



# INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

*We Protect Hoosiers and Our Environment.*

Northern Regional Office • 300 N. Dr. Martin Luther King Jr. Blvd, Suite 211 • South Bend, IN 46601-1295

(800) 753-5519 • (574) 245-4870 • Fax (574) 245-4877 • [www.idem.IN.gov](http://www.idem.IN.gov)

**Eric J. Holcomb**  
Governor

**Brian C. Rockensuess**  
Commissioner

June 27, 2024

VIA ELECTRONIC MAIL

Gordon White  
A&G Environmental Solutions LLC  
12191 North Woodland Acres Drive  
Syracuse, Indiana 46567  
[agenvironmentalsolutions@gmail.com](mailto:agenvironmentalsolutions@gmail.com)

Re: Inspection Summary Letter  
Vacant Residential Renovation Project  
Elkhart, Elkhart County

Dear Gordon White:

On June 27, 2024, a representative of the Indiana Department of Environmental Management (IDEM), Office of Air Quality (OAQ), conducted an inspection of Vacant Residential Renovation Project, located at 1321 East Hively Avenue in Elkhart, 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: No violations were observed

Please direct any questions to me at 574-261-4003 or by email at [jealexan@idem.in.gov](mailto:jealexan@idem.in.gov).

Sincerely,

John Alexander, Compliance Inspector  
Northern Regional Office  
Office of Air Quality

ACES ID: 298282

ENCLOSURE

cc: John Alexander, Compliance and Enforcement Branch, Office of Air Quality  
Tim Bonadies, C&E Excavating, Inc., 53767 County Road 9, Elkhart, Indiana 46514,  
[timb@candeexcavating.com](mailto:timb@candeexcavating.com)

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



SITE INFORMATION	
SITE NAME/DESCRIPTION	Vacant Residential Renovation Project
SITE LOCATION	1321 East Hively Avenue, Elkhart, Indiana Elkhart County

NOTIFICATION INFORMATION			
NOTIFICATION RECEIVED	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ORIGINAL DATE RECEIVED: 6/11/2024	
STRIPPING/REMOVAL DATES	6/25/2024 to 8/30/2024	DEMOLITION DATES	N/A
CONTRACTOR INFORMATION	Gordon White, A&G Environmental Solutions LLC, 12191 North Woodland Acres Drive, Syracuse, Indiana 46567, agenvironmentalsolutions@gmail.com		
OWNER INFORMATION	Tim Bonadies, C&E Excavating, Inc., 53767 County Road 9, Elkhart, Indiana 46514, timb@candeexcavating.com		

INSPECTION INFORMATION			
INSPECTED BY	John Alexander <i>JA</i>		
INSPECTION DATE AND TIME	June 27, 2024	TIME IN: 9:45 am	TIME OUT: 10:10 am
REPORTED BY	John Alexander <i>JA</i>	REPORT DATE: 6/27/2024	
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: 298282		
	Complaint:	Violation/Warning:	
RM TRACKING NUMBER(S)	Complaint:		
PROJECT STATUS	According to Gordon White, the asbestos removal was started.		

PERSONNEL INTERVIEWED				
Name	Company	Title	Phone Number	Email Address
Gordon White	A&G Environmental Solutions LLC	Owner/Asbestos Project Supervisor	574-780-7402	agenvironmentalsolutions@gmail.com

