



**SIERRA** ENVIRONMENTAL GROUP, INC.

December 8, 2015

Mr. Dennis Zimmer  
**City of Dayton**  
Department of Building Services/Division of Housing Inspection  
P.O. Box 22  
371 West 2<sup>nd</sup> Street, Room 324  
Dayton, OH 45402

**Re:** Comprehensive Pre-Demolition Asbestos Inspection  
Vacant Residence – Fire Damage  
5054 Coulson Drive  
Dayton, Ohio 45417  
Sierra Project Number: MCLB.002

Dear Mr. Zimmer:

On November 25, 2015, Mr. Chris Kuettner (Ohio Department of Health Certified Asbestos Hazard Evaluation Specialist #ES33689) of Sierra Environmental Group, Inc. (Sierra) visited the vacant residence located at 5054 Coulson Drive in Dayton, Ohio. The purpose of this visit was to conduct a comprehensive asbestos inspection of the specified residence scheduled for demolition. This inspection process includes a visual inspection, as well as, the collection and analyses of samples from suspect asbestos-containing materials.

During the survey, the samples were collected utilizing sampling methods outlined in current EPA Guidance Documents. Each sample was collected and placed in a clean, sealable container and labeled with a unique sample identification number. Pertinent information was recorded on a Bulk Sample Log Sheet, including sample identification number, date of inspection, 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 submitted to an analytical laboratory 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 materials, can be used for qualitative identification of six 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 client's 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 on site. 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 (i.e., chrysotile, amosite, or other) and non-asbestos (i.e., cellulose, fiberglass, or other) components. The results of the sample analyses can be found on the laboratory report enclosed and Table 1.

Sierra collected samples from wall and ceiling systems, roofing materials, window caulk and door caulk. Two (2) asbestos-containing materials were identified within the residence scheduled for demolition (Table -2 Asbestos Inventory). The cost to remove the Category II asbestos-containing materials from this site prior to demolition would be \$1,100.00. These costs have been estimated and are based on local wage rates and do not include prevailing wage rates. These costs do not include specifications, permits, contractor oversight or third party monitoring.

Sierra made every effort to locate suspect asbestos-containing materials that may be concealed; however, suspect asbestos-containing materials which may be located behind hard plaster walls or ceilings, hard walled chases, under flooring or sub-flooring, under building contents, etc., were not assessed or quantified. If through demolition suspect materials are discovered

that were not sampled during the initial site visit; Sierra should be notified to document any additional samples that may be required and handled accordingly.

This report is prepared to assist the Montgomery County Land Reutilization Corporation, City of Dayton, construction managers and asbestos abatement contractors in locating asbestos-containing materials. This report is not intended as a bidding document or project specifications.

Enclosed are the following Sierra documents: 1) Table 1-Bulk Sample Data Summary; 2) Table 2-Asbestos Inventory; 3) Table 3-Cost Estimate; 4) Laboratory Report; 5) Floor Plan; 6) Site Photographs and 7) Inspector's Certification. If we can be of further assistance on this or any other project, do not hesitate to call us at (513) 542-5323.

Sincerely,

**SIERRA ENVIRONMENTAL GROUP, INC.**



Todd Taylor  
Operations Manager

Attachments



**TABLE 1: BULK SAMPLE DATA SUMMARY**

<b>SAMPLE DESCRIPTION (Material Type)</b>	<b>SAMPLE LOCATION</b>	<b>HOMO AREA #</b>	<b>SAMPLE I.D. NO.</b>	<b>ASBESTOS CONTENT</b>	<b>FRIABLE/ NONFRIABLE</b>
<b>The following samples were collected from the vacant residence located at 5054 Coulson Drive, Dayton, Ohio.</b>					
Red asphalt roof shingle (Miscellaneous)	Exterior	1	1-1	None Detected	Nonfriable
Red asphalt roof shingle (Miscellaneous)	Exterior	1	1-2	None Detected	Nonfriable
Window caulk (Miscellaneous)	Exterior	2	2-1	*3.75% Chrysotile	Friable
Window caulk (Miscellaneous)	Exterior	2	2-2	Stopped Analysis	Friable
Drywall (Miscellaneous)	Hallway	3	3-1	None Detected	Nonfriable
Drywall (Miscellaneous)	Hallway	3	3-2	None Detected	Nonfriable
Joint compound (Miscellaneous)	Hallway	4	4-1	None Detected	Nonfriable
Joint compound (Miscellaneous)	Hallway	4	4-2	None Detected	Nonfriable
Door caulk (Miscellaneous)	Exterior	5	5-1	*1.75% Chrysotile	Friable
Door caulk (Miscellaneous)	Exterior	5	5-2	None Detected	Friable

