

March 3, 2025

**Addendum #1  
Hilltop Lot (ITB# 020-25) BP#1 Demolition**

To all Bidders of record:

Acknowledge receipt of this Addendum by inserting its number and date in bid form. Failure to do so may subject the Bidder to disqualification. This Addendum forms a part of the Contract Documents and modifies them as follows:

- Pre Demo Asbestos Survey Report Dated 2/28/2025

Enclosures:

- Pre Demo Asbestos Survey Report

----- **End of Addenda** -----



**PINNACLE ENVIRONMENTAL CONSULTANTS, INC.**

486 OLD STATE RT. 74 ■ CINCINNATI ■ OHIO ■ 45244 ■ PHONE: 513-533-1823 ■ FAX: 513-533-1859

---

February 28, 2025

**Hamilton County Commissioners**

138 East Court Street  
Cincinnati, Ohio 45202  
(513) 946-4439

**Re: Pre-Demolition NESHAP Asbestos Inspection of Hilltop Basic Concrete Facility in Cincinnati, Ohio**  
**Pinnacle PN: 25-0021**

Between February 17 and 21, 2025, Mr. David Mousie, of Pinnacle Environmental Consultants, Inc. (see Attachment 1 for certifications) visited the Hilltop Basic Concrete Facility located at 511 Water Street in Cincinnati, Ohio 45202, per your request. The purpose of these visits was to collect bulk samples of materials suspect for containing asbestos prior the planned demolition of the structures for compliance with the National Emission Standards for Hazardous Air Pollutants (NESHAP). Specifically, thirty-nine (39) bulk samples were collected from fourteen (14) homogeneous areas throughout the structures. Analysis results show that five (5) homogeneous areas were identified with greater than one percent (>1%) asbestos content. Please reference the *PLM Bulk Sample Data Summary Table* in Attachment 2 for complete sample location, description and analysis information.

**Asbestos Bulk Sampling Methods**

For friable Surfacing Materials, three (3) bulk samples were collected for each homogeneous area less than or equal to 1,000 square feet. If the homogeneous area was greater than 1,000 square feet but less than 5,000 square feet, five (5) bulk samples were collected. For homogeneous areas that were greater than 5,000 square feet, seven (7) bulk samples were collected. Random sample locations for each homogeneous area of suspect friable surfacing materials were determined by Pinnacle's inspector in the field. Miscellaneous Material and non-friable suspected ACM were sampled "in a manner sufficient to determine" whether the material in question contained asbestos.

Hamilton County Commissioners

February 28, 2025

Page 2

To avoid disturbing the material more than necessary and potentially cause the release of asbestos fibers, Pinnacle performed bulk sampling of suspect materials in accordance with generally accepted procedures outlined in the Asbestos Hazard Emergency Response Act (AHERA). Each sample was collected and placed in a clean, sealable container and labeled with a unique sample identification number. This sample number was recorded on a Bulk Sample Log Sheet, the sample vial, and at the sample location to permit easy identification of the sampled materials in the future. Supplemental information was also recorded on the Bulk Sample Log Sheet, including date of inspection, name of Pinnacle's inspector, the building name (or number), a brief description and location of the sample, and type of material sampled (e.g. plaster, fireproofing, etc.).

#### **Analysis of Bulk Samples**

The bulk samples were submitted to Pinnacle Consultants, LLC (see Attachment 3 for a copy of laboratory NVLAP accreditation) and analyzed for asbestos content by PLM and dispersion staining (Method Reference: EPA-600/R-93/116) sample analysis. 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 will be estimated and reported as a finite percentage (rounded to the nearest percentage) within the range of 0 to 100.

The results of the bulk sample analysis are reported in a standard written laboratory report. This report includes Pinnacle's project number, the laboratory identification number and the field number assigned to the bulk sample upon collection at the site. If a 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.

To reduce the total number of samples analyzed, the laboratory was instructed to "stop analysis" at the first sample >1% asbestos for each homogeneous area. For example, assume seven bulk samples were collected from a large homogeneous area. If the first or any subsequent sample analyzed by the laboratory identifies >1% asbestos content, there is no need to analyze the remaining samples. As specified in AHERA, one sample of a homogeneous area >1% is enough to designate the entire homogeneous area as asbestos-containing.

If a bulk sample of friable material has less than ten percent (<10%) asbestos content, the EPA recommends the sample be analyzed by the point count method reference PLM, EPA 600/R-93/116. This analytical method is a more accurate way of determining the actual asbestos percentage. For this project, no (0) samples were analyzed using point count methods. A copy of the original laboratory report and sample chain-of-custody for PLM analysis can be found in Attachment 4.

### **Results and Conclusions**

The asbestos inspection identified five (5) homogeneous areas that will require removal prior to traditional demolition activities. The locations and quantities of materials known or assumed to contain >1% asbestos can be found on the *Inventory of Asbestos-Containing Material Table* in Attachment 5 with this letter. Please note that the materials sampled and included in the pre-demolition asbestos inspection are limited to those which are required to be removed prior to initiation of traditional demolition activities. Category I non-friable ACM, such as resilient flooring materials, roofing materials, mastics, etc. may remain in a building during demolition activities; therefore, these materials have not been sampled or included in this report but must be assumed to be asbestos-containing unless proven otherwise through additional sampling. There are up to 1,500 square feet of resilient flooring materials and up to 2,800 square feet of roofing materials assumed to be asbestos-containing at these structures.

According to the EPA guidance document, "Demolition Practices Under the Asbestos NESHAP", indicates that waste reduction activities where Category I non-friable asbestos-containing materials are present raises a concern related to the handling and disposal of these materials. According to the EPA guidance document, repeatedly running over waste with tracked vehicles to consolidate the waste is considered grinding, therefore, causing Category I non-friable asbestos-containing materials to become friable. If this condition exists, the waste must be kept wet at all times following demolition and during handling and loading for transport and disposal at a site or facility that operates in accordance with NESHAP 61.154 or 61.155. This information should be communicated to all demolition contractors being considered for the demolition of this building.

