



# **HART ENVIRONMENTAL RESOURCES**

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

## **ASBESTOS INSPECTION REPORT**

**4668 Drew Way  
Dayton, OH 45416**



### **PREPARED FOR:**

**Mr. Dennis Zimmer  
Montgomery County Land Reutilization Corporation  
City of Dayton  
Building Services  
Nuisance Abatement & Rehabilitation Supervisor  
371 W. 2<sup>nd</sup> St., Room 324  
Dayton, OH 45402  
937-333-3982**

### **PREPARED BY:**

**Lynda M. Hart  
Asbestos Hazards Evaluation Specialist  
Ohio #ES-32558  
November 23, 2015**

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# HART ENVIRONMENTAL RESOURCES

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

November 23, 2015

Mr. Dennis Zimmer  
Montgomery County Land Reutilization Corporation  
City of Dayton  
Building Services  
Nuisance Abatement & Rehabilitation Supervisor  
371 W. 2<sup>nd</sup> St., Room 324  
Dayton, OH 45402

Re: Asbestos Inspection  
4668 Drew Way  
Dayton, OH 45416

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 4668 Drew Way, Dayton, OH. The inspection, conducted on November 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 4668 Drew Way 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 slab foundation. The house exterior is covered with wood lapping, over plywood. The interior walls are covered with drywall, finished with textured paint, and paneling. The floor is covered with vinyl floor tiles throughout the house. Eleven (11) metal windows have been installed in the house. The gas forced air heating system has been removed, no ductwork wrap or seam tape remain 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.

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## Analytical Results

<b>HER Sample # Lab Sample #</b>	<b>Amount</b>	<b>Layers</b>	<b>Description/Sample Location</b>	<b>Condition</b>	<b>PLM Result (% Asbestos)</b>
4668D-1 15-11-02353-001 15-11-02513-001	1000 sq. ft.	3	Drywall/Textured. Paint, Living Room, Wall B, Inhomogeneous	Non-friable	Trace <1% Chrysotile Asbestos Present (Text. Paint =1.25%)
4668D-2 15-11-02353-002 15-11-02513-003	See Above	3	Drywall/Textured Paint, Kitchen, Wall D, Inhomogeneous	Non-friable	Trace <1% Chrysotile Asbestos Present (PC=1.50%)
4668D-3 15-11-02353-003 15-11-02513-005	See Above	3	Drywall/Textured Paint, Bedroom 1, Wall B, Inhomogeneous	Non-friable	Trace <1% Chrysotile Asbestos Present (PC=1.25%)
4668D-4 15-11-02353-004A 15-11-02513-007	600 sq ft.	1	Floor Tile (Tile), Bedroom 1 Closet, Floor, Homogeneous	Non-friable	<b>4% Chrysotile Asbestos Present (PC=2.25%)</b>
4668D-4 15-11-02353-004B	See above	1	Floor Tile (Mastic), Bedroom 1 Closet, Floor, Homogeneous	Non-friable	<b>8% Chrysotile Asbestos Present</b>
4668D-5 15-11-02353-005 15-11-02513-008	See above	1	Floor Tile, Hall Closet, Floor, Homogeneous	Non-friable	<b>5% Chrysotile Asbestos Present (PC=2.25%)</b>
4668D-6 15-11-02353-006	11	2	Window Glazing, Bedroom 1, Wall C, Inhomogeneous	Friable	None Detected
4668D-7 15-11-02353-007	See Above	1	Window Glazing, Living Room, Wall D, Homogeneous	Friable	None Detected
4668D-8 15-11-02353-008	1600 sq. ft.	2	Roof Shingle, Exterior, Inhomogeneous	Non-friable	None Detected
4668D-9 15-11-02353-009	See Above	2	Roof Shingle, Exterior, Inhomogeneous	Non-friable	None Detected

## Discussion and Recommendations

Nine (9) bulk samples of suspect asbestos-containing materials were collected in the accessible areas of the structure. The drywall, with textured paint, was homogeneous throughout the interior, as was the window glazing, floor tiles, window glazing and roofing shingles. 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:

- Floor Tile, Throughout the structure
- Textured Paint - Bedrooms, Kitchen/Dining, Living Room (Walls A, B & D), Hall

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>
Floor Tile	600 sq. ft.	\$ 2/sq ft.	\$ 1,200
Drywall with Textured Paint	1000 sq. ft.	\$ 2/sq ft.	\$ 2,000
			<b>Total \$ 3,200</b>