\*Quantified By PLM Point Count Method

**TABLE 2 - ASBESTOS INVENTORY**

Location	Type ACM	Material Description	Amt. of Material (approx.)
<b>The following asbestos-containing materials are located in the vacant residence located at 5054 Coulson Drive, Dayton, Ohio.</b>			
Exterior	II	Window caulk	6 windows
Exterior	II	Door caulk	1 door

**TABLE 3 - COST ESTIMATE**

Location	Type ACM	Material Description	Cost for abatement (approx.)
<b>The following asbestos-containing materials are located in the vacant residence located at 5054 Coulson Drive, Dayton, Ohio.</b>			
Exterior	II	Window caulk	\$900.00
Exterior	II	Door caulk	\$200.00

Table 3-1



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

## Asbestos Bulk Analysis Report

**Client:** Sierra Environment Group Inc.  
 1041 Straight Street  
 Cincinnati, OH 45214

**Report Number:** 15-11-03327

**Received Date:** 11/27/2015  
**Analyzed Date:** 11/30/2015  
**Reported Date:** 12/02/2015

**Project/Test Address:** MCLB.002 - 5054 Covlson Dr

**Client Number:**  
 36-6195

**Fax Number:**  
 513-542-6653

# Laboratory Results

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
15-11-03327-001	1-1		Black Tar; Red Aggregate; Inhomogeneous	NAD	100% Non-Fibrous
15-11-03327-002	1-2		Black Tar; Red Aggregate; Inhomogeneous	NAD	100% Non-Fibrous
15-11-03327-003	2-1		Gray/Beige Pliable to Chalky; Homogeneous	5% Chrysotile	95% Non-Fibrous
				<b>Total Asbestos: 5%</b>	
15-11-03327-004	2-2			Did Not Analyze (Positive Stop)	
15-11-03327-005	3-1		Off-White Chalky; Homogeneous	NAD	8% Cellulose 92% Non-Fibrous

## Environmental Hazards Services, L.L.C

Client Number: 36-6195  
 Project/Test Address: MCLB.002 - 5054 Covlson Dr

Report Number: 15-11-03327

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
15-11-03327-006	3-2		White Chalky; Homogeneous	NAD	5% Cellulose 95% Non-Fibrous
15-11-03327-007	4-1		Off-White Chalky; Homogeneous	NAD	100% Non-Fibrous
15-11-03327-008	4-2		Off-White Chalky; Homogeneous	NAD	100% Non-Fibrous
15-11-03327-009A	5-1	Other *	Beige Rubbery; Homogeneous	NAD	100% Non-Fibrous
*Glazing					
15-11-03327-009B	5-1	Other *	White Brittle; Homogeneous	NAD	100% Non-Fibrous
*Glazing					
15-11-03327-009C	5-1	Other *	Light Tan Chalky; Homogeneous	2% Chrysotile	98% Non-Fibrous
				<b>Total Asbestos: 2%</b>	
*Glazing					
15-11-03327-010A	5-2	Other *	Beige Rubbery; Homogeneous	NAD	100% Non-Fibrous
*Glazing					
15-11-03327-010B	5-2	Other *	White Brittle; Homogeneous	NAD	100% Non-Fibrous
*Glazing					

