

# Ironwood

Environmental Inc  
8787 Burr Oak Rd  
Roscoe, IL 61073  
815-765-0776  
Fax: 815-877-5905  
[Ironwoodenv@aol.com](mailto:Ironwoodenv@aol.com)

## Report

Winnebago County Health Dept. \ Todd Marshall  
401 Division Street,  
P.O. Box 4009  
Rockford, IL 61110-0509

7/31/23

Re: IEPA/NESHAPS asbestos inspection at 401 Division St.

**IWE Job # MC3037**

Illinois asbestos building inspector **Jeremy Bonacquisti IDPH # 100-6296** has completed the destructive, pre-demo NESHAPS inspection of suspect asbestos containing materials at the property listed above. The inspection was completed for the purpose of demolition. Ironwood is not responsible for the presence of acbms hidden in undetectable places, such as false walls, pipe chase, etc. Estimated quantities are to follow once IWE has received mechanical drawings and has had a chance to re-enter the building to measure. It is the responsibility of each bidding contractors to field verify quantities for their own bidding purposes. Samples were collected during a visual inspection of the property listed above and sent to TEM, an independent EPA / NVLAP approved lab, for determination of the presence of asbestos. Please refer to the TEM report for results, methods and credentials. The following samples tested positive for asbestos and would be required to be abated by an EPA accredited and IDPH licensed asbestos abatement contractor, prior to disturbance, demolition or a controlled burn. NESHAPS regulations require a 40hours trained asbestos competent person be on site during the demolition of this structure, to continuously observe and respond to any unforeseen acbms, which may arise due to demolition.

**01/02** Black mastic under brown 12 x 12 floor tile. This material is located in all stairwells on landings and stairs. The tile tested negative for asbestos, however as per IDPH "non asbestos floor tile with asbestos mastic on them are to be considered to be asbestos containing". Material is in good condition and is Cat 2 non-friable.

**08** Thermal systems insulation "TSI" run located on ¾ in pipe in the boiler room and in tunnels. Material is in fair condition, friable, racm

**09** Thermal systems insulation "TSI" joint/fittings located on ¾ in pipe in the boiler room and in tunnels. Material is in fair condition, friable, racm

**10** Thermal systems insulation "TSI" run mag-block insulation on pipe in the boiler room and in tunnels. Material is in fair condition, friable, racm

**11** Thermal systems insulation "TSI" run located on large pipe in the boiler room and in tunnels. Material is in fair condition, friable, racm

**13** Black mastic under tan 12 x 12 floor tile. This material is located on the 2<sup>nd</sup> floor. The tile tested negative for asbestos, however as per IDPH "non asbestos floor tile with asbestos mastic on them are to be considered to be asbestos containing". Material is in good condition and is Cat 2 non-friable.

### **Estimated Quantities Summary**

1<sup>st</sup> floor tile / mastic = 1500 sq ft

2<sup>nd</sup> floor tile / mastic = 4200 sq ft

2<sup>nd</sup> floor mastic under carpet = 1500 sq ft

TSI accessible or above drop ceiling = 6000 In ft

TSI inaccessible above original plaster and metal mesh ceiling 3000-5000 In ft

Respectfully Submitted,

*Jeremy Bonacquisti*

Jeremy C. Bonacquisti  
Ironwood Environmental Inc.

<b>Client:</b> Ironwood Environmental		<b>Project Location:</b> 401 Division St.					
<b>Contact:</b> Jeremy Bonacquisti		<b>Project Reference:</b> MC 3037					
<b>Address:</b> 8787 Burr Oak Rd.		<b>TEM Project:</b> 70190					
Roscoe IL 61073-		<b>Analyzed by:</b> Lori Boersma					
		<b>Date Analyzed:</b> 7/10/2023					
Sample Information		Fibrous Materials		Non-Fibrous Materials			
Client Sample ID	Lab ID	Color	Asbestos Present		Filler	Binder	Comments
			Type	Percent			
01	489068	Brown	-	-	-	90-100	SLM
12x12 Floor Tile - Stainwell							
01*	489069	Black	Yes	Chrysotile: 2-3	-	97-98	
Black Mastic							
02	489070	Gray	-	-	-	90-100	
Plaster							
03	489071	Brown/White	-	-	-	90-100	
Terrazzo Floor - Stainwell							
04	489072	Beige/Brown	-	-	-	90-100	SLM; no mastic
12x12 FT - Storage Closet							
05	489073	White/Gray	-	-	-	10-20	
12x12 Ceiling Tile - 1st Fl.							
Glass: 80-90							
06	489074	White/Gray	-	-	-	10-20	
2x2 Ceiling Tile - 1st Fl.							
Cellulose: Trace							
Glass: 80-90							
07	489075	Brown/White	-	-	-	87-93	
Drywall							
Cellulose: 5-10							
Glass: 2-3							

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Roscoe IL 61073-		<b>Analyzed by:</b> Lori Boersma				
		<b>Date Analyzed:</b> 7/10/2023				
Sample Information		Fibrous Materials		Non-Fibrous Materials		
Client Sample ID Description	Lab ID	Color	Asbestos Present		Filler Binder	Comments
			Type	Percent		
08 TSI Run - Boiler Rm. & Tunnel	489076	Brown	Chrysotile:	5-10	Cellulose:	80-85 5-15
09 TSI Elbow Boiler Rm. & Tunnel	489077	Gray	Chrysotile:	80-85	-	12-18
			Amosite:	2-3		
10 TSI Run Mag Block	489078	White	Chrysotile:	20-25	-	65-75
			Amosite:	5-10		
11 TSI Large Pipe	489079	White	Chrysotile:	20-25	-	65-75
			Amosite:	5-10		
12 2x4 Ceiling Tile - 1st Fl.	489080	White/Gray	-	-	Cellulose: Glass:	20-25 50-55 20-30
13 12x12 Tan Speck FT - 2nd Fl.	489081	Tan	None Detected	-	-	90-100 SLM
13* Black Mastic	489082	Black	Yes	Chrysotile:	2-3	97-98
14 12x12 White FT - 2nd Fl.	489083	White	None Detected	-	-	90-100 SLM

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Roscoe IL 61073-		<b>Analyzed by:</b> Lori Boersma						
		<b>Date Analyzed:</b> 7/10/2023						
Sample Information		Fibrous Materials		Non-Fibrous Materials				
Client Sample ID Description	Lab ID	Color	Asbestos Present		Filler	Binder	Comments	
			Type	Percent				
14* Yellow Mastic	489084	Yellow	-	-	Cellulose:	1-2	98-99	
15 12x12 CT - 2nd Fl. Halls	489085	White/Gray	-	-	Glass:	80-90	10-20	
16 TSI Joint - Addition	489086	White	-	-	Glass:	20-30	70-80	
17 TSI Elbow - Large Addition	489087	Gray	-	-	Glass:	30-40	40-50	
18 HVAC Vibration Damper	489088	Black	-	-	Synthetic	70-80	20-30	
19 Bsmt. Stair Tread - Addition	489089	Brown	-	-	-	-	90-100	
20 12x12 FT Bsmt. Stair Landing	489090	Beige	-	-	-	-	90-100	SLM
20* Brown Mastic	489091	Brown	-	-	-	-	90-100	



**LABORATORY REPORT**  
**BULK SAMPLE ASBESTOS EVALUATION BY**  
**POLARIZED LIGHT MICROSCOPY METHOD**

<b>Client:</b> Ironwood Environmental <b>Contact:</b> Jeremy Bonacquisti <b>Address:</b> 8787 Burr Oak Rd., Roscoe IL 61073-		<b>Project Location:</b> 401 Division St. <b>Project Reference:</b> MC 3037 <b>TEM Project:</b> 70190 <b>Analyzed by:</b> Lori Boersma <b>Date Analyzed:</b> 7/10/2023					
Sample Information		Asbestos Present		Fibrous Materials		Non-Fibrous Materials	
Client Sample ID	Lab ID	Color	Asbestos Fibers Type	Asbestos Fibers Percent	Non-Asbestos Fibers Type	Non-Asbestos Fibers Percent	Filler Binder
21 12X12 FT - Halls - Addition	489092	Beige	None Detected	-	-	-	90-100
21* Yellow Mastic	489093	Yellow	None Detected	-	Cellulose:	1-2	98-99
22 Drywall - Addition	489094	Brown/White	None Detected	-	Cellulose: Glass:	5-10 2-3	87-93
23 2x2 Ceiling Tile - Addition	489095	White/Gray	None Detected	-	Glass:	80-90	10-20
24 Ceramic FT Grout - Addition	489096	Gray	None Detected	-	-	-	90-100



**LABORATORY REPORT**  
**BULK SAMPLE ASBESTOS EVALUATION BY**  
**POLARIZED LIGHT MICROSCOPY METHOD**

<b>Client:</b>	Ironwood Environmental			<b>Project Location:</b>	401 Division St.		
<b>Contact:</b>	Jeremy Bonacquisti			<b>Project Reference:</b>	MC 3037		
<b>Address:</b>	8787 Burr Oak Rd.			<b>TEM Project:</b>	70190		
	Roscoe	IL	61073-	<b>Analyzed by:</b>	Lori Boersma		
				<b>Date Analyzed:</b>	7/10/2023		
Sample Information				Fibrous Materials			
Client Sample ID Description	Asbestos Present		Asbestos Fibers		Non-Fibrous Materials		
	Lab ID	Color	Type	Percent	Type	Percent	Comments

*Samples are analyzed following the procedures contained in the USEPA Method 600/R-93/116 July 1993. This report applies only to samples analyzed. This report may not be reproduced except in full and with the approval of TEM Environmental, Inc. This report may not be used by the client to claim product endorsement by NVLAP or any agency of the US government. An estimate of the laboratory uncertainty is available upon request.*

*SLM: Certain samples may warrant additional analysis beyond the standard USEPA Polarized Light Microscopy method. 1) Further testing using the point count method is recommended for friable samples found to contain less than 10% asbestos by PLM to confirm that the samples are in fact regulated asbestos containing materials (RACM) as defined by the USEPA NESHAP Regulation. 2) The optical resolution of a polarized light microscope limits the size of fibers that are visible. In cases where very small fibers may be present, such as in samples of floor tiles, vermiculite or certain construction adhesives, the result of the PLM analysis is not conclusive when the sample is reported as "None Detected" or "Trace". Further testing using transmission electron microscopy is recommended in those cases where samples may contain very small fibers which may be smaller than the resolution limit of a polarized light microscope. All such services are available for an additional fee.*

Analytical services provided are subject to the Terms and Conditions listed on our website.

Report Approved by:



**ENVIRONMENTAL, INC.**  
 ENVIRONMENTAL SCIENTISTS | INDUSTRIAL HYGIENISTS  
 174 N BRANDON DRIVE | GLENDALE HEIGHTS, ILLINOIS 60139  
 630-790-0880 | INFO@TEM-INC.COM

# CHAIN OF CUSTODY FORM

ML3037

**Client:** Ironwood Environmental Inc      **Date:**

**Contact:** Jeremy Bonacquisti

**Address:** 8787 Burr Oak Rd

**City/State/Zip:** Roscoe, IL, 61073

**Phone:** 815-378-6113

**Email:** ironwoodenv@aol.com

**Fax:**

TAT	RUSH/WKD	24HR	48HR	72HR	4 DAYS	> 5 DAYS
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**Project Name/No:** 401 Division St

**Results Due by (Date & Time):**

**TEM Project #:** 70190

**NVLAP ID 101130      AIHA-PAT ID 101151      AIHA-AAR ID 101151**

**Comments:** Todd Marshall WCHD  
 best original Bldg

PO/Quote#:

Client ID No.	Description	Sample Volume
1	RXLR PLRT stairwell	
2	Plast	
3	Turnover floor stair well	
4	RXLR floor storage cabinet	10
5	RXLR ceiling tiles 1st fl	
6	RXLR " " " "	
7	Drywall	
8	TSA Kan 7/4" Roder by tunnel	
9	TST Fiber 3/4" in Area " "	
10	TST Run Pipe Blk " "	
11	TST Large Pipe " "	
12	RXLR CT 1st fl	
13	RXLR PLT Jan Spectal 2nd fl - Mark II	
14	" " " " " " "	
15	RXLR CT 2nd fl - Halls	
16	TST joint addition	

PLM	TEM
Bulk	
Point Count	
Gravimetric	
Air-AHERA	
Air-Other	
Bulk	
Chatfield	
Water	
Micro-Vac	
PCM-Air	
Other	

**Comments**

RELINQUISHED BY (SIGNATURE):	DATE/TIME	RECEIVED BY (SIGNATURE):	DATE/TIME
RELINQUISHED BY (SIGNATURE):	DATE/TIME	RECEIVED BY (SIGNATURE):	DATE/TIME
LOGGED IN BY (SIGNATURE):	DATE/TIME	ANALYZED BY (SIGNATURE):	DATE/TIME





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# CHAIN OF CUSTODY FORM

Client: **Ironwood Environmental Inc** Date: \_\_\_\_\_  
 Contact: **Jeremy Bonacquisti**  
 Address: **8787 Burr Oak Rd**  
 City/State/Zip: **Roscoe, IL 61073**  
 Phone: **815-378-6113** Fax: \_\_\_\_\_  
 Email: **Ironwoodenv@aol.com**

TAT RUSH/WKD 24HR 48HR 72HR 4 DAYS > 5 DAYS

Project Name/No: \_\_\_\_\_  
 Results Due by (Date & Time): \_\_\_\_\_  
 TEM Project #: **70190**  
 NVLAP ID **101130** AIHA-PAT ID **101151** AIHA-AAR ID **101151**

Comments: \_\_\_\_\_  
 PO/Quote#: \_\_\_\_\_

Client ID No.	Description	Sample Volume	TEM										Comments		
			PLM	Point Count	Gravimetric	Air-AHERA	Air-Other	Bulk	Chatfield	Water	Micro-Vac	PCM-Air		Other	
1 17	TSD floor large addition														
2 18	HVAC V.3 ds-8														
3 19	base stair front building														
4 20	" " landing file 12/12 addition														
5 21	RXR FL file handle addition														
6 22	pyonal addition														
7 23	ZXR CT addition														
8 24	removal file for gvt														
9															
10															
11															
12															
13															
14															
15															
16															

RELINQUISHED BY (SIGNATURE): \_\_\_\_\_ DATE/TIME: \_\_\_\_\_  
 RECEIVED BY (SIGNATURE): *[Signature]* DATE/TIME: *2-5-2013*  
 RELINQUISHED BY (SIGNATURE): \_\_\_\_\_ DATE/TIME: \_\_\_\_\_  
 RECEIVED BY (SIGNATURE): \_\_\_\_\_ DATE/TIME: \_\_\_\_\_  
 LOGGED IN BY (SIGNATURE): \_\_\_\_\_ DATE/TIME: \_\_\_\_\_  
 ANALYZED BY (SIGNATURE): \_\_\_\_\_ DATE/TIME: \_\_\_\_\_