

**Pre-Demolition  
Asbestos Building Material Inspection**

**Of**



**134 Walters Way  
Tarentum, PA 15084**

**For**

**Tarentum Borough  
318 E 2<sup>nd</sup> Avenue  
Tarentum, PA 15084**

**By**

**Corwin Inspections LLC  
116 Eileen Drive  
Pittsburgh, Pennsylvania 15214**

## **Table of Contents**

Executive Summary

Introduction

Discussion

Methodology and Sample Collection

Sample Results and ACM Descriptions/Photos

Bulk Sample Log and Analysis Summary

Quantities of Identified Asbestos Materials

Sample Location Floor Plans

Credentials / Certifications

Laboratory Sample Results

## Executive Summary

The subject property two a single story, timber framed house with a full basement. The interior finishes were plaster walls and ceilings; and wood, carpet linoleum, or sheet vinyl floors. This house had original wood framed windows.

1. Friable Asbestos Containing Materials:
  - a. **Duct wrap**, was located on the ductwork.
2. Non-Friable Asbestos Containing Materials:
  - a. Asbestos containing **floor tile and mastic** was found in the first floor bathroom of the house.
  - b. Asbestos containing exterior **window and door caulking** was found around the perimeter of the doors and windows.

## Introduction

At the request of Michael L. Nestico, Borough Manager, Corwin Inspections LLC conducted a pre-demolition asbestos building materials inspection of 134 Walters Way, Tarentum, PA 15084. The inspection was conducted on July 22, 2019 and was performed by Mr. Steven M. Corwin, a Certified Pennsylvania Building Inspector: 029238.

This asbestos containing materials survey has been performed to meet the inspection requirements for pre-demolition of commercial buildings under National Emission Standards for Hazardous Air Pollutants (NESHAP).

## Discussion

In accordance with Section 112 of the Clean Air Act (CAA), the Environmental Protection Agency (EPA) established NESHAP. Regulations under the Clean Air Act specify work practices for asbestos to be followed during demolitions and renovations of all facilities, including, but not limited to, structures, installations, and buildings (excluding residential buildings that have four or fewer dwelling units). The regulation requires a thorough asbestos containing building materials inspection to be performed where the demolition or renovation operation will occur. This report details the findings of the thorough inspection performed to satisfy the above requirement.

A total of fourteen (14) bulk samples of materials suspected to contain asbestos were collected and divided into ten (10) homogeneous materials.

The samples were submitted under chain of custody to the CEI Eurofins Laboratory, for analysis by Polarized Light Microscopy per EPA methodology EPA/600/R-93/116. The percentage of asbestos, where applicable, was determined by microscopic visual estimation.

CEI Eurofins Laboratory is accredited by the National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 101768-0). This analysis was performed using Polarized Light Microscopy (PLM) with dispersion staining, which is the Environmental Protection Agency (EPA) recommended method for bulk asbestos analysis.

This report follows the EPA definition of an asbestos containing material, conclusions about, and quantities of asbestos containing materials within this report were derived by following the EPA definition of an asbestos containing material (ACM). An asbestos containing material has been defined by the EPA as "any material containing more than one percent (1%), by weight, of asbestos of any type or mixture of types." Other State, Federal, local, or institutional bodies may, at their discretion and within their governing abilities, define more stringent definitions of what are to be considered Asbestos Materials.

Although reasonable effort was made to survey accessible suspect materials, additional suspect but un-sampled materials could be located in walls, in voids, or in other concealed areas. Suspect ACM samples were collected in general accordance with the sampling protocols outlined in EPA regulation 40 CFR 763 (Asbestos Hazard Emergency Response Act, AHERA). Additionally, no mechanical systems (i.e. heating furnaces or air handlers) were demolished for the sake of locating suspect materials. Suspect materials that have not been identified as non-asbestos containing should be treated as asbestos containing until proven otherwise.

This asbestos survey was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. The results, findings, and conclusions expressed in this report are based on conditions observed during our survey of the structure. The information contained in this report is relevant to the date on which this survey was performed, and should not be relied upon to indicate or represent conditions at a later date. This report has been prepared on behalf of and exclusively for use by Tarentum Borough for the specific application to their project as discussed. This report is not a bidding document. Contractors or consultants reviewing this report must draw their own conclusions regarding further investigation or remediation deemed necessary. Corwin Inspections LLC does not warrant the work of regulatory agencies, laboratories, or other third parties supplying information which may have been used in the preparation of this report. No warranty, express or implied is made.