# Environmental Hazards Services, L.L.C

Client Number: 36-6195

Report Number: 15-11-03327

Project/Test Address: MCLB.002 - 5054 Covlson Dr

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
15-11-03327-010C	5-2	Other *		Did Not Analyze (Positive Stop)	

QC Sample: 74-M22011-2

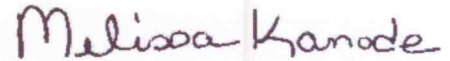
QC Blank: SRM 1866 Fiberglass

Reporting Limit: 1% Asbestos

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

Analyst: Katherine Charles Harris

Reviewed By Authorized Signatory:



Missy Kanode  
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:** 15-11-03327

Client: Sierra Environment Group Inc.  
1041 Straight Street  
Cincinnati, OH 45214

**Received Date:** 11/27/2015

**Analyzed Date:** 11/30/2015

**Reported Date:** 12/02/2015

Client Number: 36-6195

**Project/Test Address:** MCLB.002 - 5054 Covlson Dr

**Analyst(s)**

---

*Katherine Charles Harris*

Katherine Charles Harris



Environmental Hazards Services, LLC  
 www.leadlab.com 7469 Whitepine Rd  
 (800)347-4010 Richmond, VA 23237  
 (804)275-4907 (fax)

# Asbestos Chain-of-Custody

15-11-03327



Due Date:  
 12/02/2015  
 (Wednesday)  
 AE M Inv

KMH

Company Name: Sierra Environmental Group, Inc. Address: 1041 Straight Street  
 Phone: ( 513 ) 542-5323 Fax: ( 513 ) 542-6653

City/State/Zip: Cincinnati, Ohio 45214  
 Acct. Number: 36-6195

Project Name / Testing Address: MCLB. 002 - 50th S.W. Dr City/State (Required):

Collected by: C. Kuehn Purchase Order Number:

Turn Around Times: If no TAT is specified, sample(s) will be processed and charged as 3-day TAT.

1 - Day 2 - Day 3 - Day Same Day (Must Call Ahead) Weekend (Must Call Ahead)

No.	Client Sample ID	Date Collected	ASBESTOS						AIR			Volume (Total Liters)	COMMENTS	
			PLM	PLM Count 400	PLM Count 1000	PLM Nv Protocol	PCM	TEM Certified (Bulk)	TEM AHERA (Air)	Time On	Time Off			Flow Rate (L/min)
1	1.1	11-25-15	✓											Stop 0104 (SAP)
2	1.2													SAP
3	2.1													SAP
4	2.2													SAP
5	3.1													SAP
6	3.2													SAP
7	4.1													SAP
8	4.2													SAP
9	5.1													SAP
10	5.2													SAP

Released by: C. Kuehn  
 Received by: S. Williams  
 Date/Time: 11-25-15 5:30  
 Date/Time: 11-27-15



# Asbestos 400 Point Count Analysis Report

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

**Report Number:** 15-12-00098

**Client:** Sierra Environment Group Inc.  
1041 Straight Street  
Cincinnati, OH 45214

**Received Date:** 11/27/2015  
**Analyzed Date:** 11/30/2015  
**Reported Date:** 12/02/2015

**Project/Test Address:** MCLB.002 - 5054 Covlson Dr.; EHS# 15-11-03327

**Client Number:**  
36-6195

**Fax Number:**  
513-542-6653

## Laboratory Results

Lab Sample Number	Client Sample Number	Lab Gross Description	% Asbestos	Narrative ID
15-12-00098-001	2-1	Gray/Beige Pliable to Chalky	3.75 % Chrysotile	
15-12-00098-002	5-1	Light Tan Chalky	1.75 % Chrysotile	

**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:

*Julie Dickerson*  
Laboratory Administrator

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:** 15-12-00098

Client: Sierra Environment Group Inc.