OBSERVATIONS				
GENERAL SITE OBSERVATIONS				
Description of area(s) inspected and location of material(s): Upon arrival at the renovation site, I did not find anyone from A&G Environmental Solutions LLC on site. I called Gordon White on the telephone and Mr. White explained that he and his crew were at a different site conducting asbestos removal. Mr. White stated that asbestos removal was started at 1321 East Hively Avenue; however, I was unable to enter the structure to verify because the structure was secured with plywood and the doors were locked. Mr. White called C&E Excavating Inc. as they had possession of the key to unlock the door. Mr. White left a voicemail for them as no one answered his call. I waited for twenty minutes, and Mr. White stated that no one from C&E Excavating had returned his call.				
Pre-existing contamination in work area	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Observed	<input type="checkbox"/> N/A
Contractor equipment on site	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Observed	<input type="checkbox"/> N/A
Asbestos removal in progress	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed	<input type="checkbox"/> N/A
Accreditation cards available for inspection	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Observed	<input type="checkbox"/> N/A
ABATEMENT				
Asbestos removal clearly observed If yes, from where:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" 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		linear feet cubic feet		square feet % of total
Abatement method(s) observed:	<input type="checkbox"/> Wetting and stripping		<input type="checkbox"/> Unit/Sectional	
	<input type="checkbox"/> Glovebag method		<input type="checkbox"/> Dry	
ISOLATION				
Warning signs displayed outside work area	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Observed	<input type="checkbox"/> N/A
Objects within work area covered	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Observed	<input type="checkbox"/> N/A
Evidence of water in containment	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Observed	<input type="checkbox"/> N/A
ASBESTOS WASTE HANDLING				
Stripped asbestos adequately wet	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Observed	<input type="checkbox"/> N/A
Stripped asbestos placed in leak tight wrapping	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Observed	<input type="checkbox"/> N/A
Waste bags labeled with generator and warning labels	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Observed	<input type="checkbox"/> N/A
Any visible emissions	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Observed	<input type="checkbox"/> N/A
CLEANING				
Work area clear of visible signs of asbestos material	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Observed	<input type="checkbox"/> N/A
Plastic sheeting disposed of as asbestos waste	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Observed	<input type="checkbox"/> N/A
Area wet wiped/HEPA vacuumed	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Observed	<input type="checkbox"/> N/A
Final visual inspection completed	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Observed	<input type="checkbox"/> N/A
STORAGE				
Material remaining on site securely stored	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Observed	<input type="checkbox"/> N/A
Warning signs/labels posted outside storage area	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Observed	<input 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				
ACM AMOUNTS				
If violation(s) noted, estimated amount of ACM involved:				
ADDITIONAL COMMENTS				
None				

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

INSPECTION FINDINGS	
<input checked="" type="checkbox"/> No violations were observed or determined at the time of the inspection. <input type="checkbox"/> The following violations were determined at the time of the inspection:	
RECOMMENDED ACTION	Issue inspection summary letter.
EXIT INTERVIEW	An exit interview was not conducted as there was no one at the site at the time of the inspection.

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

Reset Form



**NOTIFICATION OF DEMOLITION AND RENOVATION OPERATIONS**

State Form 44593 (R3 / 9-18)  
INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

<b>I. TYPE OF NOTIFICATION</b> (check one):		<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revised	<input type="checkbox"/> Canceled	<input type="checkbox"/> Courtesy
<b>II. FACILITY INFORMATION</b>					
Owner / Operator: C&E Excavating Inc.					
Address: 53767 County Road 9			City: Elkhart	State: IN	ZIP: 46514
Contact: Tim Bonadies			Telephone: 574-250-5087	E-mail: timb@candexcavating.com	
Asbestos Removal Contractor: A&G Environmental Solutions llc			Demolition Contractor:		
Address: 12191 North Woodland Acres Drive			Address:		
City: Syracuse	State: IN	ZIP: 46567	City:	State:	ZIP:
Contact: Gordon White		Telephone: 574-780-7402	Contact:		Telephone:
E-mail: agenvironmentalsolutions@gmail.com			E-mail:		
IN License Number: 19A008653		Expiration: 08/29/2024			
Licensed Asbestos Inspector: Mr. Shaun M. Morrissey			Project Designer:		
Address: 6150 East 75th Street			Address:		
City: Indianapolis	State: Indiana	ZIP: 46250	City:	State:	ZIP:
Contact: Mr. Shaun M. Morrissey		Telephone: 317-576-1965	Contact:		Telephone:
E-mail: www.patrioteng.com			E-mail:		
IN License Number: 19A011755		Expiration: 11/14/2024			
IN License Number:		Expiration:			
<b>III. TYPE OF OPERATION</b>					
<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Renovation	<input type="checkbox"/> Ordered Demolition	<input type="checkbox"/> Emergency Renovation	<input type="checkbox"/> Intentional Burning	
<b>IV. IS ASBESTOS PRESENT?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
<b>V. PROCEDURES / ANALYTICAL METHODS USED TO DETECT THE PRESENCE AND AMOUNT OF ASBESTOS MATERIALS</b>					
A licensed asbestos building Inspector took bulk samples and had them analyzed using PLM methods.					
<b>VI. APPROXIMATE AMOUNT OF ASBESTOS TO BE REMOVED AND/OR NOT TO BE REMOVED</b>					
	Regulated ACM to be removed	Nonfriable Asbestos Material to be removed		Nonfriable Asbestos Material NOT to be removed	
		Category I	Category II	Category I	Category II
Pipes (Ln. Ft.)					
Surface Area (Sq. Ft.)	Please	See	Attached	Sheets	
Total Volume (Cu. Ft.)					
Total amount on or off all facility components where length or area could not be measured previously					
<b>VII. SCHEDULED DATE OF STRIPPING / REMOVAL</b>		Start (mm/dd/yy): 06/25/24		End (mm/dd/yy): 08/30/24	
<b>VIII. SCHEDULED DATES OF RENOVATION / DEMOLITION</b>					
Renovation	Start (mm/dd/yy):	End (mm/dd/yy):			
Demolition	Start (mm/dd/yy):	End (mm/dd/yy):			
<b>IX. FACILITY DESCRIPTION</b>					
Building Name: 9 Residential Structures (Please See Attached Sheets)					
Street Address: East Hively Avenue - 9 Residential Structures (Please See Attached Sheets)					
City: Elkhart			State: Indiana	County: Elkhart	
Location of removal within building (including floor and room numbers): (Please See Attached Sheets)					
Building Size (Sq. Ft.): ~1,200 / ~2,250		Number of Floors: 1 / 2		Age / Year Built: Average 50+ Years Old	
Present Use: Vacant			Prior Use: Former Family Homes		

