Dept. of State
Health Services

Mold License: LAB1021
Asbestos License: 300435



HAYES

MICROBIAL CONSULTING
3005 East Boundary Terrace, #F
Midlothian, VA 23112, USA
804.562.3435 Fax: 804.447.5562

HMC #15026875

**Turn-Key Environmental Consultants
790 Barnhart Road
Troy, OH 45373**

November 20, 2015

Client Job Number: TK-21D
Client Job Name: 2100 Gipsey Dr

Dear Turn-Key Environmental Consultants,

We would like to thank you for trusting Hayes Microbial for your analytical needs. On November 20, 2015 we received 6 samples by Hand Delivered for the job referenced above.

The results in this analysis pertain only to this job, collected on the stated date and should not be used in the interpretation of any other job. This report may not be duplicated, except in full, without the written consent of Hayes Microbial Consulting, LLC.

This laboratory bears no responsibility for sample collection activities, analytical method limitations, or your use of the test results. Interpretation and use of test results are your responsibility. Any reference to health effects or interpretation of mold levels is strictly the opinion of Hayes Microbial Consulting. In no event, shall Hayes Microbial Consulting or any of its employees be liable for lost profits or any special, incidental or consequential damages arising out of your use of the test results.

Steve Hayes, BSMT(ASCP)
Laboratory Director
Hayes Microbial Consulting, LLC



HAYES

MICROBIAL CONSULTING
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Midlothian, VA 23112, USA
804.562.3435 Fax: 804.447.5562

Turn-Key Environmental Consultants
790 Barnhart Road
Troy, OH 45373
Ph.: (937) 335-8807 Fax.: (937) 339-4882

Asbestos PLM Analysis

HMC #15026875

Job Number: TK-21D	Job Name: 2100 Gipsey Dr	Date Collected:
Collected by: J. Saunders		Date Received: 11/20/2015
Email: tke@turn-keyenvironmental.com		Date Reported: 11/20/2015

HMC ID Number: 15026875 - 1 - L1		Analysis Type: EPA 400 Point Count - 1 Day	
Sample Number: 15026322-1-L1		Sample Name:	
Homogeneity: Yes		Morphology/Macro Desc.: Granular / Gray	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
0.5 % Chrysotile	(None Detected)	99.5 %	

HMC ID Number: 15026875 - 2 - L1		Analysis Type: EPA 400 Point Count - 1 Day	
Sample Number: 15026322-2-L1		Sample Name:	
Homogeneity: Yes		Morphology/Macro Desc.: Granular / Gray	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
0.25 % Chrysotile	(None Detected)	99.75 %	

HMC ID Number: 15026875 - 3 - L1		Analysis Type: EPA 400 Point Count - 1 Day	
Sample Number: 15026322-3-L1		Sample Name:	
Homogeneity: Yes		Morphology/Macro Desc.: Granular / Gray	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
0.25 % Chrysotile	(None Detected)	99.75 %	

HMC ID Number: 15026875 - 4 - L1		Analysis Type: EPA 400 Point Count - 1 Day	
Sample Number: 15026322-4-L1		Sample Name:	
Homogeneity: Yes		Morphology/Macro Desc.: Granular / Gray	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
<0.25 % Chrysotile	(None Detected)	100 %	Asbestos Observed Not In Counting Field.

Signature: 

Date: 11/20/2015

Reviewed by: 

Date: 11/20/2015



HAYES

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790 Barnhart Road
Troy, OH 45373
Ph.: (937) 335-8807 Fax.: (937) 339-4882

Asbestos PLM Analysis

HMC #15026875

Job Number: TK-21D	Job Name: 2100 Gipsey Dr	Date Collected:
Collected by: J. Saunders		Date Received: 11/20/2015
Email: tke@turn-keyenvironmental.com		Date Reported: 11/20/2015

HMC ID Number: 15026875 - 5 - L1		Analysis Type: EPA 400 Point Count - 1 Day	
Sample Number: 15026322-5-L1		Sample Name:	
Homogeneity: Yes		Morphology/Macro Desc.: Granular / Gray	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
<0.25 % Chrysotile	(None Detected)	100 %	Asbestos Observed Not In Counting Field.

