



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

Northwest Regional Office

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Mike Braun
Governor

Clint Woods
Commissioner

December 11, 2025

VIA ELECTRONIC MAIL

Mr. Daniel Schuman
M & O Environmental Company
8905 W. 187th Street, Suite 200
Mokena, IL 60448
dschuman@mocompany.com

Re: Inspection Summary/Violation Letter
Nipsco – LaPorte Training Center
LaPorte, LaPorte County

Dear Mr. Daniel Schuman:

On December 2, 2025, a representative of the Indiana Department of Environmental Management (IDEM), Office of Air Quality (OAQ), conducted an inspection of the Nipsco – LaPorte Training Center, located at 721 Ziegler Road in LaPorte, Indiana to determine compliance with Indiana's asbestos rules. This inspection was conducted pursuant to IC 13-14-2-2. For your information, and in accordance with IC 13-14-5, a summary of the inspection is provided below:

Inspection Type: Routine Demolition/Renovation Project
Inspection Results: Violations were observed

At the time of the inspection, the following violations were noted:

- 1) M & O Environmental Company failed to begin removal of regulated asbestos containing material (ACM) on the start date listed on the most recent notification in violation of 326 IAC 14-10-3(g).

The Office of Air Quality will not take legal action at this time. However, any such violation(s) in the future may result in legal action being pursued. Please direct any questions to Mrs. Jessica Linscott, Compliance Inspector, at 219-216-3657 or by email at jlinscot@idem.in.gov. Thank you for your attention to this matter.

Sincerely,

Charles Breitenfeldt, Deputy Director
Northwest Regional Office

ACES ID: 316377



ENCLOSURE

cc: Mrs. Jessica Linscott, Compliance and Enforcement Branch, Office of Air Quality
Mr. John Newbury, NiSource, 801 E. 85th Avenue, Merrillville, IN 46410,
jnewbury@nisource.com
LaPorte County Health Department

**INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF AIR QUALITY
ASBESTOS FIELD INSPECTION REPORT**



SITE INFORMATION	
SITE NAME/DESCRIPTION	Nipsco – LaPorte Training Center
SITE LOCATION	721 Ziegler Road, LaPorte, Indiana LaPorte County

NOTIFICATION INFORMATION			
NOTIFICATION RECEIVED	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ORIGINAL DATE RECEIVED: October 27, 2025	
STRIPPING/REMOVAL DATES	12/1/2025 to 12/12/2025	DEMOLITION DATES	N/A
CONTRACTOR INFORMATION	Mr. Daniel Schuman, M & O Environmental Company, 8905 W. 187th Street, Suite 200, Mokena, IL 60448, dschuman@mocompany.com		
OWNER INFORMATION	Mr. John Newbury, NiSource, 801 E. 85th Avenue, Merrillville, IN 46410, jnewbury@nisource.com		

INSPECTION INFORMATION			
INSPECTED BY	Mrs. Jessica Linscott		
INSPECTION DATE AND TIME	December 2, 2025	TIME IN: 10:30 AM	TIME OUT: 11:00 AM
REPORTED BY	Mrs. Jessica Linscott	REPORT DATE: December 8, 2025	
INSPECTION OBJECTIVE(S)	<input checked="" type="checkbox"/> Renovation <input type="checkbox"/> Emergency Renovation <input type="checkbox"/> Complaint <input type="checkbox"/> Demolition <input type="checkbox"/> Ordered Demolition <input type="checkbox"/> Other:		
ACES TRACKING NUMBER(S)	Notification/General Inspection: 316377		
	Complaint: N/A	Violation/Warning: 317122	
RM TRACKING NUMBER(S)	Complaint: N/A		
PROJECT STATUS	The removal of the asbestos containing drywall had not started.		