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

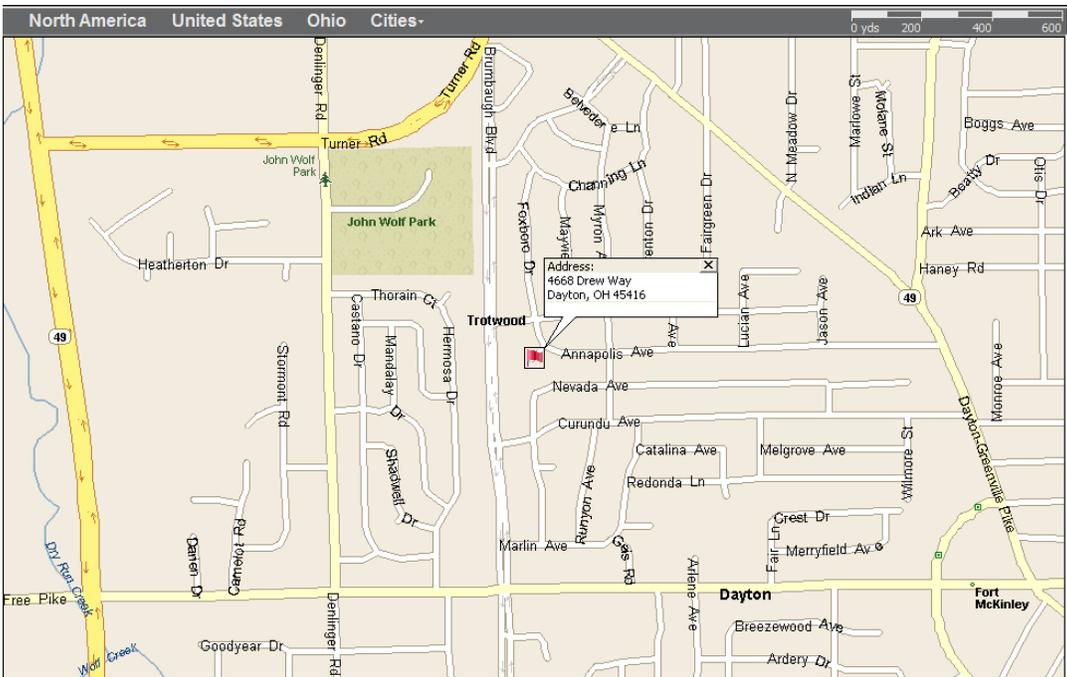
*Registered Environmental Manager, #7928*