<b>X. DESCRIPTION OF PLANNED DEMOLITION OR RENOVATION WORK, METHODS/TECHNIQUES TO BE USED, AFFECTED FACILITY COMPONENTS AND TYPE OF MATERIAL REMOVED</b>	
Removal of the different types of asbestos containing materials will be done using hand tools, hepa vacuums, full and partial containments, wet methods, glove bags, and ect.	
<b>XI. DESCRIPTION OF WORK PRACTICES AND ENGINEERING CONTROLS TO BE USED TO PREVENT EMISSIONS OF ASBESTOS AT THE SITE; INCLUDING ASBESTOS STRIPPING, REMOVAL AND WASTE HANDLING PROCEDURES TO PREVENT NONFRIABLE ASBESTOS MATERIAL FROM BECOMING FRIABLE IN THE COURSE OF THE PROJECT</b>	
HEPA filtered negative air machines will be used in a combination with any of the following, a 3 chamber decontamination chamber, a full poly containment, wet methods, hepa vacuums, partial containments, glove bags, and hand tools will be used while removing the different types of asbestos containing materials from these 9 structures. The work areas will be regulated with danger asbestos tape. All local, state, and federal rules and regulations will be followed.	
<b>XII. DESCRIPTION OF PROCEDURES TO BE FOLLOWED IN THE EVENT UNEXPECTED ASBESTOS IS FOUND OR PREVIOUSLY NONFRIABLE ASBESTOS MATERIAL BECOMES CRUMBLD, PULVERIZED, OR REDUCED TO POWDER</b>	
All work will stop, the material will be wet down and area will be regulated. The owner / contractor and IDEM will be notified of newly found material.	
<b>XIII. ASBESTOS WASTE TRANSPORTER</b>	<b>XIV. ASBESTOS WASTE DISPOSAL SITE</b>
Name: A&G Environmental Solutions llc	Name: Elkhart County Solid Waste
Address: 12191 North Woodland Acres Drive	Address: 59530 County Road 7
City: Syracuse	City: Elkhart
State: IN	State: IN
ZIP: 46567	ZIP: 46517
Contact: Gordon White	Contact: Jamie Tubicsak
Telephone: 574-780-7402	E-mail: jtubicsak@elkhartcounty.com
E-mail: agenvironmentalsolutions@gmail.com	
<b>XV. ORDERD DEMOLITIONS</b>	
Agency Name:	Date Ordered Demolition to Begin (mm/dd/yy):
Contact:	Telephone:
Title:	E-mail:
Regulatory Authority:	Date of Order (mm/dd/yy):
<b>XVI. EMERGENCY RENOVATIONS</b>	
Date (mm/dd/yy) and Time of Emergency:	
Description of sudden, unexpected event:	
Explanation of how the event caused unsafe conditions or would cause equipment damage:	
<b>XVII. CERTIFICATION STATEMENT AND SIGNATURE BY OWNER/OPERATOR</b>	
I HEREBY CERTIFY THAT THE INFORMATION IN THIS NOTIFICATION IS CORRECT AND THAT I WILL ONLY USE INDIANA LICENSED WORKERS AND PROJECT SUPERVISORS, TO IMPLEMENT THIS ASBESTOS PROJECT, WHICH HAVE BEEN TRAINED IN 326IAC 14-10; 40 CFR PART 61, SUBPART M; AND, IF APPLICABLE, INDIANAPOLIS AIR POLLUTION CONTROL BOARD REGULATION 14. THE TRAINED INDIVIDUAL(S) ALONG WITH EVIDENCE THAT THE REQUIRED TRAINING WAS ACCOMPLISHED SHALL BE AVAILABLE AT THE JOB SITE DURING ACTUAL WORKING HOURS.	
<i>Gordon White</i> Owner / operator (Signature)	Date (mm/dd/yy): 06/11/2024
	E-mail: agenvironmentalsolutions@gmail.com
Gordon White Owner / operator (Printed)	Title: Asbestos Contractor