1041 Straight Street  
Cincinnati, OH 45214

**Received Date:** 12/01/2015

**Analyzed Date:** 11/30/2015

**Reported Date:** 12/02/2015

Client Number: 36-6195

**Project/Test Address:** MCLB.002 - 5054 Covlson Dr.; EHS# 15-11-03327

### Analyst(s)

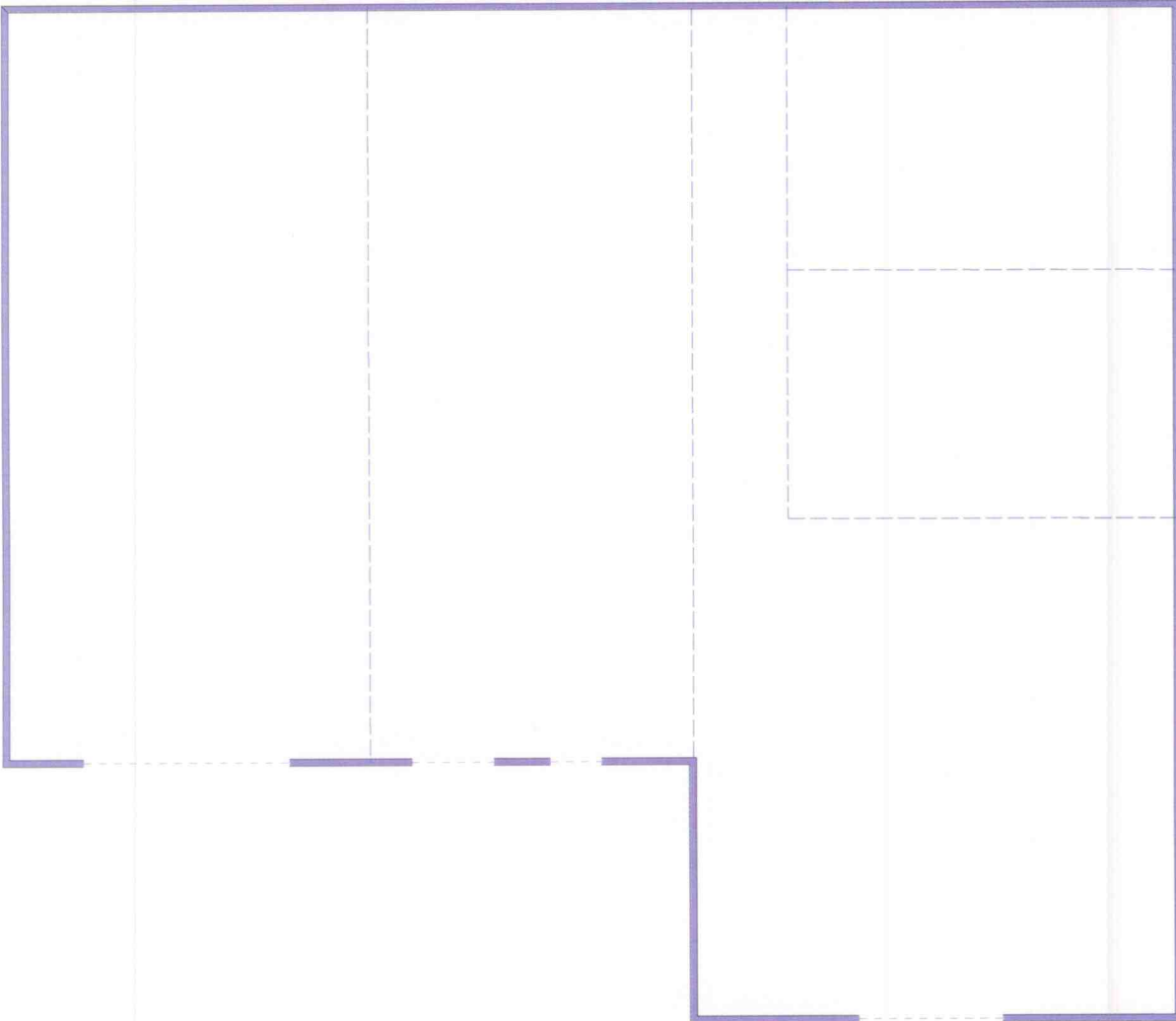
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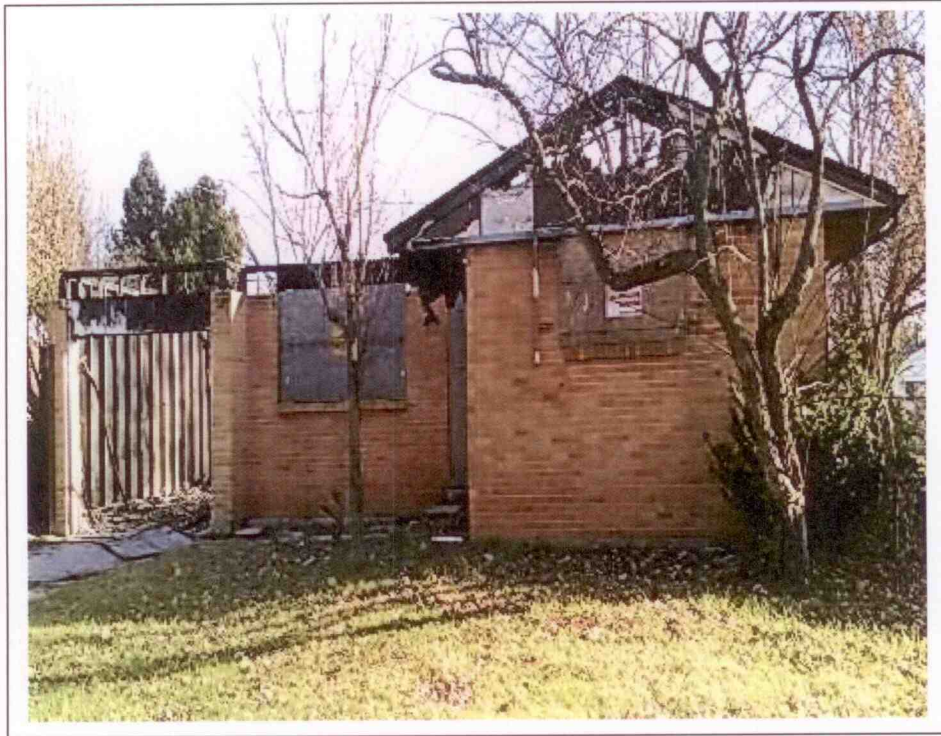
*Katherine Charles Harris*

Katherine Charles Harris



5054 COULSON DRIVE  
FIRST FLOOR  
STRUCTURE UNSAFE DUE  
TO FIRE DAMAGE





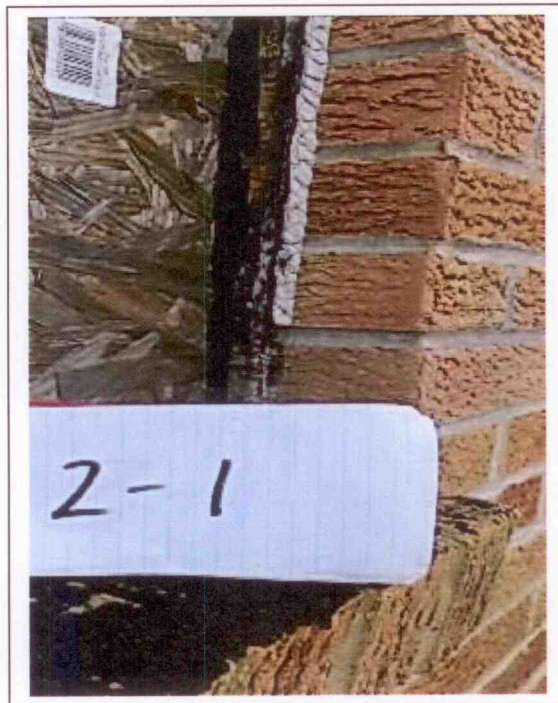
5054 Coulson Drive



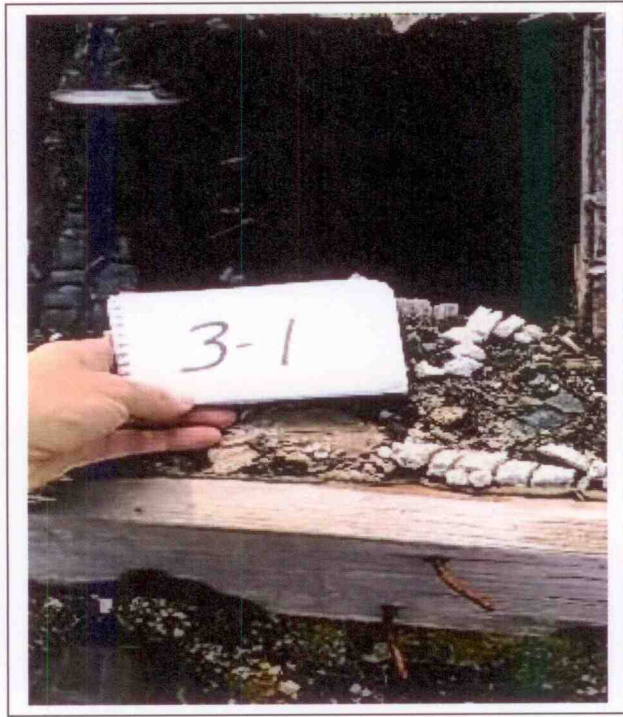
Interior view



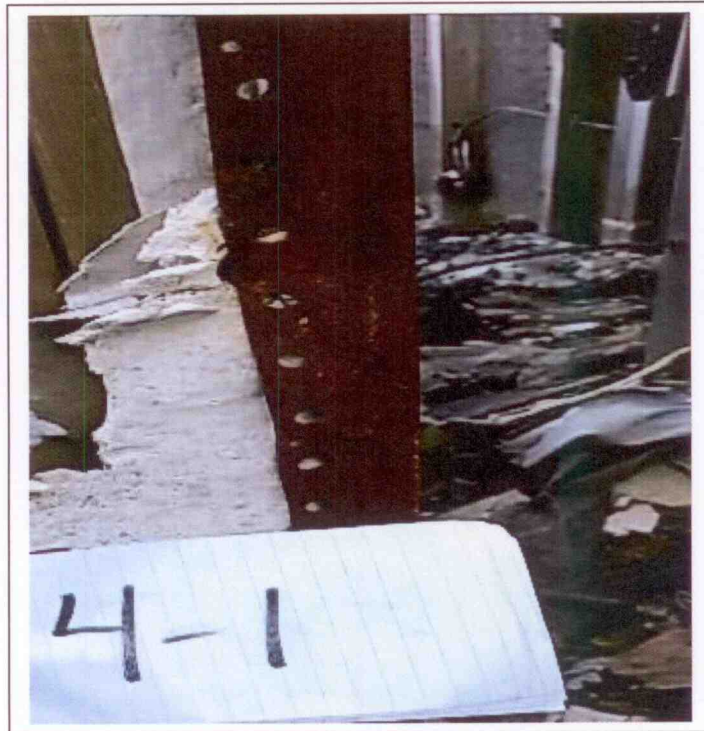
Roofing shingle



Window caulk



Dry wall



Joint compound



Door caulk

OHIO DEPARTMENT OF HEALTH

August 26, 2015

Christopher P Kuettner  
Sierra Environmental Group, Inc.  
1041 Straight Street  
Cincinnati OH 45214

RE: Asbestos Hazard Evaluation Specialist  
Certification Number: ES33689  
Expiration Date: 10/14/2016

Dear Christopher P Kuettner:

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



**Christopher P Kuettner**  
**Sierra Environmental Group, Inc.**  
**1041 Straight Street**  
**Cincinnati OH 45214**

DOB: 11/17/1958      Certification Number: **ES33689**      Expiration Date: **10/14/2016**

This certification is issued pursuant to Chapter 3710 of the Revised Code and 3701-04 of the Ohio Administrative Code. Certification Card is not valid if altered.