HMC ID Number: 15026875 - 6 - L1		Analysis Type: EPA 400 Point Count - 1 Day	
Sample Number: 15026322-6-L1		Sample Name:	
Homogeneity: Yes		Morphology/Macro Desc.: Granular / Gray	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
0.75 % Chrysotile	(None Detected)	99.25 %	

Signature: 

Date: 11/20/2015

Reviewed by: 

Date: 11/20/2015



HAYES

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Asbestos - Additional Information

HMC #15026875

All samples were received in acceptable condition unless otherwise noted on the report. The Report must not be used by the client to claim product certification, approval, or endorsement by: AIHA, NIST, NVLAP NY ELAP, or any agency. The results relate only to the items tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data can be provided when requested. None detected: Below the detected reporting limit of 1% unless point counting is performed, then the detected, reporting limit is .25%. Per NY ELAP198.6 (NOB) TEM is the only reliable method to declare an NOB material as Non-Asbestos Containing. Hayes Microbial Consulting reserves the right to dispose of all samples after a period of 60 days in compliance with state and federal guidelines.

Signature: Reed

Date: 11/20/2015

Reviewed by: Stephen N. Hayes

Date: 11/20/2015



Renaldo Drakes <renaldo@hayesmicrobial.com>

FW: Point Count Analyses

1 message

Tammy <tammy@hayesmicrobial.com>

To: Renaldo Drakes <renaldo@hayesmicrobial.com>

Tue, Nov 17, 2015 at 12:04 PM

From: Turn-Key Environmental [mailto:tkec@turn-keyenvironmental.com]

Sent: Tuesday, November 17, 2015 11:44 AM

To: contact@hayesmicrobial.com

Subject: Point Count Analyses

Dear Mr. Hayes,

I would like to order EPA Point Counts for the following samples:

~~15026316-1-L1
15026316-2-L1
15026316-3-L1
(Positive Stop)~~

~~15026319-1-L1
15026319-2-L1
15026319-3-L1
15026319-4-L1
15026319-6-L1
(Positive Stop)~~

~~15026332-1-L1
15026332-7-L1
15026332-8-L1
15026332-4-L1~~

11/20/2015

Hayes Microbial Consulting Mail - FW: Point Count Analyses

~~15026332-5-L1~~

~~(Positive Stop)~~

026875

15026322-1-L1

15026322-2-L1

15026322-3-L1

15026322-4-L1

15026322-5-L1

15026322-6-L1

(Positive Stop)

026875

~~15026315-1-L1~~

~~15026315-3-L1~~

~~15026328-4-L1~~

~~15026328-8-L1~~

One (1) day TAT would be great for these samples. Please let me know if you have questions or need additional information.

Thank you,

Joe Saunders

Turn-Key Environmental Consultants, Inc.
790 Barnhart Road
Troy, Ohio 45373
937-335-8807
www.turn-keyenvironmental.com

