



HART ENVIRONMENTAL RESOURCES

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

ASBESTOS INSPECTION REPORT

**2205 Homesite Dr.
Dayton, OH 45414**



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
November 23, 2015**



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. 2nd St., Room 324
Dayton, OH 45402

Re: Asbestos Inspection
2205 Homesite Dr.
Dayton, OH 45414

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 2205 Homesite Dr., 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 2205 Homesite Dr. were inspected physically, functional space by functional space, and homogeneous area by homogeneous area to determine the presence of asbestos-containing materials. Core samples of friable and non-friable suspect asbestos-containing materials were collected. A site diagram, with the location of each sample, was made. The bulk samples were placed in zip-lock bags, sealed, and labeled with an identifying code. The samples, along with the chain-of-custody, were then submitted to the laboratory Environmental Hazards Services, Inc., to be analyzed for asbestos content.

The house is a two story structure, with a slab foundation. The house exterior is covered with wood and brick, over plywood. The interior walls are covered with drywall and pre-fabricated plaster board over drywall. Nine (9) windows have been installed in the house; one (1) wood, with putty, no glazing, and eight (8) metal. The gas forced air heating system is intact, with no ductwork wrap or seam tape present. The pitched roof is covered with slate shingles.

Hart Environmental Resources identified four (4) 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)
2205H-1 15-11-02349-001	-	3	Plaster, Living Room, Wall A, Inhomogeneous	Non-friable	None Detected
2205H-2 15-11-02349-002	-	3	Plaster, Hall, Wall B, Inhomogeneous	Non-friable	None Detected
2205H-3 15-11-02349-003	-	3	Plaster, Kitchen, Wall B, Inhomogeneous	Non-friable	None Detected
2205H-4 15-11-02349-004	-	3	Drywall/J.C., Bedroom 3, Wall A, Inhomogeneous	Non-friable	None Detected
2205H-5 15-11-02349-005	-	3	Drywall/J.C., Bedroom 3, Wall C, Inhomogeneous	Non-friable	None Detected
2205H-6 15-11-02349-006 15-11-02503-001	8 ea	2	Window Glazing, Family Room, Wall A, Inhomogeneous	Friable	3% Chrysotile Asbestos Present (PC=1.50%)
2205H-7 15-11-02349-007 15-11-02503-002	See above	2	Window Glazing, Kitchen, Wall C, Inhomogeneous	Friable	3% Chrysotile Asbestos Present (PC=1.25%)
2205H-8 15-11-02349-008	-	2	Plaster Bd/Drywall, Furnace Room, Wall C, Inhomogeneous	Non-friable	None Detected
2205H-9 15-11-02349-009	-	3	Plaster Bd/Drywall, Dining Room, Wall B, 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. 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:

- Window Glazing, 8 metal window

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>
Window Glazing	8 ea	\$ 25/ea	\$ 200

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.

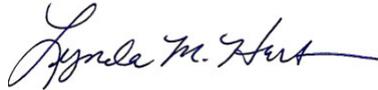
Based on the findings of this survey, Hart Environmental Resources recommends the following:

- **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,



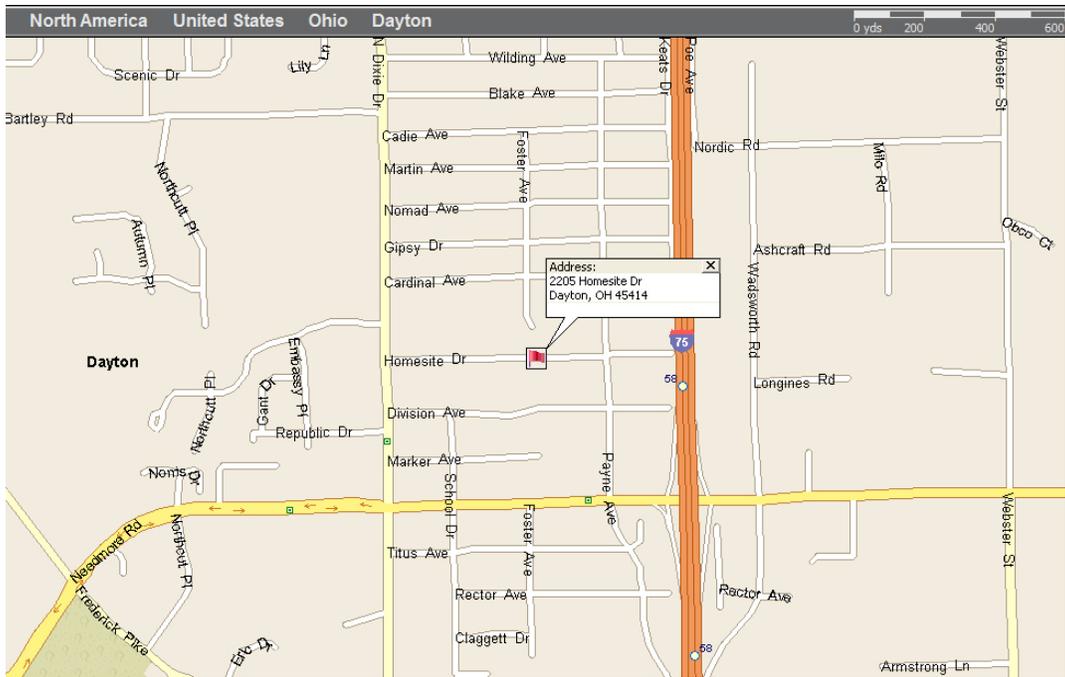
Lynda M. Hart, REM
President

*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 2205 Homesite

City Dayton

State OH

Zip _____

Structure

Levels: 1 2 3 _____ Other _____ Foundation: Slab _____ Crawl _____ Basement _____

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

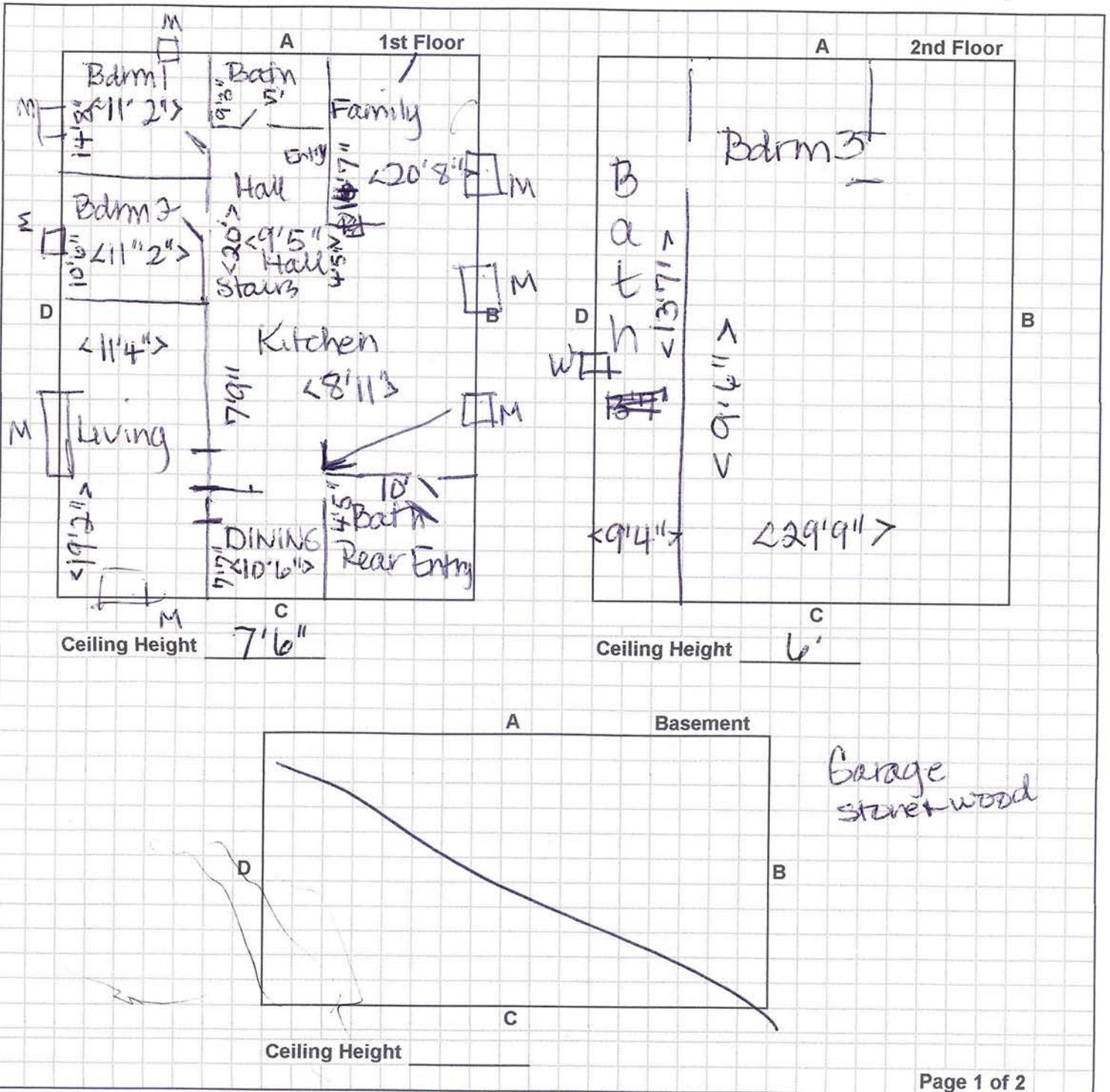
Interior Walls: Drywall Plaster Paneling _____ X Other _____

Flooring: Linoleum/Vinyl NA Linoleum/Vinyl NA Linoleum/Vinyl NA

Windows: Wood Vinyl _____ Metal Other _____ Number of Windows 8 metal

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

Roofing: Asphalt Shingles _____ Transite Shingles _____ Metal _____ Other slate shingles



ATTACHMENT 3
PHOTOGRAPHS



Photo 1: Plaster (2205H-1) Living Room, Wall A.
No Asbestos Detected.



Photo 2: Plaster (2205H-2) Hall, Wall B.
No Asbestos Detected.



Photo 3: Plaster (2205H-3) Kitchen, Wall B.
No Asbestos Detected.



Photo 4: Drywall/J.C. (2205H-4) Bedroom 3, Wall A.
No Asbestos Detected.



Photo 5: Drywall/J.C. (2205H-5) Bedroom 3, Wall C.
No Asbestos Detected.



Photo 6: Window Glazing (2205H-6) Family Room, Wall A.
3% Chrysotile Asbestos Detected (PC=1.25%).



Photo 7: Window Glazing (2205H-7) Kitchen, Wall C.
3% Chrysotile Asbestos Detected (PC=1.25%).



Photo 8: Plaster Bd./Drywall (2205H-8) Furnace Room,
Wall C. No Asbestos Detected.

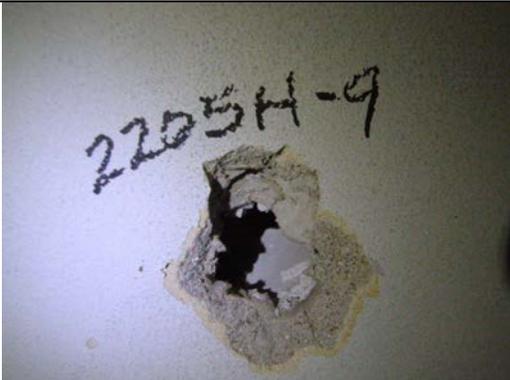


Photo 9: Plaster Bd./Drywall (2205H-9) Dining Room,
Wall B. No Asbestos Detected.

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: 15-11-02349

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; 2205 Homesite

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
15-11-02349-001	2205H-1		White Paint-Like; Tan/Gray Granular; Brown Fibrous; Inhomogeneous	NAD	12% Cellulose 88% Non-Fibrous
15-11-02349-002	2205H-2		White Paint-Like; Tan/Gray Granular; Brown Fibrous; Inhomogeneous	NAD	15% Cellulose 85% Non-Fibrous
15-11-02349-003	2205H-3		White Paint-Like; Tan/Gray Granular; Brown Fibrous; Inhomogeneous	NAD	12% Cellulose 88% Non-Fibrous
15-11-02349-004	2205H-4		Pink Paint-Like; Gray Powdery; Brown Fibrous; Inhomogeneous	NAD	30% Cellulose 2% Fibrous Glass 68% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 36-5620

Report Number: 15-11-02349

Project/Test Address: City of Dayton; 2205 Homesite

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
15-11-02349-005	2205H-5		White Paint-Like; Gray Powdery; Brown Fibrous; Inhomogeneous	NAD	30% Cellulose 2% Fibrous Glass 68% Non-Fibrous
15-11-02349-006	2205H-6		Brown Paint-Like; Tan Brittle; Inhomogeneous	3% Chrysotile	97% Non-Fibrous
				Total Asbestos: 3%	
Chrysotile present in tan brittle material.					
15-11-02349-007	2205H-7		Brown Paint-Like; Tan Brittle; Inhomogeneous	3% Chrysotile	97% Non-Fibrous
				Total Asbestos: 3%	
Chrysotile present in tan brittle material.					
15-11-02349-008	2205H-8		Gray Paint-Like; Tan/Gray Granular; Inhomogeneous	NAD	8% Cellulose 92% Non-Fibrous
15-11-02349-009	2205H-9		White Paint-Like; Tan/Gray Granular; Brown Fibrous; Inhomogeneous	NAD	15% Cellulose 85% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 36-5620

Report Number: 15-11-02349

Project/Test Address: City of Dayton; 2205 Homesite

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: Sami Hosn

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: 15-11-02349

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; 2205 Homesite

Analyst(s)

A handwritten signature in black ink that reads "Sami Hosn". The signature is written in a cursive, flowing style.

Sami Hosn

9 PLM

CHAIN OF CUSTODY FORM

ENVIRONMENTAL HAZARDS SERVICES, L.L.C.
 7469 Whitepine Rd., Richmond, VA 23237 (804) 275-4788 (804) 275-4907 FAX

Company Name: Hart Environmental Resources
 Address: 262 Hedge Dr.
 City, State, Zip: Springfield, OH 45504
 EHS Client Acct. #: 36-5620 D
 Phone #: (937) 325-8777 Fax #: (937) 324-0288
 E-mail: hartenv@wob.rr.com

Date: 11/16/15
 Contact Name: Lynda Hart
 Sampler Name: Lynda Hart
 Project #: City of Dayton - 2205 Hoxter St
 1 Day TAT
 Point count samples with [redacted] asbestos

Sample Number	Sample Date & Time	Asbestos					Lead							Other Metals (Specify metals below)			Air Quality				Air Volume (L) OR Wipe Area (INCHES)	Comments		
		Bulk ID by PLM (PCM) Fiber Count	PLM Point Count	PLM Gravimetric	TEM AHERA (Air)	TEM Chatfield (Bulk)	Air	Paint (%)	Paint (PPM)	Paint (mg/cm2)	Soil	Wipe* (See Note)	TCLP (Pb)	Waste Water	TCLP RCRA 8	Welding Fume	Toxic Metal Profile	Biocassette	Slide	Surface Swab			Surface Tape	Bulk
2205H-1	11/16/15	✓																						Basement Rad/Det - Living A
2205H-2	Nov	✓																						Basement Rad/Det - Hall B
2205H-3		✓																						Basement Rad/Det - Entry B
2205H-4		✓																						Basement Rad/Det - Room 3 A
2205H-5		✓																						Basement Rad/Det - Room 3 B
2205H-6		✓																						Living Room - Family A
2205H-7		✓																						Living Room - Kitchen C
2205H-8		✓																						Basement Rad/Det - Family Room C
2205H-9		✓																						Basement Rad/Det - Dining C

15-11-02349

 Due Date: 11/20/2015 (Friday)
 AE

S

Released by: Lynda M. Hart
 Received by: Sarah Church
 Signature: [Signature]
 Date/Time: 11/16/15 6am
 Date/Time: 11/19/15



Asbestos 400 Point Count Analysis Report

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

Report Number: 15-11-02503

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; 2205 Homesite; EHS# 15-11-02349

Client Number:
36-5620

Fax Number:
937-324-0288

Laboratory Results

Lab Sample Number	Client Sample Number	Lab Gross Description	% Asbestos	Narrative ID
15-11-02503-001	2205H-6	Tan Brittle	1.50 % Chrysotile	
15-11-02503-002	2205H-7	Tan Brittle	1.25 % Chrysotile	

Reporting Limit: 0.25 % Asbestos

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

Analyst: Sami Hosn

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: 15-11-02503

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

Client Number: 36-5620

Project/Test Address: City of Dayton; 2205 Homesite; EHS# 15-11-02349

Analyst(s)

A handwritten signature in black ink, appearing to read "Sami Hosn". The signature is written in a cursive, flowing style.

Sami Hosn

MENTAL HAZARDS SERVICES, L.L.C.

Richmond, VA 23237 (804) 275-4788 (804) 275-4907 FAX

CHAIN OF CUSTODY FORM

Name: Hart Environmental Resources
 Address: 262 Hedge Dr.
 City, State, Zip: Springfield, OH 45504
 EHS Client Acct. #: 36-5620 D
 Phone #: (937) 325-8777 Fax #: (937) 324-0288
 E-mail: hartenv@woh.rr.com

Date: 11/16/15
 Contact Name: Lynda Hart
 Sampler Name: Lynda Hart
 Project #: City of Dayton - 2205 Housertite

Point count samples with 1 Day TAT

Sample Number	Sample Date & Time	Asbestos					Lead					Other Metals <small>(Specify metals below)</small>			Indoor Air Quality				Air Volume (L) OR Wipe Area (INCHES)	Comments				
		Bulk ID by PLM	(PCM) Fiber Count	PLM Point Count	PLM Gravimetric	TEM AHERA (Air)	TEM Chatfield (Bulk)	Air	Paint (%)	Paint (PPM)	Paint (mg/cm2)	Soil	Wipe* (See Note)	TCLP (Pb)	Waste Water	TCLP RCRA 8	Welding Fume	Toxic Metal Profile			Biocassette	Slide	Surface Swab	Surface Tape
2205H-1	11/16/15	✓																						Basement Rad/Det - Living A
2205H-2	Nov	✓																						Basement Rad/Det - Living B
2205H-3		✓																						Basement Rad/Det - Living C
2205H-4		✓																						Basement Rad/Det - Living D
2205H-5		✓																						Basement Rad/Det - Living E
2205H-6		✓																						Basement Rad/Det - Living F
2205H-7		✓																						Basement Rad/Det - Living G
2205H-8		✓																						Basement Rad/Det - Living H
2205H-9		✓																						Basement Rad/Det - Living I

Tom Runtle - only

15-11-02349
 Due Date: 11/20/2015 (Friday)
 AE
 S



Released by: Lynda M. Hart
 Signature: *Lynda M. Hart*
 Date/Time: 11/16/15 6pm

Received by: *Sarah Church*
 Signature: *Sarah Church*
 Date/Time: 11/19/15

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