PRE-DEMOLITION ASBESTOS BUILDING MATERIALS INSPECTION OF 212 BRIDGE STREET TARENTUM, PA 15084

For:

Tarentum Borough
318 E 2nd Avenue
Tarentum, PA 15084

By:
Corwin Inspections LLC
222 Haymont Drive
Gibsonia, PA 15044

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Executive Summary

The subject property was a two story, timber framed house with a full finished basement. The interior finishes included drywall walls and ceilings; and vinyl tile, carpet, or wood finishes on the floors.

1. No asbestos Containing Materials were found or presumed in 212 Bridge Street.

Introduction

At the request of Michael L. Nestico, Borough Manager, Corwin Inspections LLC conducted a pre-demolition asbestos building materials inspection of 212 Bridge Street, Tarentum, PA 15084. The inspection was conducted on October 14, 2020 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 eight (8) bulk samples of materials suspected to contain asbestos were collected and divided into four (4) homogeneous materials.

The samples were submitted under chain of custody to 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 unsampled 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 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 the three categories above and further sub-divides the samples based on homogeniality “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				
212 Bridge Street				
Homogeneous #	**Material**	**Asbestos >1%**	**Non-ACM ≤1%**	**Total Samples**
Miscellaneous Materials				
1	Roofing, Shingle	0	1	1
2	2' x 4' Ceiling Tile	0	1	1
4	Exterior Caulking	0	1	1
Surfacing Materials				
3	Plaster	0	5	5
TOTALS		**0**	**8**	**8**

Of the eight (8) suspect bulk samples collected none (0) were found to be asbestos containing, indicating none (0) of the four (4) homogeneous materials as asbestos containing.

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 and Analysis			
Sample #	**Description**	**Location**	**Asbestos %**
BS-1	Roofing, Shingle	Roof	ND
BS-2	2’ x 4’ Ceiling Tile	House Roof	ND
BS-3	Plaster	1st Floor, Rear Room	ND
BS-4	Plaster	1st Floor, Hallway	ND
BS-5	Plaster	1st Floor, Front Room	ND
BS-6	Plaster	2nd Floor, Front Room	ND
BS-7	Plaster	2nd Floor, Rear Room	ND
BS-8	Exterior Caulking Plaster	Windows, Doors	ND