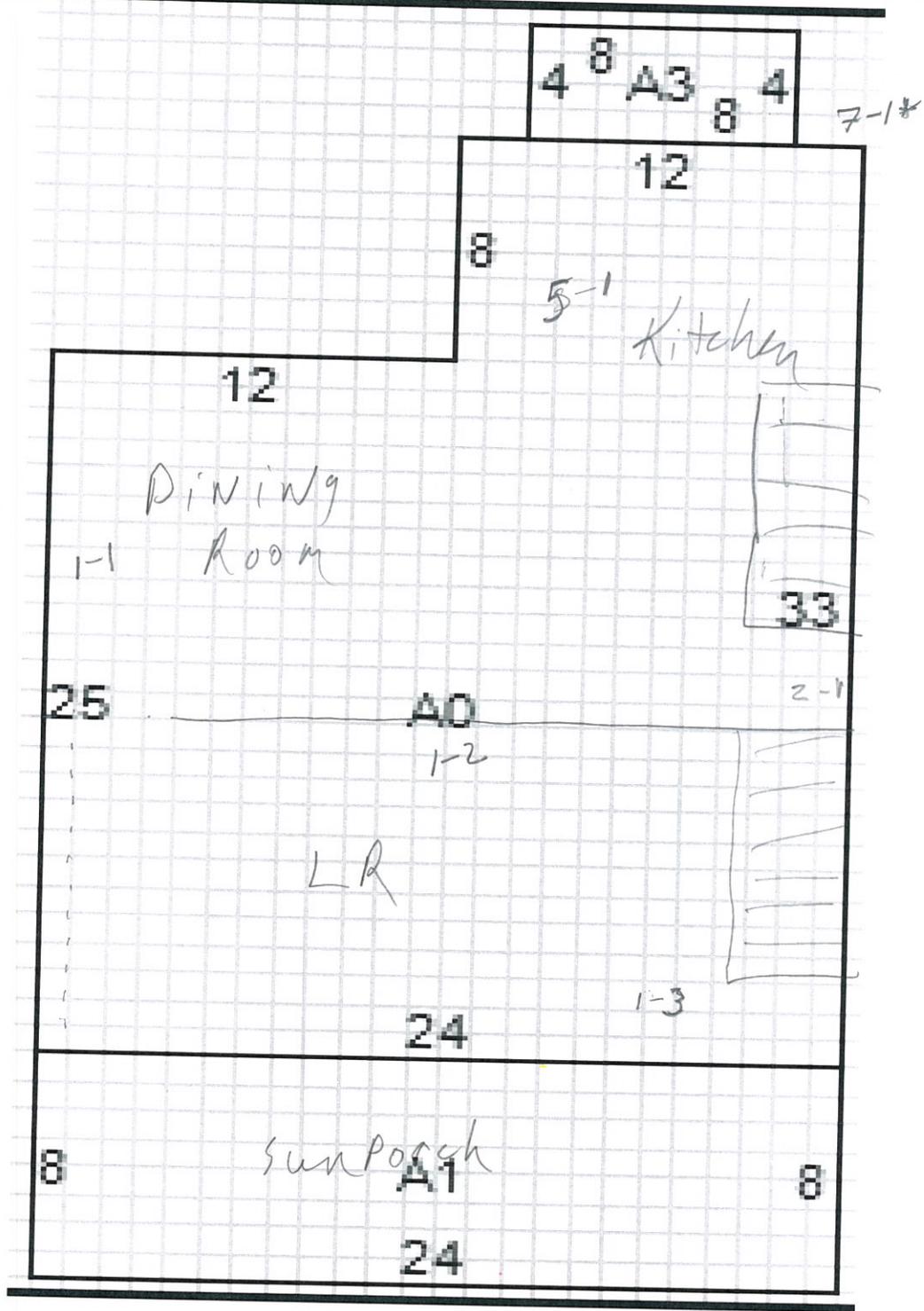
Rec'd @ 11/20/15



This email has been checked for viruses by Avast antivirus software.
www.avast.com

