

**Pre-Demolition
Asbestos Building Material Inspection**

Of



**209/211 Conroy Avenue
Tarentum, PA 15084**

For

**Tarentum Borough
318 E 2nd Avenue
Tarentum, PA 15084**

By

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

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Executive Summary

The subject property was two story, timber framed, side-by-side, duplex with a full basement. The interior finishes were drywall and plaster walls and ceilings; and wood, carpet linoleum, or sheet vinyl floors.

1. Non-Friable Asbestos Containing Materials:
 - a. Asbestos containing **floor tile** was found on the first floor front rooms.

Introduction

At the request of Michael L. Nestico, Borough Manager, Corwin Inspections LLC conducted a pre-demolition asbestos building materials inspection of 209/211 Conroy Avenue, Tarentum, PA 15084. The inspection was conducted on July 19, 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 fifteen (15) bulk samples of materials suspected to contain asbestos were collected and divided into nine (9) 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 and Surfacing materials.

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 two of these three categories above and further sub-divides 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				
209/211 Conroy Avenue, Tarentum, PA 15084				
Homogeneous #	Material	Asbestos >1%	Non-ACM ≤1%	Total Samples
Miscellaneous Materials				
1	12" Woodgrain Floor Tile and Mastic	0	1	1
2	9" Grey Floor Tile and Mastic	1	0	1
3	Drywall and Compound	0	2	2
4	Exterior Window/Door Caulking	0	1	1
6	White Linoleum	0	1	1
7	Roofing Shingle	0	1	1
8	Roofing Felt Paper	0	1	1
9	Grey Flooring and Mastic	1	0	1
Surfacing Materials				
5	Plaster	0	6	6
TOTALS		2	13	15

Of the fifteen (15) suspect bulk samples collected two (2) were found to be asbestos containing, indicating two (2) of the nine (9) homogeneous materials as asbestos containing.

Floor Tile- The 9" grey floor tile in the front room (kitchen) in both the 209 and 211 sides were found to be asbestos containing materials. The tile in the 209 side was beneath a layer of non-asbestos containing woodgrain floor tile, which was adhered directly to the asbestos containing tile. This effectively made a double layer of floor tile (285 sq. ft.) The tile in 211 side was residual remnants sporadically covering areas of the floor (55 sq. ft.). None of the mastics associated with these tiles were found to contain asbestos. The total estimated quantity of asbestos containing floor tile was **340 sq. ft.**



Double layer of tile, 209 side



Remnants of asbestos tile, 211 side

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

Bulk Sample Log and Analysis Summary			
Sample #	Description	Location	Asbestos %
CR-1	12" Woodgrain Floor Tile and Mastic	209 side, 1st Floor, Front Room, top layer	ND
CR-2	9" Grey Floor Tile and Mastic	209 side, 1st Floor, Front Room, bottom layer	2%, Tile ND, Mastic
CR-3	Drywall and Compound	209 side, 1st Floor, Front Room	ND
CR-4	Exterior Window/Door Caulking	Windows	ND
CR-5	Plaster	209 side, 1st Floor, Front Room	ND
CR-6	Plaster	209 side, 1st Floor, Rear Room	ND
CR-7	Plaster	209 side, 2 nd Floor, Front Room	ND
CR-8	White Linoleum	209 side, 2 nd Floor, Bathroom	ND
CR-9	Shingle	Roof	ND
CR-10	Felt Paper	Roof	ND
CR-11	Drywall and Compound	Window, Rear	ND
CR-12	Plaster	211 side, 1 st Floor, Front Room	ND
CR-13	Plaster	211 side, 1 st Floor, Rear Room	ND
CR-14	Plaster	211 side, 2 nd Floor, Front Room	ND
CR-15	Grey Flooring and Mastic	211 side, 1st Floor, Front Room	2%, Tile ND, Mastics

ND = None Detected

Quantities of Identified Asbestos Materials

Flooring

HA #	Sample #	Material	Location(s)	Condition/ Category	Estimated Quantity
2	CR-2	9" Grey Flooring	209 Side, 1 st Floor, Front Room, Bottom Layer	Good NF1	285 sq. ft.
9	CR-15	Grey Flooring	211 Side, 1 st Floor, Front Room	Good NF1	55 sq. ft.
Total Flooring Materials					340 sq. ft.

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.