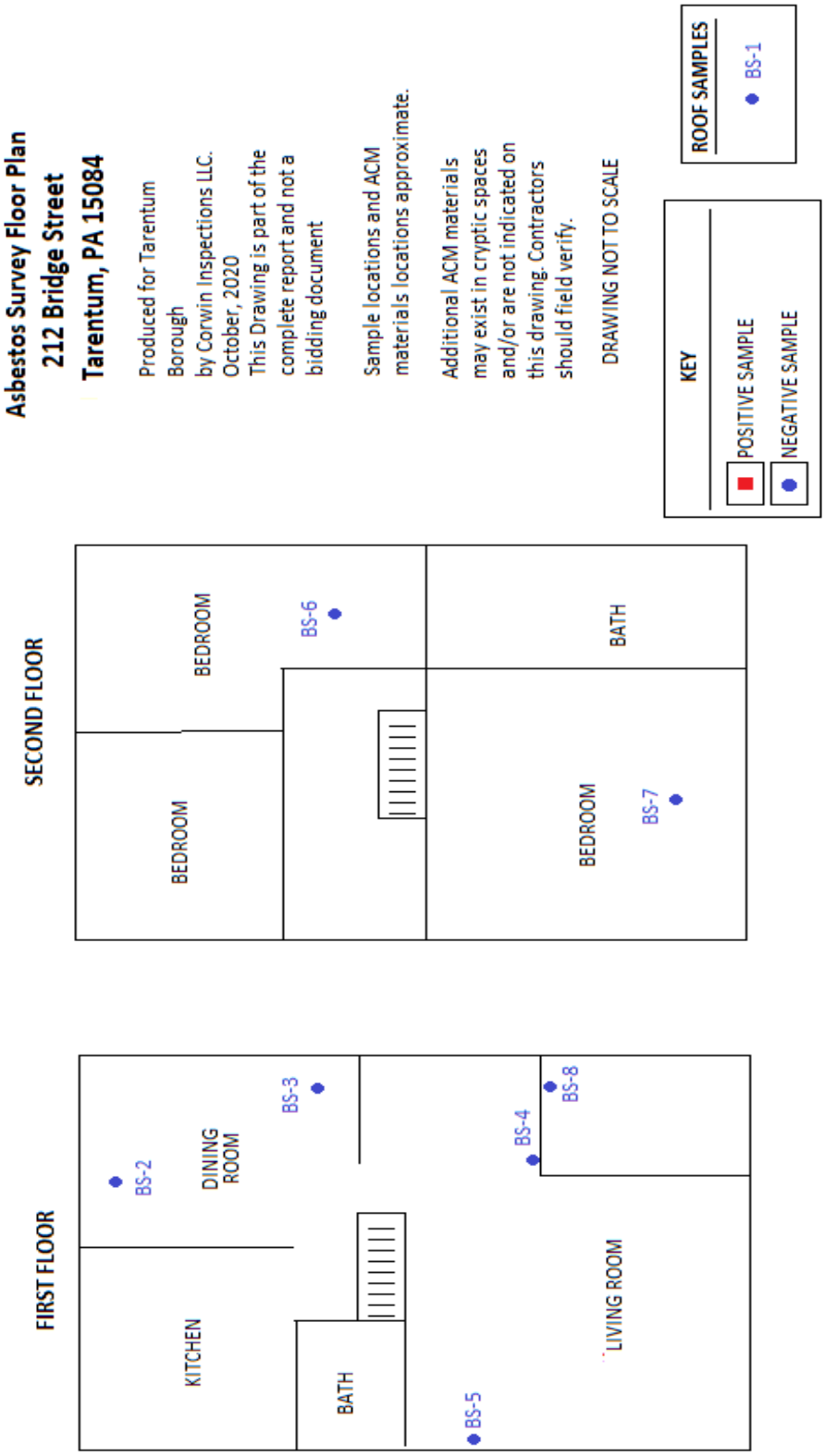
ND = None Detected

Quantities of Identified Asbestos Materials

No asbestos containing or presumed asbestos containing materials were found at 212 Bridge Street.

This Section is reserved.

Sample Location Floor Plans



Credentials / Certifications


PENNSYLVANIA ASBESTOS CERTIFICATION
029238
Sex M
Height 5'10"
Eyes HZL
Birth Date 04/24/1977
Expires 01/08/2021
Issue Date 01/21/2020
Class INSPECTOR
STEVEN M CORWIN
116 EILEEN DRIVE
PITTSBURGH PA 15214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Laboratory Sample Results

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Asbestos Report Summary
By: POLARIZING LIGHT MICROSCOPY

PROJECT: Tarentum - 212 Bridge Street, 20-A-180 **LAB CODE: B208583**

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

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
BS-1		B134000	Black,Gray	Roof Shingle	None Detected
BS-2		B134001	White,Beige	2x4 Ceiling Tile	None Detected
BS-3	Layer 1	B134002	Tan	Plaster Skim Coat	None Detected
	Layer 2	B134002	Gray,White	Plaster Base Coat	None Detected
BS-4	Layer 1	B134003	Tan	Plaster Skim Coat	None Detected
	Layer 2	B134003	Gray,White	Plaster Base Coat	None Detected
BS-5	Layer 1	B134004	Tan	Plaster Skim Coat	None Detected
	Layer 2	B134004	Gray,White	Plaster Base Coat	None Detected
BS-6	Layer 1	B134005	Tan	Plaster Skim Coat	None Detected
	Layer 2	B134005	Gray,White	Plaster Base Coat	None Detected
BS-7	Layer 1	B134006	Tan	Plaster Skim Coat	None Detected
	Layer 2	B134006	Gray,White	Plaster Base Coat	None Detected
BS-8		B134007	White	Exterior Caulking	None Detected