ATTACHMENT 4

Site Sketch/Photographs



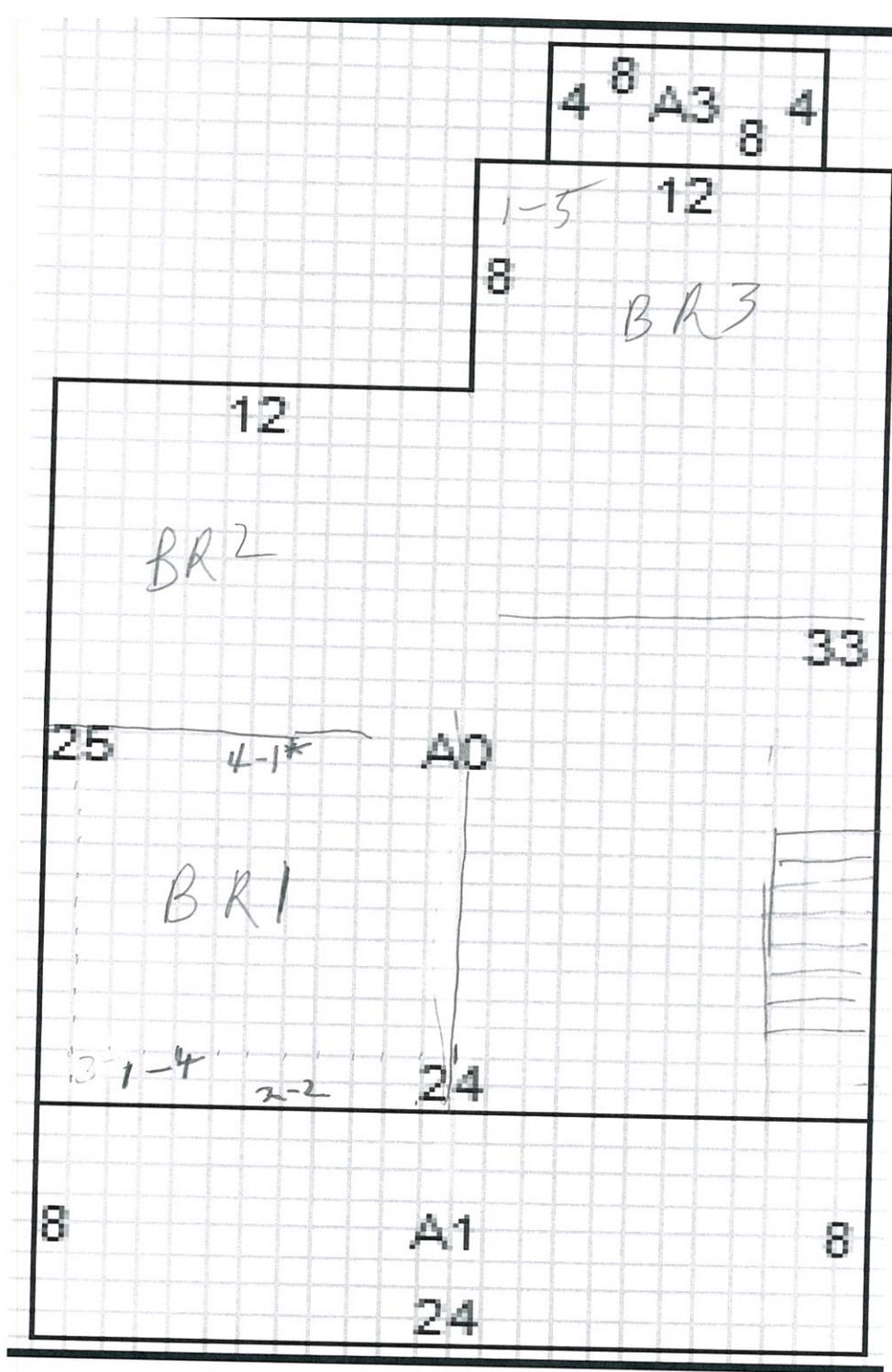
Notes:

1-1 Approximate
Sample Location

1-1* Asbestos > 1%

First Floor
FLOOR PLAN

TK-21D_2100 Gipsy

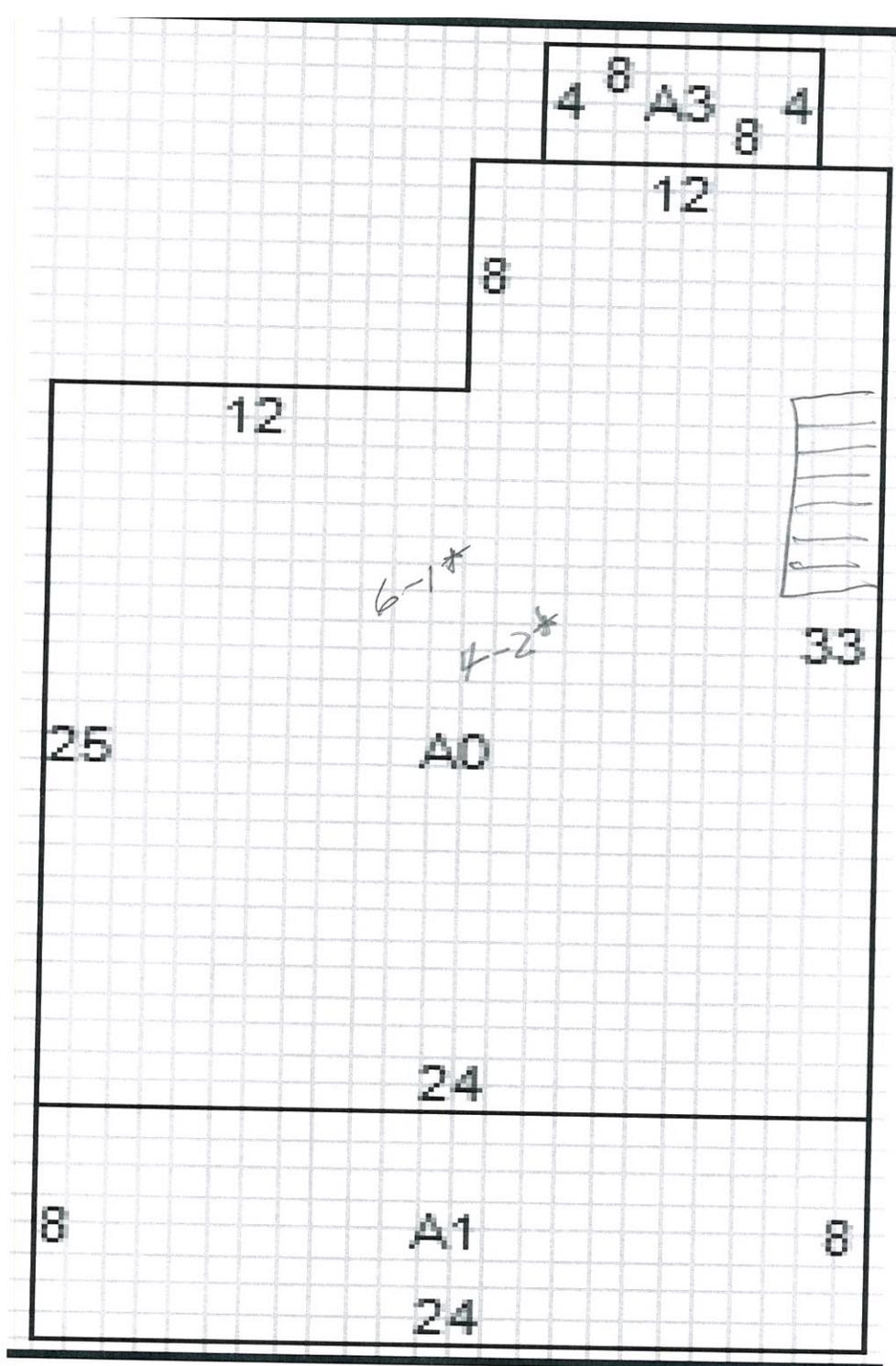


Notes:

1-1 Approximate
Sample Location

1-1* Asbestos > 1%

Second Floor
FLOOR PLAN
TK-21D_2100 Gipsy



Notes:

1-1 Approximate
Sample Location
1-1* Asbestos > 1%

Basement
FLOOR PLAN
TK-21D_2100 Gipsy



2100 Gipsy



Sample 1-1 Plaster/Skim Coat



Sample 1-2 Plaster/Skim Coat



Plaster 1-3 Plaster/Skim Coat



Sample 1-4 Plaster/Skim Coat



Sample 1-5 Plaster/Skim Coat



Sample 2-1 Window Glazing



Sample 4-1 Duct Wrap



Sample 5-1 12" Floor Tile



Sample 4-2 Duct Wrap



Sample 6-1 Transite



Sample 7-1 Siding

ATTACHMENT 5

Inspector's Certification

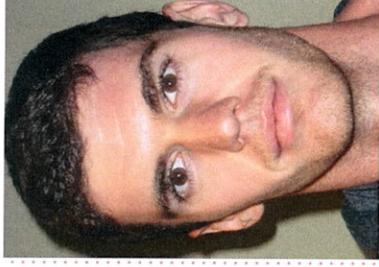


TSI Training Services International

Asbestos Building Inspector Initial

Certificate

This is to certify



Oliver Purcell

XXXX-XX-7816

has attended and successfully completed the Asbestos Hazard Emergency Response Act mandatory course for the Asbestos Building Inspector Initial and has passed an examination in that course with a minimum score of 70% or better. Training was in accordance with 40 CFR Part 763 (AHERA). The above student received the requisite training for asbestos accreditation under Title II of the Toxic Substances Control Act and State of Indiana requirements under 326 IAC 18-2 and Chapter 3701-34 Ohio Administrative Code.

Robert M. Walter

9/30/16

Expiration Date

9/28/15 - 9/30/15

Date(s) of Course

9/30/15

Examination Date

Cleveland, OH

Course Location



33150 Lakeland Blvd.
Cleveland, OH 44095
1-866-666-8438

15 TSI 60522 ii

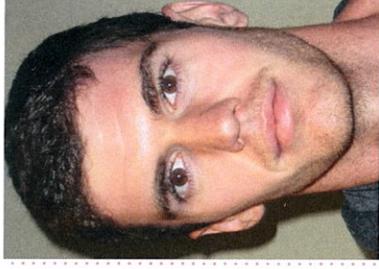


TSI Training Services International

Asbestos Management Planner Initial

Certificate

This is to certify



Oliver Purcell

XXXX-XX-7816

has attended and successfully completed the Asbestos Hazard Emergency Response Act mandatory course for the Asbestos Management Planner Initial and has passed an examination in that course with a minimum score of 70% or better. Training was in accordance with 40 CFR Part 763 (AHERA). The above student received the requisite training for asbestos accreditation under Title II of the Toxic Substances Control Act and State of Indiana requirements under 326 IAC 18-2 and Chapter 3701-34 Ohio Administrative Code.

Robert Alletta

10/2/16

Expiration Date

10/1/15 - 10/2/15

Date(s) of Course

10/2/15

Examination Date

Cleveland, OH

Course Location

TSI

33150 Lakeland Blvd.
Cleveland, OH 44095
1-866-666-8438

15 TSI 60530 mpi



OHIO DEPARTMENT OF HEALTH

246 North High Street
Columbus, Ohio 43215

614/466-3543
www.odh.ohio.gov

John R. Kasich/Governor

Richard Hodges/Director of Health

November 05, 2015

Oliver L Purcell
54 Old Yellow Springs Road Unit 11
Fairborn OH 45324

RE: Asbestos Hazard Evaluation Specialist
Certification Number: ES35952
Expiration Date: 11/05/2016

Dear Oliver L Purcell:

This letter and enclosed certification card approves your request to be certified as an Asbestos Hazard Evaluation Specialist. You must present your card upon request at any project site while performing duties. Copies of cards are not acceptable as proof of certification.