Pinnacle did not conduct a destructive survey (i.e. opening of walls and/or ceilings) to identify concealed materials known or suspected to contain asbestos. During demolition activities, if additional suspect asbestos-containing material is discovered, work should stop and suspect material should be sampled. Any additional inspection and/or bulk sampling should be conducted by a professional consultant certified by the EPA as an Asbestos Hazard Evaluation Specialist. Analysis of all bulk samples collected should be performed by laboratories accredited by NVLAP or the American Industrial Hygiene Association.

Hamilton County Commissioners

February 28, 2025

Page 4

Current asbestos laws and regulations require removal of regulated ACM (RACM) and Category II ACM prior to initiation of demolition activities. An Ohio Environmental Protection Agency (OEPA) licensed asbestos abatement contractor must be contracted to complete the removal of all RACM prior to initiation of demolition activities. OEPA does not require the use of an OEPA licensed asbestos abatement contractor for the removal of Category I or II nonfriable ACM, however all work with these materials must be conducted in compliance with OSHA 29CFR 1926.1101 (Asbestos Construction Standard), all waste must be disposed of at facilities approved and authorized to receive Category I or II nonfriable waste, and materials must not be subjected to actions that would result in the materials being sanded, grounded, or abraded.

Since a destructive inspection was not conducted, the abatement contractor's scope of work for this project should include verification of asbestos locations and quantities as part of the abatement process to ensure all required ACM has been removed prior to demolition.

All Universal Waste such as, but not limited to, paint, solvent, fuel and cans, thermostats, fluorescent light bulbs and ballasts, energy saver bulbs, dusk to dawn mercury vapor bulbs, household chemicals, etc. present at the property must be properly handled, packaged and recycled or disposed of prior to demolition of the structure.

Pinnacle greatly appreciates the opportunity to offer our services and expertise to Frost Brown Todd Attorneys for this most important project. Should you have any questions or require additional information, please feel free to contact me at your earliest convenience.

Sincerely,

**Pinnacle Environmental Consultants, Inc.**

*Michael D. Strine*

Michael D. Strine, AHES #ES3036

Vice President

Attachments (6)

**Attachment 1**

**PINNACLE'S PERSONNEL CERTIFICATIONS**

---



**Mike DeWine**, Governor  
**Jon Husted**, Lt. Governor  
**Anne M. Vogel**, Director

7/16/2024

David Mousie  
Pinnacle Environmental Cons  
486 Old State Route 74  
Cincinnati, OH 45244

RE: Evaluation Specialist  
Certification Number: ES34290  
Expiration Date: 8/27/2025

Dear David Mousie:

This letter and enclosed certification card approves your request to be certified as an asbestos 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 the Ohio Environmental Protection Agency (EPA) for violation of any of the requirements of 3745-22 or 3745-20 of the Ohio Administrative Code.

If you have any questions, please contact the Asbestos Program at 614-644-0226 or by email at [asbestoslicensing@epa.ohio.gov](mailto:asbestoslicensing@epa.ohio.gov).

Sincerely,

*Brandon M. Schwendeman*  
Brandon Schwendeman  
Manager, Business Operations Support Section  
Ohio EPA - Division of Air Pollution Control

State of Ohio  
Environmental Protection Agency  
Asbestos Program

**Asbestos Hazard Evaluation Specialist**

**David Mousie**



Pinnacle Environmental Cons  
486 Old State Route 74  
Cincinnati OH 45244

Certification Number Expiration Date  
**ES34290** **8/27/25**

DOB: 11/25/71  
Card not Valid if Altered

700 • P.O. Box 1049 • Columbus, OH 43216-1049  
(614) 644-3020 • (614) 644-3184 (fax)



Mike DeWine, Governor  
Jon Husted, Lt. Governor  
Anne M. Vogel, Director

6/14/2024

Michael Strine  
Pinnacle Environmental Consultants, Inc.  
486 Old State Route 74  
Cincinnati, OH 45244

RE: Evaluation Specialist  
Certification Number: ES3036  
Expiration Date: 7/29/2025

Dear Michael Strine:

This letter and enclosed certification card approves your request to be certified as an asbestos 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 the Ohio Environmental Protection Agency (EPA) for violation of any of the requirements of 3745-22 or 3745-20 of the Ohio Administrative Code.

If you have any questions, please contact the Asbestos Program at 614-644-0226 or by email at [asbestoslicensing@epa.ohio.gov](mailto:asbestoslicensing@epa.ohio.gov).

Sincerely,

*Brandon M. Schwendeman*

Brandon Schwendeman  
Manager, Business Operations Support Section  
Ohio EPA - Division of Air Pollution Control

State of Ohio  
Environmental Protection Agency  
Asbestos Program

**Asbestos Hazard Evaluation Specialist**

**Michael Strine**



Pinnacle Environmental Consultants, Inc.  
486 Old State Route 74  
Cincinnati OH 45244

Certification Number **ES3036**    Expiration Date **7/29/25**

DOB: 5/8/62  
Card not Valid if Altered

700 • P.O. Box 1049 • Columbus, OH 43216-1049  
614) 644-3020 • (614) 644-3184 (fax)