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ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Corwin Inspections
222 Haymont Drive
Gibsonia, PA 15044

Lab Code: B208583
Date Received: 10-15-20
Date Analyzed: 10-21-20
Date Reported: 10-22-20

Project: Tarentum - 212 Bridge Street, 20-A-180

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
BS-1 B134000	Roof Shingle	Heterogeneous Black,Gray Fibrous Bound	50%	Cellulose	40% 10%	Tar Gravel	None Detected
BS-2 B134001	2x4 Ceiling Tile	Heterogeneous White,Beige Fibrous Loosely Bound	65% 15%	Cellulose Fiberglass	15% 3% 2%	Perlite Paint Binder	None Detected
BS-3 Layer 1 B134002	Plaster Skim Coat	Heterogeneous Tan Non-fibrous Bound			75% 20% 5%	Binder Calc Carb Paint	None Detected
Layer 2 B134002	Plaster Base Coat	Homogeneous Gray,White Non-fibrous Bound			65% 20% 15%	Binder Perlite Silicates	None Detected
BS-4 Layer 1 B134003	Plaster Skim Coat	Heterogeneous Tan Non-fibrous Bound			75% 20% 5%	Binder Calc Carb Paint	None Detected
Layer 2 B134003	Plaster Base Coat	Homogeneous Gray,White Non-fibrous Bound			65% 20% 15%	Binder Perlite Silicates	None Detected
BS-5 Layer 1 B134004	Plaster Skim Coat	Heterogeneous Tan Non-fibrous Bound			75% 20% 5%	Binder Calc Carb Paint	None Detected

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ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous	Non-Fibrous		ASBESTOS %
Layer 2 B134004	Plaster Base Coat	Homogeneous Gray,White Non-fibrous Bound		65% 20% 15%	Binder Perlite Silicates	None Detected
BS-6 Layer 1 B134005	Plaster Skim Coat	Heterogeneous Tan Non-fibrous Bound		75% 20% 5%	Binder Calc Carb Paint	None Detected
Layer 2 B134005	Plaster Base Coat	Homogeneous Gray,White Non-fibrous Bound		65% 20% 15%	Binder Perlite Silicates	None Detected
BS-7 Layer 1 B134006	Plaster Skim Coat	Heterogeneous Tan Non-fibrous Bound		75% 20% 5%	Binder Calc Carb Paint	None Detected
Layer 2 B134006	Plaster Base Coat	Homogeneous Gray,White Non-fibrous Bound		65% 20% 15%	Binder Perlite Silicates	None Detected
BS-8 B134007	Exterior Caulking	Heterogeneous White Non-fibrous Bound		100% <1%	Caulk Paint	None Detected

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LEGEND:

	Non-Anth	= Non-Asbestiform Anthophyllite
	Non-Trem	= Non-Asbestiform Tremolite
	Calc Carb	= Calcium Carbonate

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

REPORTING LIMIT: <1% by visual estimation

REPORTING LIMIT FOR POINT COUNTS: 0.25% by 400 Points or 0.1% by 1,000 Points

REGULATORY LIMIT: >1% by weight

Due to the limitations of the EPA 600 method, nonfriable organically bound materials (NOBs) such as vinyl floor tiles can be difficult to analyze via polarized light microscopy (PLM). EPA recommends that all NOBs analyzed by PLM, and found not to contain asbestos, be further analyzed by Transmission Electron Microscopy (TEM). Please note that PLM analysis of dust and soil samples for asbestos is not covered under NVLAP accreditation. *Estimated measurement of uncertainty is available on request.*

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Information provided by customer includes customer sample ID and sample description.

ANALYST: Miguel Angel Maysonet

APPROVED BY: Tianbao Bai, Ph.D., CIH
Laboratory Director

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NVLAP LAB CODE 101768-0

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