This certification may be revoked by the Director of Health for violation of any of the requirements of 3701-34 of the Ohio Administrative Code.

If you have any questions, please call Kathy Butcher, Licensure Specialist, at 614-644-0226.

Sincerely,

Bill Robbins, Section Chief
Bureau of Licensure Operations
Office of Health Assurance and Licensing



Asbestos Hazard Evaluation Specialist



Oliver L Purcell

**54 Old Yellow Springs Road Unit 11
Fairborn OH 45324**

Certification Number **ES35952** Expiration Date **11/05/2016**

DOB: 07/12/1992

This certification is issued pursuant to Chapter 3710 of the Revised Code and 3701-34 of the Ohio Administrative Code

Certification Card is not valid if altered



TSI Training Services International

Asbestos Building Inspector Refresher

Certificate

This is to certify

Joseph D. Saunders

XXXX-XX-6484



has attended and successfully completed the Asbestos Hazard Emergency Response Act mandatory course for the Asbestos Building Inspector Refresher and has passed an examination in that course with a minimum score of 70% or better. Training was in accordance with 40 CFR Part 763 (AHERA). The above student received the requisite training for asbestos accreditation under Title II of the Toxic Substances Control Act and State of Indiana requirements under 326 IAC 18-2 and Chapter 3701-34 Ohio Administrative Code.

Training Manager

4/30/16

Expiration Date

4/30/15

Date(s) of Course

4/30/15

Examination Date

Columbus, OH

Course Location

TSI

33150 Lakeland Blvd.
Cleveland, OH 44095
1-866-666-8438

15 TSI 58782 ir



TSI Training Services International

Asbestos Management Planner Refresher

Certificate

This is to certify

Joseph D. Saunders

XXXX-XX-6484



has attended and successfully completed the Asbestos Hazard Emergency Response Act mandatory course for the Asbestos Management Planner Refresher and has passed an examination in that course with a minimum score of 70% or better. Training was in accordance with 40 CFR Part 763 (AHERA). The above student received the requisite training for asbestos accreditation under Title II of the Toxic Substances Control Act and State of Indiana requirements under 326 IAC 18-2 and Chapter 3701-34 Ohio Administrative Code.

4/30/16

4/30/15

4/30/15

Columbus, OH

Training Manager

Expiration Date

Date(s) of Course

Examination Date

Course Location

TSI

33150 Lakeland Blvd.
Cleveland, OH 44095
1-866-666-8438

15 TSI 58791 mpr



OHIO DEPARTMENT OF HEALTH

246 North High Street
Columbus, Ohio 43215

614/466-3543
www.odh.ohio.gov

John R. Kasich/Governor

Richard Hodges/Director of Health

June 11, 2015

Joseph D Saunders
3072 Southdale Drive #2
Kettering OH 45409

RE: Asbestos Hazard Evaluation Specialist
Certification Number: ES34837
Expiration Date: 06/10/2016

Dear Joseph D Saunders:

This letter and enclosed certification card approves your request to be certified as an Asbestos Hazard Evaluation Specialist. You must present your card upon request at any project site while performing duties. Copies of cards are not acceptable as proof of certification.

This certification may be revoked by the Director of Health for violation of any of the requirements of 3701-34 of the Ohio Administrative Code.

If you have any questions, please call Kathy Butcher, Licensure Specialist, at 614-644-0226.

Sincerely,

Bill Robbins, Section Chief
Bureau of Licensure Operations
Office of Health Assurance and Licensing

State of Ohio
Department of Health
Asbestos Program

Asbestos Hazard Evaluation Specialist



Joseph D Saunders
3072 Southdale Drive #2
Kettering OH 45409

DOB: 02/09/1956 Certification Number: **ES34837** Expiration Date: **06/10/2016**

This certification is issued pursuant to Chapter 3710 of the Revised Code and 3701-34 of the Ohio Administrative Code Certification Card is not valid if altered