**IDEM Notification Property List  
(Hively Contract #2)**

**Referenced Project Site:** (A&G Ref #240415)

9 Residential Properties (Hively Demo Contract #2)

1207 East Hively Avenue

1215 East Hively Avenue

1315 East Hively Avenue

2722 East Hively Avenue

1219 East Hively Avenue

1223 East Hively Avenue

1301 East Hively Avenue

1319 East Hively Avenue

1319 East Hively Avenue

Elkhart, IN. 46517

**\*1207 East Hively Avenue Scope Of Work :**

- A&G will remove 3 square foot of asbestos containing seem tape located on the HVAC system of the structure located at the referenced project site.
- A&G will have to remove all of the drop ceilings and the drywall ceilings and walls in the 2 story ~1,200 square foot home under a negative pressure containment in order to remove the 70 Linear foot of asbestos containing joint compound located throughout the structure located at the referenced project site.

***\*Duct seam tape, as found in the basement along the duct work,  
approximately 3 SF, 20% Chrysotile***

***\*Joint compound, as found throughout the residential structure,  
approximately 70 LF, <1% Chrysotile***

**\*1215 East Hively Avenue Scope Of Work :**

- A&G will remove 6 square foot of asbestos containing seem tape located on the HVAC system of the structure located at the referenced project site.

***\*Duct Seam Tape, as found in the basement along the duct work,  
approximately 6 SF, 60% Chrysotile***

**IDEM Notification Property List  
(Hively Contract #2)**

**\*1315 East Hively Avenue Scope Of Work :**

- A&G will remove 5 square foot of asbestos containing seem tape located on the HVAC system in the basement of the structure located at the referenced project site.
- A&G will remove 80 square foot of asbestos containing window glazing located on the widows on the structure located at the referenced project site.

***\*Duct seam tape, as found in the basement along the duct work,  
approximately 5 SF, 65% Chrysotile***

***\*Glazing, as found on the second-floor bedroom exterior window,  
approximately 80 SF, <1% Chrysotile***

**\*2722 East Hively Avenue Scope Of Work :**

- A&G will remove 8 square foot of asbestos containing seem tape located on the HVAC system in the basement of the structure located at the referenced project site.
- \*A&G will remove 20 linear foot of asbestos containing window glazing located on the widows on the structure located at the referenced project site.

***\*Duct seam tape, as found in the basement along the duct work,  
approximately 8 SF, 60% Chrysotile***

**\*1219 East Hively Avenue Scope Of Work :**

- A&G will remove 6 square foot of asbestos containing seem tape located on the HVAC system in the basement of the structure located at the referenced project site.
- A&G will remove 300 square foot of asbestos containing textured ceiling located throughout the structure located at the referenced project site.

***\*Duct seam tape, as found in the basement along the duct work,  
approximately 6 SF, 60% Chrysotile***

***\*Textured ceiling, as found throughout the residential structure,  
approximately 300 SF, <1% Chrysotile***



**IDEM Notification Property List  
(Hively Contract #2)**

**\*1223 East Hively Avenue Scope Of Work :**

- A&G will remove 205 square foot of asbestos containing seem tape located on the HVAC system in the basement and in wall voids throughout the structure located at the referenced project site.

***\*Duct seam tape, as found in the basement along the duct work,  
approximately 5 SF observed and approximately 200 SF behind wall  
cavities, 50% Chrysotile***

**\*1301 East Hively Avenue Scope Of Work :**

- ◆ A&G will remove 307 square foot of asbestos containing seem tape located on the HVAC system in the basement and in wall voids throughout the structure located at the referenced project site.

***\*Duct seam tape, as found in the basement along the duct work,  
approximately 7 SF observed and approximately 300 SF behind wall  
cavities, 30% Chrysotile***

**\*1319 East Hively Avenue Scope Of Work :**

- ◆ A&G will remove 307 square foot of asbestos containing seem tape located on the HVAC system in the basement and in wall voids throughout the structure located at the referenced project site.

***\* Duct seam tape, as found in the basement along the duct work,  
approximately 7 SF observed and approximately 300 SF behind wall  
cavities, 60% Chrysotile***

**\*1321 East Hively Avenue Scope Of Work :**

- ◆ A&G will remove 510 square foot of asbestos containing seem tape located on the HVAC system in the basement and in wall voids throughout the structure located at the referenced project site.

***\*Duct seam tape, as found in the basement along the duct work,  
approximately 10 SF observed and approximately 500 SF behind  
wall cavities, 50% Chrysotile***