**Attachment 2**

**PLM BULK SAMPLE DATA SUMMARY TABLE**

---

---

**PLM BULK SAMPLE DATA SUMMARY TABLE  
HILLTOP BASIC CONCRETE FACILITY  
511 WATER STREET  
CINCINNATI, OHIO 45202**

<i>Sample Location</i>	<i>Sample Description</i>	<i>Sample ID No.</i>	<i>Lab ID No.</i>	<i>Asbestos Content</i>	<i>*Homo- geneous Area #</i>	<i>Friable/ Nonfriable</i>
<i>The following samples were collected from the Office Building:</i>						
Room 2 ceiling	2' x 4' White ceiling tile	DM25-100	25B-04106	None detected	1	Friable
Room 2 above drop ceiling	Brown fitting insulation between sections of fiberglass pipe insulation	DM25-103	25B-04109	None detected	2	Friable
Room 4 ceiling	2' x 4' White ceiling tile	DM25-101	25B-04107	None detected	1	Friable
Room 4 above drop ceiling	Brown fitting insulation between sections of fiberglass pipe insulation	DM25-104	25B-04110	None detected	2	Friable
Room 4 above drop ceiling at roof	White roof drain insulation	DM25-116	25B-04122	None detected	7	Friable
Room 4 above drop ceiling at roof	White roof drain insulation	DM25-117	25B-04123	None detected	7	Friable
Room 4 above drop ceiling at roof	White roof drain insulation	DM25-118	25B-04124	None detected	7	Friable
Room 1 above drop ceiling	Brown fitting insulation between sections of fiberglass pipe insulation	DM25-102	25B-04108	None detected	2	Friable
Room 1 above east window	Cementitious panel	DM25-105	25B-04111	25% Chrysotile	3	Nonfriable
Room 8 above east window	Cementitious panel	DM25-106	25B-04112	Stopped analysis	3	Nonfriable
Room 3 ceiling	White hard plaster topcoat	DM25-107	25B-04113	None detected	4	Nonfriable
Room 3 ceiling	Gray hard plaster basecoat	DM25-110	25B-04116	None detected	5	Nonfriable
Room 3 ceiling	White hard plaster topcoat	DM25-108	25B-04114	None detected	4	Nonfriable
Room 3 ceiling	Gray hard plaster basecoat	DM25-111	25B-04117	None detected	5	Nonfriable
Room 3 pipes at north wall	White fitting insulation between sections of fiberglass pipe insulation	DM25-113	25B-04119	10% Chrysotile	6	Friable
Room 3 pipes at north wall	White fitting insulation between sections of fiberglass pipe insulation	DM25-114	25B-04120	Stopped analysis	6	Friable
Room 3 pipes at north wall	White fitting insulation between sections of fiberglass pipe insulation	DM25-115	25B-04121	Stopped analysis	6	Friable
Room 5 ceiling	White hard plaster topcoat	DM25-109	25B-04115	None detected	4	Nonfriable
Room 5 ceiling	Gray hard plaster basecoat	DM25-112	25B-04118	None detected	5	Nonfriable

**PLM BULK SAMPLE DATA SUMMARY TABLE  
HILLTOP BASIC CONCRETE FACILITY  
511 WATER STREET  
CINCINNATI, OHIO 45202**

<i>Sample Location</i>	<i>Sample Description</i>	<i>Sample ID No.</i>	<i>Lab ID No.</i>	<i>Asbestos Content</i>	<i>* Homo-geneous Area #</i>	<i>Friable/ Nonfriable</i>
<i>The following samples were collected from the Tower:</i>						
Room 2 boiler	White boiler gasket	DM25-119	25B-04125	None detected	8	Nonfriable
Room 2 boiler	White boiler gasket	DM25-120	25B-04126	None detected	8	Nonfriable
Room 2 boiler	White boiler gasket	DM25-121	25B-04127	None detected	8	Nonfriable
Control room 6 ceiling	2' x 4' White ceiling tile	DM25-122	25B-04128	None detected	9	Friable
Control room 6 ceiling	2' x 4' White ceiling tile	DM25-123	25B-04129	None detected	9	Friable
Control room 6 southeast corner above drop ceiling	Cementitious fitting insulation between sections of fiberglass pipe insulation	DM25-124	25B-04130	None detected	10	Friable
Control room 6 southeast corner above drop ceiling	Cementitious fitting insulation between sections of fiberglass pipe insulation	DM25-125	25B-04131	None detected	10	Friable
Control room 6 southeast corner above drop ceiling	Cementitious fitting insulation between sections of fiberglass pipe insulation	DM25-126	25B-04132	None detected	10	Friable
Room 9 east side ceiling	Spray-applied fireproofing	DM25-127	25B-04133	45% Chrysotile	11	Friable
Room 9 mid ceiling	Spray-applied fireproofing	DM25-128	25B-04134	Stopped analysis	11	Friable
Room 9 west side ceiling	Spray-applied fireproofing	DM25-129	25B-04135	Stopped analysis	11	Friable
Room 10 west side near stairs	Black fitting material associated with fiberglass pipe insulation	DM25-130	25B-04136	5% Chrysotile	12	Nonfriable
Room 10 west side near stairs	Black fitting material associated with fiberglass pipe insulation	DM25-131	25B-04137	Stopped analysis	12	Nonfriable
Room 10 west side near stairs	Black fitting material associated with fiberglass pipe insulation	DM25-132	25B-04138	Stopped analysis	12	Nonfriable
Room 11 south side at hopper	Cementitious fitting insulation between sections of fiberglass pipe insulation	DM25-133	25B-04139	None detected	13	Friable
Room 11 south side at hopper	Cementitious fitting insulation between sections of fiberglass pipe insulation	DM25-134	25B-04140	None detected	13	Friable
Room 11 south side at hopper	Cementitious fitting insulation between sections of fiberglass pipe insulation	DM25-135	25B-04141	None detected	13	Friable
Exterior west side	Exterior wall coating	DM25-136	25B-04142	15% Chrysotile	14	Nonfriable

PLM BULK SAMPLE DATA SUMMARY TABLE  
HILLTOP BASIC CONCRETE FACILITY  
511 WATER STREET  
CINCINNATI, OHIO 45202

<i>Sample Location</i>	<i>Sample Description</i>	<i>Sample ID No.</i>	<i>Lab ID No.</i>	<i>Asbestos Content</i>	<i>* Homogeneous Area #</i>	<i>Friable/ Nonfriable</i>
<i>the Tower, con't:</i>						
Exterior north side	Exterior wall coating	DM25-137	25B-04143	Stopped analysis	14	Nonfriable
Exterior east side	Exterior wall coating	DM25-138	25B-04144	Stopped analysis	14	Nonfriable

***\* Homogeneous area number descriptions (bold type indicates asbestos-containing material)***

- 1 - 2' x 4' White ceiling tile
- 2 - Brown fitting insulation between sections of fiberglass pipe insulation
- 3 - Cementitious panel**
- 4 - White hard plaster topcoat
- 5 - Gray hard plaster basecoat
- 6 - White fitting insulation between sections of fiberglass pipe insulation**
- 7 - White roof drain insulation
- 8 - White boiler gasket
- 9 - 2' x 4' White ceiling tile
- 10 - Cementitious fitting insulation between sections of fiberglass pipe insulation
- 11 - Spray-applied fireproofing**
- 12 - Black fitting material associated with fiberglass pipe insulation**
- 13 - Cementitious fitting insulation between sections of fiberglass pipe insulation
- 14 - Exterior wall coating**

**Attachment 3**

**ANALYTICAL LABORATORY NVLAP ACCREDITATION CERTIFICATE**

United States Department of Commerce  
National Institute of Standards and Technology



---

# Certificate of Accreditation to ISO/IEC 17025:2017

---

NVLAP LAB CODE: 200718-0

**Pinnacle Consultants, LLC**

Nitro, WV

is accredited by the National Voluntary Laboratory Accreditation Program for specific services,  
listed on the Scope of Accreditation, for:

## **Asbestos Fiber Analysis**

This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017.  
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality  
management system (refer to joint ISO-ILAC-IAF Communiqué on ISO/IEC 17025).

---

2024-07-01 through 2025-06-30

Effective Dates



A handwritten signature in blue ink, appearing to read 'Peter S. Lamm', written over a horizontal line.

For the National Voluntary Laboratory Accreditation Program

**SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017**

**Pinnacle Consultants, LLC**

10 Independent Avenue

Nitro, WV 25143

Ms. Miranda Reedy

Phone: 304-757-5204 Fax: 304-757-5205

Email: [miranda.reedy@pinnaclecorp.net](mailto:miranda.reedy@pinnaclecorp.net)

<http://www.pinnaclecorp.net>

**ASBESTOS FIBER ANALYSIS**

**NVLAP LAB CODE 200718-0**

**Bulk Asbestos Analysis**

**Code**

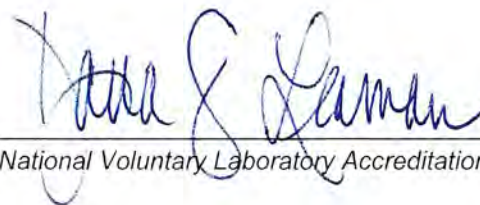
**Description**

18/A01

EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples

18/A03

EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials



For the National Voluntary Laboratory Accreditation Program

**Attachment 4**

**LABORATORY REPORT AND SAMPLE CHAIN-OF-CUSTODY**

---





10 INDEPENDENT AVENUE  
 NITRO, WV 25143  
 PHONE 304.757.5204  
 FAX 304.440.3465  
 www.pinnaclecorp.net

## ASBESTOS IDENTIFICATION BY POLARIZED LIGHT MICROSCOPY ANALYSIS

Attn: Chris Belcher  
 Pinnacle Environmental Consultants, Inc.  
 486 Old State Route 74  
 Cincinnati, OH 45244

Client Project/PO#: 25-0021  
 PC Project #:  
 Received Date: 2/24/2025  
 Analysis Date: 2/25/2025

RE: Hilltop

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
DM25-100	25B-04106		White
Texture/Description:	Solid/	Chrysotile: 0 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 35 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 65 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
DM25-101	25B-04107		White
Texture/Description:	Solid/	Chrysotile: 0 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 45 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 55 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
DM25-102	25B-04108		Silver/Brown
Texture/Description:	Solid/	Chrysotile: 0 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 65%	Filler/Binder: 35 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
DM25-103	25B-04109		Silver/Brown
Texture/Description:	Solid/	Chrysotile: 0 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 70%	Filler/Binder: 30 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
DM25-104	25B-04110		Silver/Brown
Texture/Description:	Solid/	Chrysotile: 0 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 67%	Filler/Binder: 33 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
DM25-105	25B-04111		Grey/Brown
Texture/Description:	Solid/	Chrysotile: 25%	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	25 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 75 %

RE: Hilltop

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:	
DM25-106	25B-04112	STOPPED ANALYSIS		
Texture/Description:	/	Chrysotile:	Tremolite:	Anthophyllite:
TOTAL ASBESTOS:		Amosite:	Actinolite:	Crocidolite:
Cellulose:	Fiber Glass:	Others:	Filler/Binder:	

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:	
DM25-107	25B-04113		White	
Texture/Description:	Solid/	Chrysotile: 0 %	Tremolite: 0 %	Anthophyllite: 0 %
TOTAL ASBESTOS:	0 %	Amosite: 0 %	Actinolite: 0 %	Crocidolite: 0 %
Cellulose: 0 %	Fiber Glass: 0 %	Others: 0 %	Filler/Binder: 100 %	

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:	
DM25-108	25B-04114		White	
Texture/Description:	Solid/	Chrysotile: 0 %	Tremolite: 0 %	Anthophyllite: 0 %
TOTAL ASBESTOS:	0 %	Amosite: 0 %	Actinolite: 0 %	Crocidolite: 0 %
Cellulose: 0 %	Fiber Glass: 0 %	Others: 0 %	Filler/Binder: 100 %	

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:	
DM25-109	25B-04115		White	
Texture/Description:	Solid/	Chrysotile: 0 %	Tremolite: 0 %	Anthophyllite: 0 %
TOTAL ASBESTOS:	0 %	Amosite: 0 %	Actinolite: 0 %	Crocidolite: 0 %
Cellulose: 0 %	Fiber Glass: 0 %	Others: 0 %	Filler/Binder: 100 %	

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:	
DM25-110	25B-04116		White	
Texture/Description:	Solid/	Chrysotile: 0 %	Tremolite: 0 %	Anthophyllite: 0 %
TOTAL ASBESTOS:	0 %	Amosite: 0 %	Actinolite: 0 %	Crocidolite: 0 %
Cellulose: 0 %	Fiber Glass: 0 %	Others: 0 %	Filler/Binder: 100 %	

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:	
DM25-111	25B-04117		White	
Texture/Description:	Solid/	Chrysotile: 0 %	Tremolite: 0 %	Anthophyllite: 0 %
TOTAL ASBESTOS:	0 %	Amosite: 0 %	Actinolite: 0 %	Crocidolite: 0 %
Cellulose: 0 %	Fiber Glass: 0 %	Others: 0 %	Filler/Binder: 100 %	

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:	
DM25-112	25B-04118		White	
Texture/Description:	Solid/	Chrysotile: 0 %	Tremolite: 0 %	Anthophyllite: 0 %
TOTAL ASBESTOS:	0 %	Amosite: 0 %	Actinolite: 0 %	Crocidolite: 0 %
Cellulose: 0 %	Fiber Glass: 0 %	Others: 0 %	Filler/Binder: 100 %	

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:	
DM25-113	25B-04119		Brown	
Texture/Description:	Solid/	Chrysotile: 10 %	Tremolite: 0 %	Anthophyllite: 0 %
TOTAL ASBESTOS:	10 %	Amosite: 0 %	Actinolite: 0 %	Crocidolite: 0 %
Cellulose: 0 %	Fiber Glass: 0 %	Others: 0 %	Filler/Binder: 90 %	

RE: Hilltop

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:	
DM25-114	25B-04120	STOPPED ANALYSIS		
Texture/Description: /		Chrysotile:	Tremolite:	Anthophyllite:
TOTAL ASBESTOS:		Amosite:	Actinolite:	Crocidolite:
Cellulose:	Fiber Glass:	Others:	Filler/Binder:	

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:	
DM25-115	25B-04121	STOPPED ANALYSIS		
Texture/Description: /		Chrysotile:	Tremolite:	Anthophyllite:
TOTAL ASBESTOS:		Amosite:	Actinolite:	Crocidolite:
Cellulose:	Fiber Glass:	Others:	Filler/Binder:	

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:	
DM25-116	25B-04122		Tan	
Texture/Description: Solid/		Chrysotile: 0 %	Tremolite: 0 %	Anthophyllite: 0 %
TOTAL ASBESTOS:	0 %	Amosite: 0 %	Actinolite: 0 %	Crocidolite: 0 %
Cellulose: 0 %	Fiber Glass: 20 %	Others: 0 %	Filler/Binder: 80 %	

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:	
DM25-117	25B-04123		Tan	
Texture/Description: Solid/		Chrysotile: 0 %	Tremolite: 0 %	Anthophyllite: 0 %
TOTAL ASBESTOS:	0 %	Amosite: 0 %	Actinolite: 0 %	Crocidolite: 0 %
Cellulose: 0 %	Fiber Glass: 18 %	Others: 0 %	Filler/Binder: 82 %	

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:	
DM25-118	25B-04124		Tan	
Texture/Description: Solid/		Chrysotile: 0 %	Tremolite: 0 %	Anthophyllite: 0 %
TOTAL ASBESTOS:	0 %	Amosite: 0 %	Actinolite: 0 %	Crocidolite: 0 %
Cellulose: 0 %	Fiber Glass: 15 %	Others: 0 %	Filler/Binder: 85 %	

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:	
DM25-119	25B-04125		Tan	
Texture/Description: Solid/		Chrysotile: 0 %	Tremolite: 0 %	Anthophyllite: 0 %
TOTAL ASBESTOS:	0 %	Amosite: 0 %	Actinolite: 0 %	Crocidolite: 0 %
Cellulose: 0 %	Fiber Glass: 85 %	Others: 0 %	Filler/Binder: 15 %	

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:	
DM25-120	25B-04126		Tan	
Texture/Description: Solid/		Chrysotile: 0 %	Tremolite: 0 %	Anthophyllite: 0 %
TOTAL ASBESTOS:	0 %	Amosite: 0 %	Actinolite: 0 %	Crocidolite: 0 %
Cellulose: 0 %	Fiber Glass: 90 %	Others: 0 %	Filler/Binder: 10 %	

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:	
DM25-121	25B-04127		Tan	
Texture/Description: Solid/		Chrysotile: 0 %	Tremolite: 0 %	Anthophyllite: 0 %
TOTAL ASBESTOS:	0 %	Amosite: 0 %	Actinolite: 0 %	Crocidolite: 0 %
Cellulose: 0 %	Fiber Glass: 80 %	Others: 0 %	Filler/Binder: 20 %	

RE: Hilltop

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
DM25-122	25B-04128		White
Texture/Description:	Solid/	Chrysotile: 0 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 50%	Others: 0%	Filler/Binder: 50 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
DM25-123	25B-04129		White
Texture/Description:	Solid/	Chrysotile: 0 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 55%	Others: 0%	Filler/Binder: 45 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
DM25-124	25B-04130		Grey
Texture/Description:	Solid/	Chrysotile: 0 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 10%	Others: 0%	Filler/Binder: 90 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
DM25-125	25B-04131		Grey
Texture/Description:	Solid/	Chrysotile: 0 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 12%	Others: 0%	Filler/Binder: 88 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
DM25-126	25B-04132		Grey
Texture/Description:	Solid/	Chrysotile: 0 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 8%	Others: 0%	Filler/Binder: 92 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
DM25-127	25B-04133		White
Texture/Description:	Solid/	Chrysotile: 45%	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	45 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 55 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
DM25-128	25B-04134	STOPPED ANALYSIS	
Texture/Description:	/	Chrysotile:	Tremolite: Anthophyllite:
TOTAL ASBESTOS:		Amosite:	Actinolite: Crocidolite:
Cellulose:	Fiber Glass:	Others:	Filler/Binder:

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
DM25-129	25B-04135	STOPPED ANALYSIS	
Texture/Description:	/	Chrysotile:	Tremolite: Anthophyllite:
TOTAL ASBESTOS:		Amosite:	Actinolite: Crocidolite:
Cellulose:	Fiber Glass:	Others:	Filler/Binder:

RE: Hilltop

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
DM25-130	25B-04136		Brown
Texture/Description:	Solid/	Chrysotile: 5 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	5 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 95 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
DM25-131	25B-04137	STOPPED ANALYSIS	
Texture/Description:	/	Chrysotile:	Tremolite: Anthophyllite:
TOTAL ASBESTOS:		Amosite:	Actinolite: Crocidolite:
Cellulose:	Fiber Glass:	Others:	Filler/Binder:

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
DM25-132	25B-04138	STOPPED ANALYSIS	
Texture/Description:	/	Chrysotile:	Tremolite: Anthophyllite:
TOTAL ASBESTOS:		Amosite:	Actinolite: Crocidolite:
Cellulose:	Fiber Glass:	Others:	Filler/Binder:

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
DM25-133	25B-04139		White
Texture/Description:	Solid/	Chrysotile: 0 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 30%	Others: 0%	Filler/Binder: 70 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
DM25-134	25B-04140		White
Texture/Description:	Solid/	Chrysotile: 0 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 35%	Others: 0%	Filler/Binder: 65 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
DM25-135	25B-04141		White
Texture/Description:	Solid/	Chrysotile: 0 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 33%	Others: 0%	Filler/Binder: 67 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
DM25-136	25B-04142		Grey/Brown
Texture/Description:	Solid/	Chrysotile: 15%	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	15 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 85 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
DM25-137	25B-04143	STOPPED ANALYSIS	
Texture/Description:	/	Chrysotile:	Tremolite: Anthophyllite:
TOTAL ASBESTOS:		Amosite:	Actinolite: Crocidolite:
Cellulose:	Fiber Glass:	Others:	Filler/Binder:

RE: Hilltop

<b>CLIENT ID #:</b>	<b>LAB ID #:</b>	<b>LOCATION:</b>	<b>COLOR:</b>
DM25-138	25B-04144	STOPPED ANALYSIS	

Texture/Description: /  
TOTAL ASBESTOS:   
Cellulose: Fiber Glass: Others: Filler/Binder:  
Chrysotile: Tremolite: Anthophyllite:  
Amosite: Actinolite: Crocidolite:

Analytical Method: Polarized light microscopy using dispersion staining (App. E to Sub. E of 40 CFR Part 763 and EPA/600/R-93/116). PLM should not be used to demonstrate the absence of asbestos in floor tiles. All samples will be held for thirty (30) days unless otherwise requested. This report relates only to items tested and makes no statement as to the contents of surrounding materials and apply to the sample as received. Multi-layered material which have distinct and separable layers shall be reported separately. This report shall not be reproduced, except in full, without written permission. The results of this report should not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the U.S. Government.

Analyzed by:   
Casey Brown



10 Independent Avenue  
 Nitro, West Virginia 25143  
 Tel: 304-757-5204  
 Fax: 304-757-5205  
 Web: www.pinnaclecorp.net

Company Name: Pinnacle Environmental Consultants, Inc.	<b>TURNAROUND TIME REQUESTED</b> Same Day <input type="checkbox"/> 3-Day <input type="checkbox"/> 1-Day <input checked="" type="checkbox"/> 4-Day <input type="checkbox"/> 2-Day <input type="checkbox"/> 5-Day <input type="checkbox"/> Special Request:
Contact Name: Dave Mousie	
Address: 486 Old State Route 74	
City State Zip: Cincinnati, OH 45244	
Phone: 513.533.1823	
Email: dmousie@pinnacleinc.biz	

**TYPE OF ANALYSIS REQUESTED**

<b>ASBESTOS</b> PCM (Air Samples) <input type="checkbox"/> PLM (Bulk Samples) <input checked="" type="checkbox"/> TEM Analysis <input type="checkbox"/> Point Count (If Applicable) <input type="checkbox"/> Analyze to Positive <input checked="" type="checkbox"/>	<b>FUNGAL SPORE</b> Spore Trap (Air) <input type="checkbox"/> Direct Exam (Tape/Swab/Wipe) <input type="checkbox"/>	<b>LEAD</b> XRF <input type="checkbox"/> Soil <input type="checkbox"/> Wipe <input type="checkbox"/> Chips <input type="checkbox"/>
---	---	---

Bill To If Different: Address: City State Zip: Alt. Email:	<b>Comments/Instructions:</b> Please CC results to Mike Strine mstrine@pinnacleinc.biz
---	--

PAID BY: Cash  Card  Check

Project ID: 25-0021	PO Number:
Sampling Date/Time: 21-FEB-25	Sampled By: DMousie
Project Description/Location:	

Sample ID	Description	Comments	Lab ID
	DM25-100 thru DM25-138		25B-04106
	<u>HA #</u> <u>Sample #</u>		
	1                              -100, -101		
	2                              -102 thru -104		
	3                              -105, -106		
	4                              -107 thru -109		
	5                              -110 thru -112		
	6                              -113 thru -115		
	7                              -116 thru -118		
	8                              -119 thru -121		
	9                              -122, -123		
	10                             -124 thru -126		
	11                             -127 thru -129		
	12                             -130 thru -132		
	13                             -133 thru -135		
	14                             -136 thru -138		25B-04144

Relinquished By: Date: 21-FEB-25

Received By: Date: \_\_\_\_\_ Time: \_\_\_\_\_

Laboratory Use:  
**RECEIVED**  
 FEB 24 2025  
 9 P5s

**Attachment 5**

**INVENTORY OF ASBESTOS-CONTAINING MATERIAL TABLE**

---

---



**INVENTORY OF ASBESTOS-CONTAINING MATERIAL TABLE**  
**511 WATER STREET**  
**CINCINNATI, OHIO 45202**

Material Location	Material Description	* Homogeneous Area #	Type ACM	Estimated Quantity*	Category-Friable/Nonfriable
<i>The following homogeneous areas are located in the Office Building:</i>					
Northeast office 1 (above windows on east wall)	Cementitious panel	3	Misc.	15 sf (total)	II-Nonfriable
Bathroom 3 (below ceiling level on pipes to heater)	White pipe fitting insulation	6	TSI	5 ftgs	RACM-Friable
Bathroom 3 (above hard plaster ceiling) (Inaccessible) ¶	White pipe fitting insulation	6	TSI	10 ftgs	RACM-Friable
Bathroom 5 (above hard plaster ceiling) (Inaccessible) ¶	White pipe fitting insulation	6	TSI	10 ftgs	RACM-Friable
Locker room 8 (above east door)	Transite panel	3	Misc.	6 sf	II-Nonfriable
<i>The following homogeneous areas are located in the Tower:</i>					
Second Floor, Work room 9 (at perimeter and on beams)	Spray-applied fireproofing	11	TSI	450 sf	RACM-Friable
Room 10 on fiberglass piping	Black fitting material associated with fiberglass pipe insulation	12	TSI	2 ftgs	RACM-Friable
Exterior siding	Exterior wall coating	14	Surf.	28,000 sf	II-Nonfriable

**NOTES:**

¶ = Material assumed to be present. Area inaccessible at time of inspection.

ftgs = fittings

Misc. = Miscellaneous

sf = square feet

Surf. = Surfacing

TSI = Thermal System Insulation

EPA Categories

RACM - Regulated Asbestos-Containing Materials (Friable)

Category I Nonfriable - resilient flooring, roofing products, gaskets, packings

Category II Nonfriable - all other nonfriable asbestos-containing materials

**Attachment 6**  
**FLOOR PLANS WITH SAMPLE LOCATIONS**

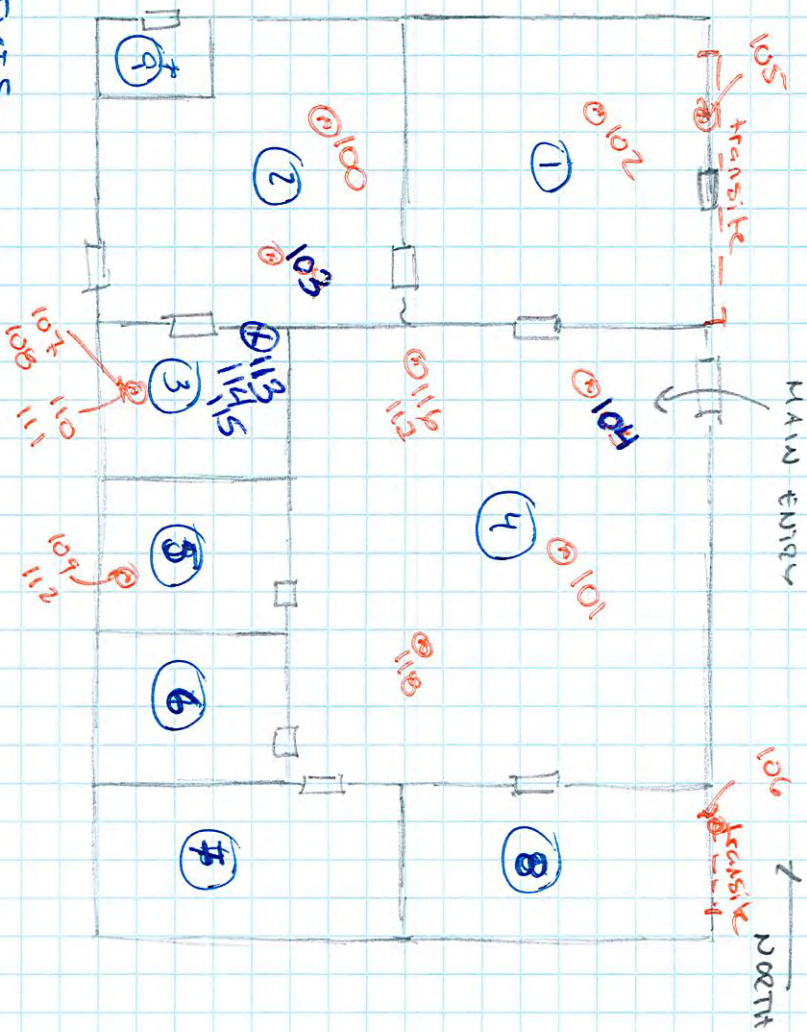
---

25-0021

Frost, Brown, Todd  
411 Hope Court  
511 Water St.  
Cincinnati

11-FEB-25  
Drewski

OFFICES

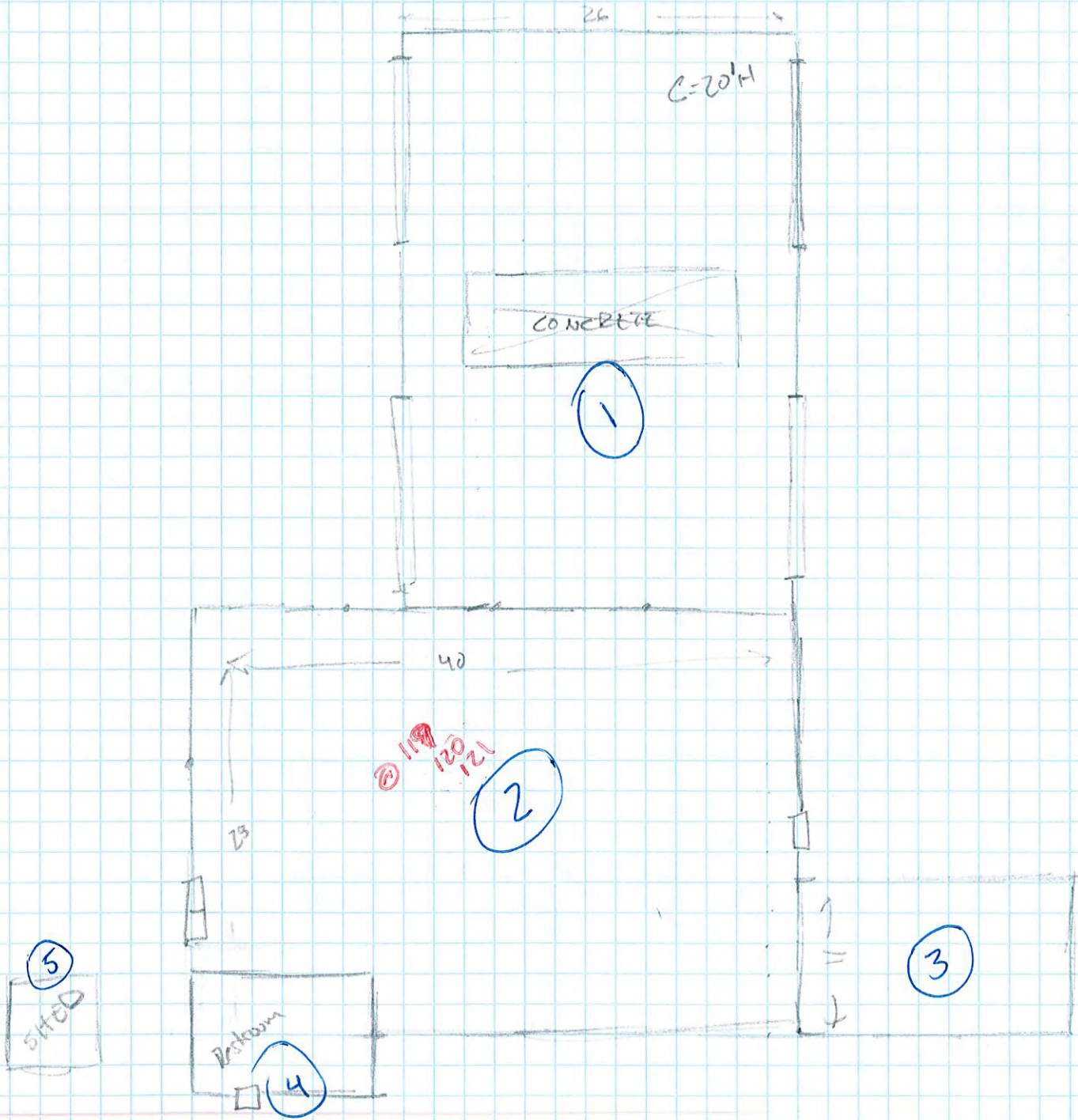


25-0021  
Hilltop Concrete

21-FEB-25  
DM

LEVEL 1 (Ground level)

↑  
NORTH



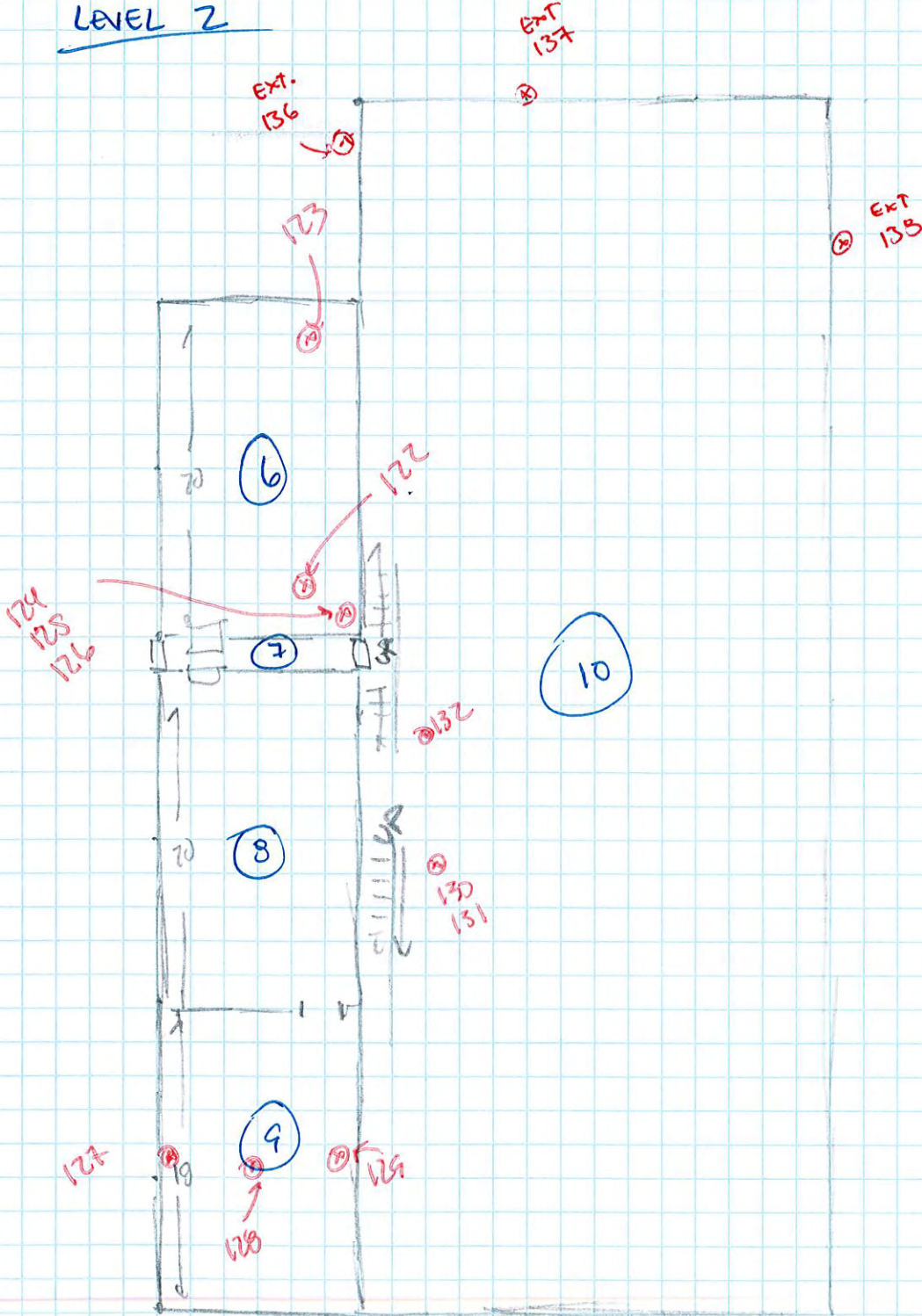
4

25-0021  
Hilltop Carectr

21-FEB-25  
DM

LEVEL 2

NORTH ↑



25-0021  
Hilltop Concrete

21-FEB-25  
BN

LEVEL 3

NORTH ↑