## Methodology and Sample Collection

The survey activities began with a visual observation of the interior and exterior of the structure to identify homogeneous areas of suspect ACM. A homogeneous area consists of building materials that appear similar throughout in terms of color, texture, and date of application. Interior assessment was conducted throughout visually accessible areas of the building. The exterior survey included an assessment of the exterior walls and roof.

Building materials identified as concrete, glass, fiberglass, wood, masonry, metal, or rubber were not considered suspect ACM.

Based on results of the visual observation, bulk samples of suspect ACM were collected in general accordance with AHERA sampling protocols. Random samples of suspect materials were collected in each homogeneous area. Samples were placed in sealable containers and labeled with unique sample numbers using an indelible marker.

Bulk samples collected during asbestos materials inspections are divided into three (3) categories, based on the type of material, as defined in the AHERA (Asbestos Hazard Emergency Response Act) regulations. The samples from this survey were categorized as Miscellaneous materials, Surfacing materials, and Thermal systems insulation.

1. Thermal systems insulation- means material in a building applied to pipe fittings, pipes, boilers, breeching, tanks, ducts or other structural components to prevent (or mitigate) heat loss or gain, or water condensation or for other purposes.
2. Surfacing materials- means material in a building that has been sprayed-on, troweled-on, or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing materials on structural members, or other materials on surfaces for acoustical, fireproofing, or other purposes.
3. Miscellaneous materials- means building materials on structural components, structural members or fixtures, such as floor and ceiling tiles and does not include surfacing or thermal system insulation.

The Homogeneous Materials Chart below takes the three categories above and further subdivides the samples based on homogeneity “similarity” of the specific materials sampled. The chart indicates the total number of samples collected, the number of non-asbestos containing samples, and the number of samples found to be asbestos containing.

## Sample Results and ACM Description

Homogeneous Material Chart				
134 Walters Way, Tarentum, PA 15084				
Homogeneous #	Material	Asbestos >1%	Non-ACM ≤1%	Total Samples
<b>Miscellaneous Materials</b>				
1	Roofing Shingle	0	1	1
2	Roofing Felt Paper	0	1	1
4	12" Yellow Floor Tile and Mastic	0	1	1
6	12' White Floor Tile and Mastic	0	1	1
7	12" Green Floor Tile and Mastic	0	1	1
8	9" White Floor Tile and Mastic	1	0	1
9	12" Tan Floor Tile and Mastic	0	1	1
10	Window/Door Caulking	1	0	1
<b>Surfacing Materials</b>				
6	Plaster	0	5	5
<b>Thermal Systems Insulation</b>				
3	Duct Wrap/Tape	1	0	1
<b>TOTALS</b>		<b>3</b>	<b>11</b>	<b>14</b>

Of the fourteen (14) suspect bulk samples collected three (3) were found to be asbestos containing, indicating three (3) of the ten (10) homogeneous materials as asbestos containing.

**Duct Tape/Wrap** – Asbestos containing duct wrap/tape was observed on the ductwork within the walls of the house. This material extends through the walls covering the ducts. The observed asbestos containing duct wrap was in good condition and considered to be RACM. The total estimated quantity of asbestos containing duct wrap was **125 sq. ft.**



**Floor Tile and Mastic** - The 9" white floor tile and black mastic in the 2<sup>nd</sup> floor bathroom were found to be asbestos containing materials. This flooring layer was covered with a non-asbestos containing layer of 12" floor tiles, these tiles were adhered directly to the asbestos containing layer, effectivity making a double layer of floor tile. The total estimated quantity of asbestos containing floor tile and mastic was **50 sq. ft.**



**Exterior Caulkings** – The exterior caulking around the perimeter of the doors and windows was found to be an asbestos containing material. There were approximately 9 window units and 2 doors with asbestos caulking around the perimeter. There was approximately **163 linear feet** of asbestos containing exterior window and door caulking.



Any suspect material not specifically sampled and tested in this survey should be presumed and treated as asbestos containing.

## **Bulk Sample Log and Analysis Summary**

<b>Bulk Sample Log and Analysis Summary</b>			
<b>Sample #</b>	<b>Description</b>	<b>Location</b>	<b>Asbestos %</b>
WL-1	Roofing Shingle	Roof	ND
WL-2	Roofing Felt Paper	Roof	ND
<b>WL-3</b>	<b>Duct Wrap/Tape</b>	<b>Ductwork</b>	<b>65%</b>
WL-4	12" Yellow Floor Tile and Mastic	2 <sup>nd</sup> Floor, Bathroom	ND
WL-5	Plaster	2 <sup>nd</sup> Floor, Bathroom	ND
WL-6	Plaster	2 <sup>nd</sup> Floor, Front Room	ND
WL-7	Plaster	1 <sup>st</sup> Floor, Kitchen	ND
WL-8	Plaster	1 <sup>st</sup> Floor, Middle Room	ND
WL-9	Plaster	1 <sup>st</sup> Floor, Living Room	ND
WL-10	12" White Floor Tile and Mastic	1 <sup>st</sup> Floor, Kitchen	ND
WL-11	12" Green Floor Tile and Mastic	1 <sup>st</sup> Floor, Bathroom, top layer	ND
<b>WL-12</b>	<b>9" White Floor Tile and Mastic</b>	<b>1<sup>st</sup> Floor, Bathroom, bottom layer</b>	<b>3% Tile 3% Mastic</b>
WL-13	12" Tan Floor Tile and Mastic	1 <sup>st</sup> Floor, Foyer	ND
<b>WL-14</b>	<b>Window/Door Caulking</b>	<b>Exterior of windows and doors</b>	<b>3%</b>

ND = None Detected

## Quantities of Identified Asbestos Materials

### Exterior Caulking

HA #	Sample #	Material	Location(s)	Condition/Category	Estimated Quantity
10	WL-14	Window/Door Caulking	Exterior Windows and Doors	Good NF 1	163 Lin. ft.
<b>Total Exterior Caulking</b>					<b>163 Lin. ft.</b>

### Flooring

HA #	Sample #	Material	Location(s)	Condition/Category	Estimated Quantity
8	WL-12	White Linoleum	1 <sup>st</sup> Floor, Kitchen, Top Layer	Good NF1	50 sq. ft.
<b>Total Flooring Materials</b>					<b>50 sq. ft.</b>

### Duct Tape/Wrap

HA #	Sample #	Material	Location(s)	Condition/Category	Estimated Quantity
3	WL-3	Duct Wrap/Tape	Ductwork, within walls	Slightly Damaged RACM	125 sq. ft.
<b>Total Duct Wrap/Tape</b>					<b>125 sq. ft.</b>

The asbestos NESHAP (40 CFR Part 61, Subpart M) regulates asbestos fiber emissions and the asbestos waste disposal practices. It also requires the identification and classification of existing building materials prior to demolition or renovation activity. Under NESHAP, asbestos-containing building materials are classified as either Friable (or RACM), Category I non-friable, or Category II non-friable ACM. Friable materials are those that, when dry, may be crumbled, pulverized, or reduced to powder by hand pressure.

**NF 1** (Category I non-friable ACM) includes packings, gaskets, resilient floor coverings, and asphalt roofing products containing more than 1% asbestos.

**NF 2** (Category II non-friable ACM) are any materials other than Category I materials that contain more than 1% asbestos.

**RACM** (Regulated asbestos containing material) means: Friable ACM, Category I and Category II non-friable ACM which is in poor condition and has become friable or which will be subjected to drilling, sanding, grinding, cutting, or abrading and which could be crushed or pulverized during anticipated renovation or demolition activities are considered regulated ACM (RACM).

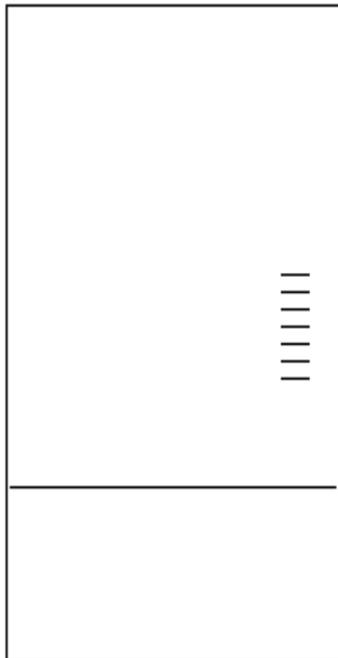
**Sample Location Floor Plans**

WALTERS WAY

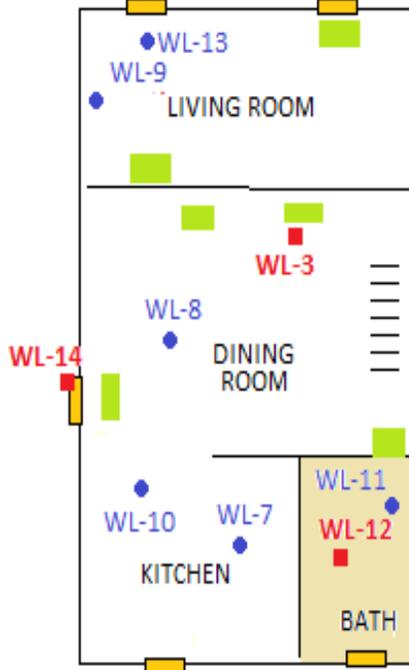
Asbestos Survey Floor Plan

134 Walters Way  
Tarentum, PA 15084

BASEMENT



FIRST FLOOR

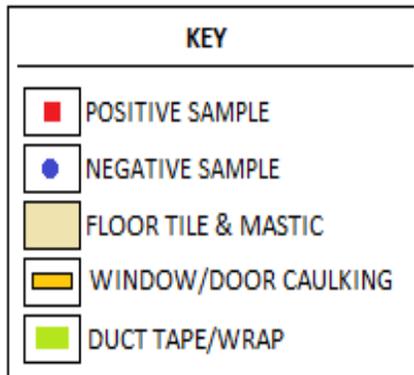


Produced for Tarentum Borough by Corwin Inspections LLC. July, 2019. This Drawing is part of the complete report and not a bidding document

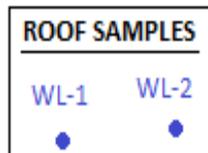
Sample locations and ACM materials locations approximate

Additional ACM materials may exist in cryptic spaces and/or are not indicated on this drawing. Contractors should field verify.

SECOND FLOOR



DRAWING NOT TO SCALE



## Credentials / Certifications



## Laboratory Sample Results

# Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PROJECT: Tarentum - 134 Welters Way, 2019-A-141 LAB CODE: A1914861

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
WL-1		A201873	Black	Roof Shingle	None Detected
WL-2		A201874	Black	Felt Paper	None Detected
WL-3		A201875	Gray,Beige	Duct Wrap	<b>Chrysotile 65%</b>
WL-4		A201876A	Yellow,Black	Floor Tile	None Detected
		A201876B	Clear	Mastic	None Detected
WL-5	Layer 1	A201877	White	Plaster Skim Coat	None Detected
	Layer 2	A201877	Gray	Plaster Base Coat	None Detected
WL-6	Layer 1	A201878	White	Plaster Skim Coat	None Detected
	Layer 2	A201878	Gray	Plaster Base Coat	None Detected
WL-7	Layer 1	A201879A	White	Texture	None Detected
	Layer 2	A201879A	White	Plaster Skim Coat	None Detected
	Layer 3	A201879A	Gray	Plaster Base Coat	None Detected
		A201879B	Gray	Sheetrock	None Detected
WL-8	Layer 1	A201880	White	Plaster Skim Coat	None Detected
	Layer 2	A201880	Gray	Plaster Base Coat	None Detected
WL-9	Layer 1	A201881	White	Plaster Skim Coat	None Detected
	Layer 2	A201881	Gray	Plaster Base Coat	None Detected
WL-10		A201882A	White,Black	Floor Tile	None Detected
		A201882B	Yellow	Mastic	None Detected
WL-11		A201883A	Green,Black	Floor Tile	None Detected
		A201883B	Yellow	Mastic	None Detected
WL-12		A201884A	White	Floor Tile	<b>Chrysotile 3%</b>
		A201884B	Black	Mastic	<b>Chrysotile 3%</b>
WL-13		A201885A	Tan,Black	Floor Tile	None Detected
		A201885B	Yellow	Mastic	None Detected
WL-14		A201886	White	Caulking	<b>Chrysotile 3%</b>