PERSONNEL INTERVIEWED				
Name	Company	Title	Phone Number	Email Address
Mr. Zach Nicol	Pekron Consulting Inc.	Hygienist	219-743-8785	znicol@pekron.net
Mr. Jack Haller	NiSource	Project Specialist	219-510-7606	N/A
Mr. Cesar E. Tamayo	M & O Environmental Company	Asbestos Project Supervisor	708-799-0028	N/A

OBSERVATIONS			
GENERAL SITE OBSERVATIONS			
Description of area(s) inspected and location of material(s): Removal of asbestos containing material (ACM) drywall via wetting/stripping in full negative pressure containment throughout the NIPSCO - LaPorte Training Center.			
Pre-existing contamination in work area	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A
Contractor equipment on site	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input type="checkbox"/> N/A
Asbestos removal in progress	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Observed <input type="checkbox"/> N/A
Accreditation cards available for inspection	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input type="checkbox"/> N/A
ABATEMENT			
Asbestos removal clearly observed If yes, from where:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Observed <input type="checkbox"/> N/A <input type="checkbox"/> Through viewing ports <input type="checkbox"/> By entering enclosures <input type="checkbox"/> Direct observation (No enclosures)
Estimated amounts of RACM removed/disturbed	N/A linear feet N/A cubic feet	N/A square feet N/A % of total	
Abatement method(s) observed:	<input type="checkbox"/> Wetting and stripping <input type="checkbox"/> Glovebag method	<input type="checkbox"/> Unit/Sectional <input type="checkbox"/> Dry	
ISOLATION			
Warning signs displayed outside work area	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A
Objects within work area covered	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A
Evidence of water in containment	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A
ASBESTOS WASTE HANDLING			
Stripped asbestos adequately wet	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A
Stripped asbestos placed in leak tight wrapping	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A
Waste bags labeled with generator and warning labels	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A
Any visible emissions	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A
CLEANING			
Work area clear of visible signs of asbestos material	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A
Plastic sheeting disposed of as asbestos waste	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A
Area wet wiped/HEPA vacuumed	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A
Final visual inspection completed	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A
STORAGE			
Material remaining on site securely stored	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A
Warning signs/labels posted outside storage area	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A
ASBESTOS WASTE DISPOSAL			
Waste disposed of at an approved landfill	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Observed <input type="checkbox"/> N/A
Name and location of landfill	Laraway Landfill 21233 W. Laraway Road Joliet, IL 60436		
ACM AMOUNTS			
If violation(s) noted, estimated amount of ACM involved:	N/A		
ADDITIONAL COMMENTS			
Upon arrival at 721 Ziegler Road, I was greeted by Mr. Zach Nicol, hygienist with Pekron Consulting Inc. and Mr. Jack Haller, project specialist with NiSource. During my discussion with Mr. Nicol, he advised that the abatement of the regulated asbestos-containing drywall has not yet commenced. NiSource is still in the process of cleaning out the			

rooms where the drywall is located. Mr. Cesar E. Tamayo, asbestos project supervisor with M & O Environmental Company, joined the inspection and confirmed that no friable asbestos containing material (ACM) have been removed as of the time of my visit.

In the meantime, the abatement crew has begun work on the non-friable floor tile and associated mastic. At this time, I advised Mr. Tamayo, Mr. Nicol, and Mr. Haller that M & O Environmental Company is in violation for failure to start abatement of friable ACM on the start date of the most recent notification submitted to the Indiana Department of Environmental Management (IDEM). I checked for disturbed friable asbestos, and none was observed.

SAMPLE INFORMATION					
Sample ID	Photo No.	Sample Location/Description	Chain of Custody Complete	Sent to Lab	Results
N/A	N/A	N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	N/A	N/A
ADDITIONAL SAMPLING COMMENTS					
N/A					

INSPECTION FINDINGS	
<input type="checkbox"/> No violations were observed or determined at the time of the inspection. <input checked="" type="checkbox"/> The following violations were determined at the time of the inspection: 1) M & O Environmental Company failed to begin removal of regulated asbestos containing material on the start date listed on the most recent notification in violation of 326 IAC 14-10-3(g).	
RECOMMENDED ACTION	Issue inspection summary/violation letter.
EXIT INTERVIEW	I explained my findings, recommendations, and conclusions with Mr. Tamayo, Mr. Nicol, and Mr. Haller prior to exiting the site.

ATTACHMENTS
<input type="checkbox"/> None <input checked="" type="checkbox"/> Notification(s) <input type="checkbox"/> List of licensed personnel <input type="checkbox"/> Other: