

**Pre-Demolition
Asbestos Building Material Inspection**

Of



**339 W 11th 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 a two story, timber framed house with a full basement. The interior of the house was deemed inaccessible due to safety concerns from the structure being dilapidated and/or unsafe, samples were collected from accessible areas: the exterior and basement.

1. Non-Friable Asbestos Containing Materials:
 - a. Asbestos containing **flooring** was found on the basement stair landing.
 - b. Asbestos containing **window and door caulking** was found around the exterior windows and doors.

Introduction

At the request of Michael L. Nestico, Borough Manager, Corwin Inspections LLC conducted a pre-demolition asbestos building materials inspection of 339 W 11th 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 seven (7) bulk samples of materials suspected to contain asbestos were collected and divided into five (5) 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 or 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 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				
339 W 11 th Avenue, Tarentum, PA 15084				
Homogeneous #	Material	Asbestos >1%	Non-ACM ≤1%	Total Samples
Miscellaneous Materials				
2	9" Floor Tile and Mastic	1	0	1
3	Roofing Materials	0	1	1
4	Window/Door Caulking	1	0	1
5	Window Glazing	0	1	1
Surfacing Materials				
1	Plaster	0	3	3
TOTALS		2	5	7

Of the seven (7) suspect bulk samples collected two (2) were found to be asbestos containing, indicating two (2) of the five (5) homogeneous materials as asbestos containing.

Floor Tile – The floor tile on the basement stair landing was found to be an asbestos containing material. The mastic associated with these tiles was found to be non-asbestos containing. The total estimated quantity of asbestos containing floor tile was **40 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 20 window units and 4 doors with asbestos caulking around the perimeter. There was approximately **320 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

Bulk Sample Log and Analysis Summary			
Sample #	Description	Location	Asbestos %
WE-1	Plaster	First Floor, Top of Stairs	<1%
WE-2	Plaster	First Floor, Top of Stairs	<1%
WE-3	Plaster	Interior, From Rear Window	<1%
WE-4	9" Floor Tile and Mastic	Basement Stairs Landing	Tile, 2% Mastic, ND
WE-5	Plaster	Interior, From Front Window	ND
WE-6	Exterior Door/Window Caulking	Windows and Doors	15%
WE-7	Window Glazing	Windows	ND

ND = None Detected

Quantities of Identified Asbestos Materials

Flooring

HA #	Sample #	Material	Location(s)	Condition/ Category	Estimated Quantity
2	WE-4	9" Floor Tile	Basement Stairs, Landing	Good NF1	40 sq. ft.
Total Flooring Materials					40 sq. ft.

Caulkings

HA #	Sample #	Material	Location(s)	Condition/ Category	Estimated Quantity
4	WE-6	Exterior Window/Door Caulking	Exterior Perimeter of Windows and Doors	Good NF 1	320 ln. ft.
Total Caulking Materials					320 ln. 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.

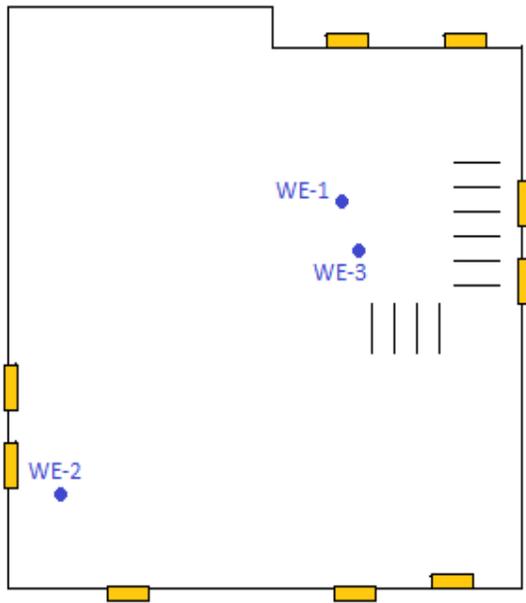
NF 2 (Category II non-friable ACM) are any materials other than Category I materials that contain more than 1% asbestos.

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).

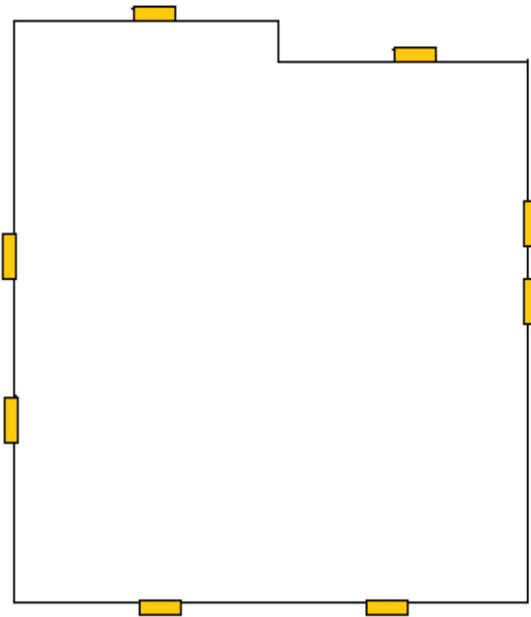
Sample Location Floor Plans

W 11TH AVENUE

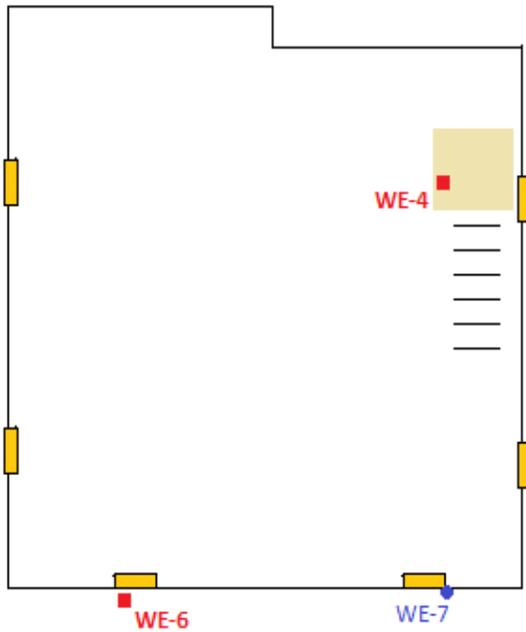
FIRST FLOOR



SECOND FLOOR



BASEMENT



Asbestos Survey Floor Plan

339 W 11th Avenue
Tarentum, PA 15084

KEY	
	POSITIVE SAMPLE
	NEGATIVE SAMPLE
	DOOR/WINDOW CAULKING
	FLOOR TILE

ROOF SAMPLES
 WE-5

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

DRAWING NOT TO SCALE

Sample locations and ACM
materials locations approximate.

Credentials / Certifications



Laboratory Sample Results

Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PROJECT: Tarentum 339 W. 11th, 2019-A-141

LAB CODE: A1914678

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

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
WE-1	Layer 1	A199497	White	Plaster Skim Coat	None Detected
	Layer 2	A199497	Gray	Plaster Base Coat	Chrysotile <1%
WE-2	Layer 1	A199498	White	Plaster Skim Coat	None Detected
	Layer 2	A199498	Gray	Plaster Base Coat	Chrysotile <1%
WE-3		A199499	Gray	Plaster	Chrysotile <1%
WE-4		A199500A	Off-white	Floor Tile	Chrysotile 2%
		A199500B	Brown	Mastic	None Detected
WE-5		A199501	Black	Roofing	None Detected
WE-6		A199502	Green,Gray	Window/ Door Caulking	Chrysotile 15%
WE-7		A199503	Green,Tan	Window Glazing	None Detected