*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**

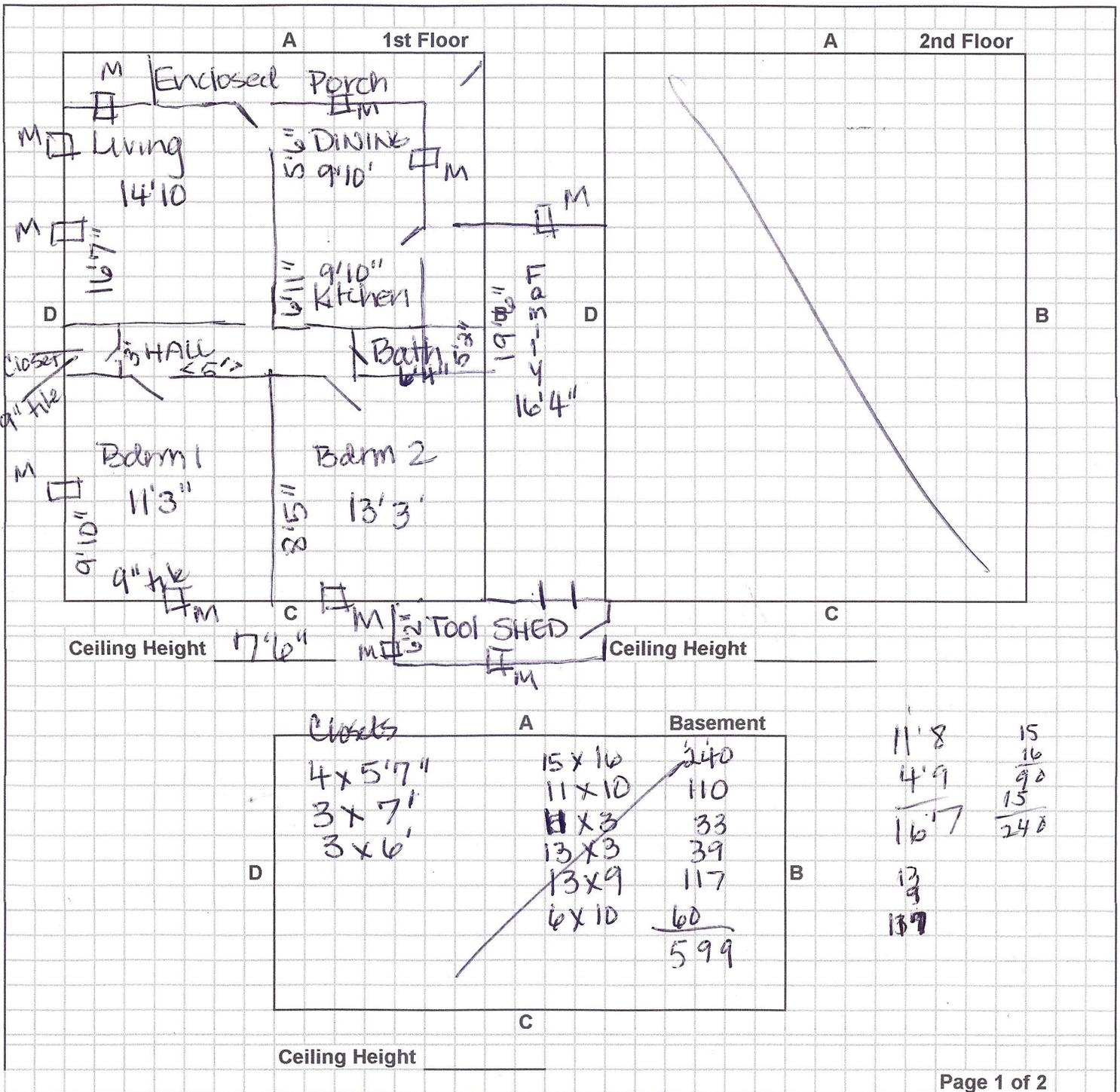
Site 4668 Drew

City Dayton Trotwood State OH

Zip \_\_\_\_\_

Structure

Levels: 1  2 \_\_\_\_\_ 3 \_\_\_\_\_ Other \_\_\_\_\_  
 Foundation: Slab  Crawl \_\_\_\_\_ Basement \_\_\_\_\_  
 Exterior: Wood  Over wood Vinyl \_\_\_\_\_ Aluminum \_\_\_\_\_ Transite  Brick \_\_\_\_\_ Other \_\_\_\_\_  
 Interior Walls: Drywall  Plaster  Paneling  Other \_\_\_\_\_  
 Flooring: Linoleum/Vinyl All over Linoleum/Vinyl \_\_\_\_\_ Linoleum/Vinyl \_\_\_\_\_  
 Windows: Wood \_\_\_\_\_ Vinyl \_\_\_\_\_ Metal  Other \_\_\_\_\_ Number of Windows 11  
 Heating: GFA \_\_\_\_\_ Hot Water \_\_\_\_\_ Other \_\_\_\_\_ Ductwork Wrap Yes /  No Seam Tape Yes  No  
 Roofing: Asphalt Shingles  Transite Shingles \_\_\_\_\_ Metal \_\_\_\_\_ Other \_\_\_\_\_





**ATTACHMENT 3**  
**PHOTOGRAPHS**

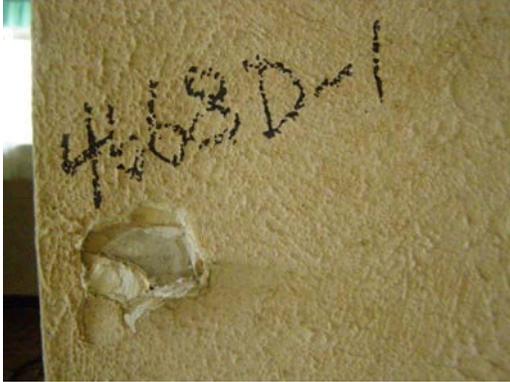


Photo 1: Drywall/Text. Paint (4668D-1) Living Room, Wall B. Trace <1% Chrysotile Asbestos Detected (Textured Paint PC=1.25%).



Photo 2: Drywall/Text. Paint (4668D-2) Kitchen, Wall D. Trace <1% Chrysotile Asbestos Detected (Textured Paint PC=1.50%).



Photo 3: Drywall/Text. Paint (4668D-3) Bedroom 1, Wall B. Trace <1% Chrysotile Asbestos Detected (Textured Paint PC=1.25%).

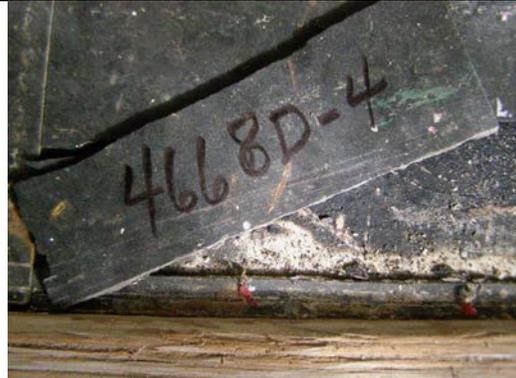


Photo 4: Floor Tile (4668D-4) Bedroom 1 Closet, Floor. Tile: 4% Chrysotile Asbestos Detected (PC=2.25%). Mastic: 8% Chrysotile Asbestos Detected.



Photo 5: Floor Tile (4668D-4) Hall Closet, Floor. 5% Chrysotile Asbestos Detected (PC=2.25%).



Photo 6: Window Glazing (4668D-6) Bedroom 1, Wall C. No Asbestos Detected.



**Photo 7: Window Glazing (4668D-7) Living Room, Wall D.  
No Asbestos Detected.**



**Photo 8: Roof Shingle (4668D-8) Exterior.  
No Asbestos Detected.**



**Photo 9: Roof Shingle (4668D-9) Exterior.  
No Asbestos Detected.**

**ATTACHMENT 4**

**LAB RESULTS**



# Asbestos Bulk Analysis Report

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

Report Number: 15-11-02353

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

Received Date: 11/19/2015  
Analyzed Date: 11/19/2015  
Reported Date: 11/20/2015

Project/Test Address: City of Dayton; 4668 Drew Way

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
15-11-02353-001	4668D-1		White Powdery; Cream Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	15% Cellulose 85% Non-Fibrous
Total Asbestos: Trace <1%					
2% Chrysotile present in the cream joint compound-like material.					
15-11-02353-002	4668D-2		White Powdery; Cream Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	15% Cellulose 85% Non-Fibrous
Total Asbestos: Trace <1%					
2% Chrysotile present in the cream joint compound-like material.					
15-11-02353-003	4668D-3		White Powdery; Cream Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	12% Cellulose 88% Non-Fibrous
Total Asbestos: Trace <1%					
2% Chrysotile present in the cream joint compound-like material.					
15-11-02353-004A	4668D-4	Tile	Black/Green Vinyl; Homogeneous	4% Chrysotile	96% Non-Fibrous
Total Asbestos: 4%					
15-11-02353-004B	4668D-4	Mastic	Black Tar-Like Adhesive; Homogeneous	8% Chrysotile	92% Non-Fibrous
Total Asbestos: 8%					

# Environmental Hazards Services, L.L.C

Client Number: 36-5620

Report Number: 15-11-02353

Project/Test Address: City of Dayton; 4668 Drew Way

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
15-11-02353-005	4668D-5		Black/Green Vinyl; Homogeneous	5% Chrysotile	95% Non-Fibrous
Total Asbestos: 5%					
No mastic present.					
15-11-02353-006	4668D-6		Beige Brittle; Yellow Paint; Inhomogeneous	NAD	100% Non-Fibrous
15-11-02353-007	4668D-7		White Soft Chalky; Homogeneous	NAD	100% Non-Fibrous
15-11-02353-008	4668D-8		Black Tar; Fibrous; Gray Aggregate; Inhomogeneous	NAD	15% Fibrous Glass 85% Non-Fibrous
15-11-02353-009	4668D-9		Black Tar; Fibrous; Gray Aggregate; Inhomogeneous	NAD	20% Fibrous Glass 80% Non-Fibrous

# Environmental Hazards Services, L.L.C

Client Number: 36-5620

Report Number: 15-11-02353

Project/Test Address: City of Dayton; 4668 Drew Way

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Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
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QC Sample: 79-M22012-1

QC Blank: SRM 1866 Fiberglass

Reporting Limit: 1% Asbestos

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

Analyst: Katherine Charles Harris



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.

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LEGEND: NAD = no asbestos detected

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## Analyst Signature Page

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

Report Number: 15-11-02353

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

Received Date: 11/19/2015  
Analyzed Date: 11/19/2015  
Reported Date: 11/20/2015

Client Number: 36-5620

Project/Test Address: City of Dayton; 4668 Drew Way

Analyst(s)

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*Katherine Charles Harris*

Katherine Charles Harris





# Asbestos 400 Point Count Analysis Report

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

Telephone: 800.347.4010

Report Number: 15-11-02513

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

Received Date: 11/19/2015  
Analyzed Date: 11/19/2015  
Reported Date: 11/23/2015

Project/Test Address: City of Dayton; 4668 Drew Way; EHS# 15-11-02353

Client Number:  
36-5620

Fax Number:  
937-324-0288

## Laboratory Results

Lab Sample Number	Client Sample Number	Lab Gross Description	% Asbestos	Narrative ID
15-11-02513-001	4668D-1 Joint Compound	Cream Chalky	1.25 % Chrysotile	
15-11-02513-002	4668D-1 Composite	White Powdery; Cream Chalky; Brown Fibrous	0.25 % Chrysotile	
15-11-02513-003	4668D-2 Joint Compound	Cream Chalky	1.50 % Chrysotile	
15-11-02513-004	4668D-2 Composite	White Powdery; Cream Chalky; Brown Fibrous	0.25 % Chrysotile	
15-11-02513-005	4668D-3 Joint Compound	Cream Chalky	1.25 % Chrysotile	
15-11-02513-006	4668D-3 Composite	White Powdery; Cream Chalky; Brown Fibrous	0.50 % Chrysotile	
15-11-02513-007	4668D-4	Black/Green Vinyl	2.25 % Chrysotile	
15-11-02513-008	4668D-5	Black/Green Vinyl	2.25 % Chrysotile	

# Environmental Hazards Services, L.L.C

Client Number: 36-5620  
Project/Test Address: City of Dayton; 4668 Drew Way; EHS#  
15-11-02353

Report Number: 15-11-02513

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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: Katherine Charles Harris



Reviewed By Authorized Signatory:

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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.

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LEGEND      NAD = No Asbestos Detected

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## Analyst Signature Page

Environmental Hazards Services, L.L.C.

7469 Whitepine Rd  
Richmond, VA 23237

Telephone: 800.347.4010

Report Number: 15-11-02513

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

Received Date: 11/20/2015  
Analyzed Date: 11/19/2015  
Reported Date: 11/23/2015

Client Number: 36-5620

Project/Test Address: City of Dayton; 4668 Drew Way; EHS# 15-11-02353

Analyst(s)

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*Katherine Charles Harris*

Katherine Charles Harris



**POINT COUNT REQUEST FORM**

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

15-11-02513



Due Date:  
**11/23/2015**  
 (Monday)  
 AE

**Received Date:** 11/20/2015  
**Client #:** 36-5620  
**Company Name:** Hart Environmental Resources  
**Project/Test Address:** 4668 Drew Way; City of Dayton, OH; EHS# 15-11-02353  
**Analysis Requested:** 400 Pt Cl

Client Sample #	EHS Sample #	Sample Location and/or Comments
4668D-1	1	
4668D-2	2	
4668D-3	3	
4668D-4	4	
4668D-5	5	

Date Samples Received	Received By	Original Analyst	Date Analyzed	Date Request Received	Received By
11/19/15	Sarah	Kay	11/20/15	11/20/15	Tarig



**ATTACHMENT 5**

**WORK ORDER**



LAND BANK

## NEIGHBORHOOD IMPROVEMENT PROGRAM

NOP #22

November 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 #22** 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
4319 Annapolis (Trotwood)	1280 Maplewood	One-story over slab
2344 Cardinal (Harrison Twp)	662, 663 Dixie Hts	One-story over crawl
159 Devonshire (Trotwood)	377 Drexel Pk	One-story over basement
203 Devonshire (Trotwood)	1 Drexel Pk Subd One-A	One-story over basement
4668 Drew (Trotwood)	271 Salem Vil 3	One-story over slab
5121 Gardendale (Trotwood)	655 Townview3 Sec 903 A	One-story over slab
5182 Gardendale (Trotwood)	621 Townview3 Sec1002A	One-story over slab
30 Greacian (Trotwood)	60 Hillside Home 2	One-story over slab
2205 Homesite (Harrison Twp)	14pt Home Site	Two-story over slab
6927 Polk (Harrison Twp)	63 Harrison Ter	One-story over slab

This Notice of Possession becomes effective at 12:01 a.m. Eastern Standard Time in Ohio on **November 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 November 25, 2015.**

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