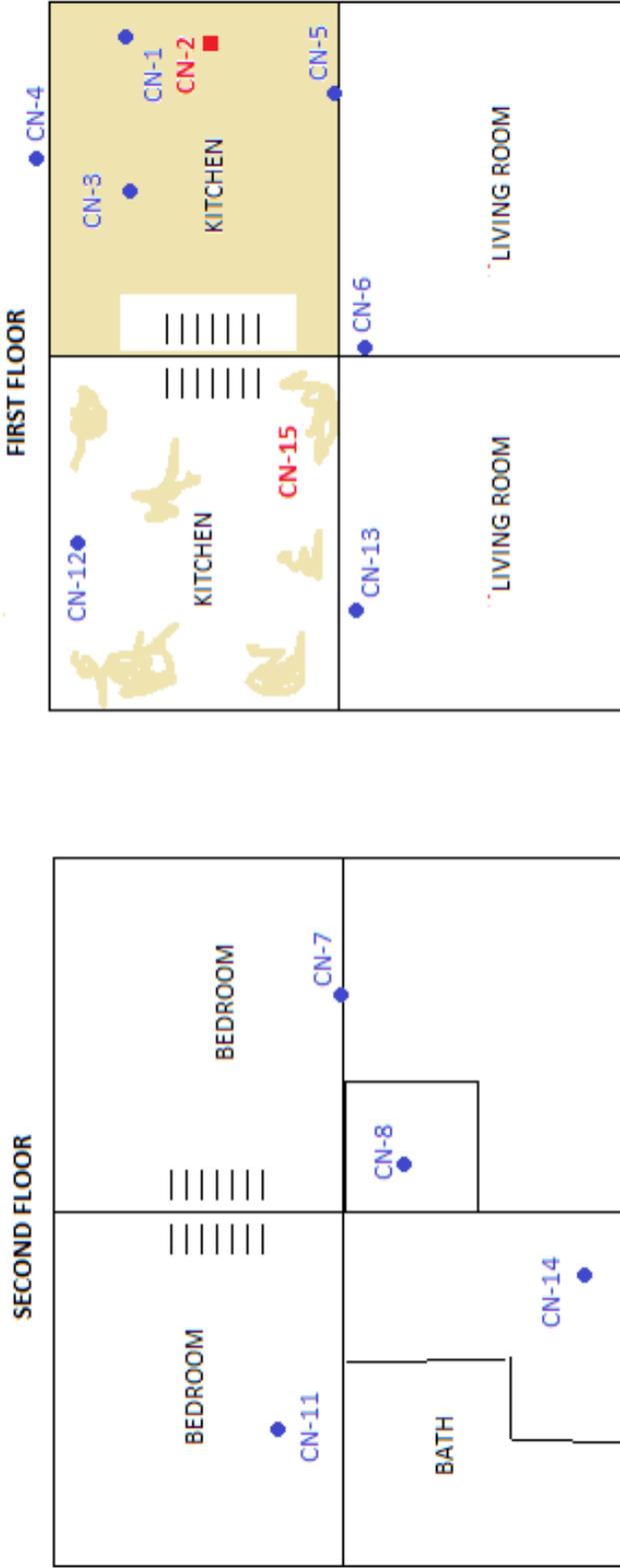
NF 1 (Category I non-friable ACM) includes packings, gaskets, resilient floor coverings, and asphalt roofing products containing more than 1% asbestos.

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

CONROY AVENUE



**Asbestos Survey Floor Plan
209-211 Conroy Avenue
Tarentum, PA 15084**

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.



DRAWING NOT TO SCALE

Credentials / Certifications



Laboratory Sample Results

Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PROJECT: Tarentum - 209/211 Conroy, 2019-A-141 LAB CODE: A1914669

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

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
CR-1		A199357A	Wood Grain	Floor Tile	None Detected
		A199357B	Clear	Mastic	None Detected
CR-2		A199358A	Gray	Floor Tile	Chrysotile 2%
	Layer 1	A199358B	Brown	Mastic	None Detected
	Layer 2	A199358B	Brown	Tarpaper	None Detected
CR-3	Layer 1	A199359A	Off-white	Plaster Skim Coat	None Detected
	Layer 2	A199359A	Gray	Plaster Base Coat	None Detected
		A199359B	Off-white	Drywall	None Detected
CR-4		A199360	Off-white	Exterior Door/ Window Glazing	None Detected
CR-5		A199361	Gray	Plaster	None Detected
CR-6	Layer 1	A199362	Pink	Plaster Skim Coat	None Detected
	Layer 2	A199362	Gray	Plaster Base Coat	None Detected
CR-7	Layer 1	A199363	Pink	Plaster Skim Coat	None Detected
	Layer 2	A199363	Gray	Plaster Base Coat	None Detected
CR-8		A199364	White	Linoleum	None Detected
CR-9		A199365	Black	Shingle	None Detected
CR-10		A199366	Brown	Felt Paper	None Detected
CR-11	Layer 1	A199367A	White	Plaster Skim Coat	None Detected
	Layer 2	A199367A	Gray	Plaster Base Coat	None Detected
		A199367B	Off-white	Drywall	None Detected
CR-12	Layer 1	A199368	White	Plaster Skim Coat	None Detected
	Layer 2	A199368	Tan	Plaster Base Coat	None Detected
CR-13	Layer 1	A199369	White	Plaster Skim Coat	None Detected
	Layer 2	A199369	Tan	Plaster Base Coat	None Detected
CR-14	Layer 1	A199370	White	Plaster Skim Coat	None Detected
	Layer 2	A199370	Tan	Plaster Base Coat	None Detected
CR-15		A199371A	White	Linoleum	None Detected
		A199371B	Tan	Mastic	None Detected
		A199371C	Gray	Tile	Chrysotile 2%
	Layer 1	A199371D	Brown	Mastic	None Detected
	Layer 2	A199371D	Black	Tarpaper	None Detected