

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

Eric J. Holcomb Governor

July 1, 2024

VIA ELECTRONIC MAIL

Chris Zumbaugh Star Environmental, Inc. 2215 Alvord Street Indianapolis, Indiana 46205 czumbaugh@starenv.net

> Re: Inspection Summary Letter

Vacant Outbuilding #5 Fort Wayne, Allen County Commissioner

Dear Chris Zumbaugh:

On June 28, 2024, a representative of the Indiana Department of Environmental Management (IDEM), Office of Air Quality (OAQ), conducted an inspection of the Vacant Outbuilding #5, located at 3717 Ardmore Avenue in Fort Wayne, 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.

Sincerely,

John Alexander, Compliance Inspector Northern Regional Office

Office of Air Quality

Jula (alefal-

ACES ID: 298250

ENCLOSURE

CC: John Alexander, Compliance and Enforcement Branch, Office of Air Quality Nicole Buridana, American Electric Power, 110 East Wayne Street, Fort Wayne, Indiana

46802, ncburidana@aep.com

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



SITE INFORMATION	
SITE NAME/DESCRIPTION	Vacant Outbuilding #5
SITE LOCATION	3717 Ardmore Avenue, Fort Wayne, Indiana
SITE LOCATION	Allen County

NOTIFICATION INFORMATION								
NOTIFICATION RECEIVED	TIFICATION RECEIVED ⊠ Yes □ No ORIGINAL DATE RECEIVED: 6/11/2024							
STRIPPING/REMOVAL DATES	6/25/2024 to 8/31/2024 DEMOLITION DATES 6/27/2024 to 8/31/2024							
CONTRACTOR INFORMATION	CONTRACTOR INFORMATION Chris Zumbaugh, Star Environmental, Inc., 2215 Alvord Street, Indianapolis, Indiana 46205, czumbaugh@starenv.net							
OWNER INFORMATION Nicole Buridana, American Electric Power, 110 East Wayne Street, Fort Wayne, Indiana 46802, ncburidana@aep.com								

INSPECTION INFORMATION					
INSPECTED BY	John Alexander				
INSPECTION DATE AND TIME	June 28, 2024	TIME	IN: 9:20 am	TIME OUT: 9:35 am	
REPORTED BY	John Alexander	REP	ORT DATE: 6/28/202	24	
INSPECTION OBJECTIVE(S)		nerger	ncy Renovation	☐ Complaint	
INSPECTION OBJECTIVE(S)	☐ Demolition ☐ O	dered	Demolition [☐ Other:	
ACES TRACKING NUMBER(S)	Notification/General Inspec	tion:	298250		
ACEO TRACICINO NOMBER(O)	Complaint: Violation/Warning:				
RM TRACKING NUMBER(S)	Complaint:				
PROJECT STATUS	The renovation was comple	eted.			

PERSONNEL INTERVIEWED									
Name	Company	Title	Phone Number	Email Address					
Jeff Geller	Star Environmental, Inc.	Asbestos Project Supervisor	260-417-1258	jgeller@starenv.net					

OBSERVATIONS						
GENERAL SITE OBSERVATIONS						
Description of area(s) inspected and location of material(s): Upon arrival at the work site, I was met by Jeff Geller of Sta where the structures used to be located. At the time of the ir had been loaded into dumpsters. The demolition crew was i of the structures. During the inspection, I observed that the p notification should have been marked Courtesy. This was no observe any suspect asbestos containing material or debris	nspection, n the proc project wa ot a regula	all struct cess of re as conduc	cures wer moving to cted at a	e demolish he concrete residential	ed, and the de e foundation o farm and the	ebris f one
Pre-existing contamination in work area	☐ Yes	□ No	☐ Not	Observed	⊠ N/A	
Contractor equipment on site	☐ Yes	□ No	☐ Not	Observed	⊠ N/A	
Asbestos removal in progress	☐ Yes	□ No	☐ Not	Observed	⊠ N/A	
Accreditation cards available for inspection	☐ Yes	□ No	☐ Not	Observed	⊠ N/A	
ABATEMENT						
Asbestos removal clearly observed If yes, from where:		•	ng ports	Observed ☐ By ente enclosures	⊠ N/A ering enclosur)	es
Estimated amounts of RACM removed/disturbed	CI	near feet ubic feet		%	uare feet of total	
Abatement method(s) observed:		ng and st ebag met		☐ Unit/Se ☐ Dry	ectional	
ISOLATION						
Warning signs displayed outside work area	☐ Yes	☐ No		Observed	⊠ N/A	
Objects within work area covered	☐ Yes	□ No	☐ Not	Observed	⊠ N/A	
Evidence of water in containment	☐ Yes	□ No	☐ Not	Observed	⊠ N/A	
ASBESTOS WASTE HANDLING						
Stripped asbestos adequately wet	☐ Yes	□ No	☐ Not	Observed	⊠ N/A	
Stripped asbestos placed in leak tight wrapping	☐ Yes	□ No	☐ Not	Observed	⊠ N/A	
Waste bags labeled with generator and warning labels	☐ Yes	□ No	☐ Not	Observed	⊠ N/A	
Any visible emissions	☐ Yes	□ No	☐ Not	Observed	⊠ N/A	
CLEANING						
Work area clear of visible signs of asbestos material	☐ Yes	□ No	☐ Not	Observed	⊠ N/A	
Plastic sheeting disposed of as asbestos waste	☐ Yes	□ No	☐ Not	Observed	⊠ N/A	
Area wet wiped/HEPA vacuumed	☐ Yes	□ No	☐ Not	Observed	⊠ N/A	
Final visual inspection completed	☐ Yes	□ No	☐ Not	Observed	⊠ N/A	
STORAGE						
Material remaining on site securely stored	☐ Yes	□ No	☐ Not	Observed	⊠ N/A	
Warning signs/labels posted outside storage area	☐ Yes	□ No	☐ Not	Observed	⊠ N/A	
ASBESTOS WASTE DISPOSAL						
Waste disposed of at an approved landfill	☐ Yes	□ No	☐ Not	Observed	⊠ N/A	
Name and location of landfill						
ACM AMOUNTS						
If violation(s) noted, estimated amount of ACM involved:						
ADDITIONAL COMMENTS						
None						

Vacant Outbuilding #5 Inspection Report Page 3 of 3

☐ None

SAMPLE IN	IFORMATION	I			
Sample ID	Photo No.	Sample Location/Description	Chain of Custody Complete	Sent to Lab	Results
N/A			☐ Yes ☐ No ☐ N/A		
ADDITIONA	L SAMPLIN	G COMMENTS			
N/A					
INCRECTIO	N FINDINGS				
INSPECTIO	N FINDINGS				
⊠ No violati	ions were obs	served or determined at the time of	the inspection.		
☐ The follow	wing violation	s were determined at the time of th	e inspection:		
	5		'		
RECOMME	NDED ACTIC	N Issue inspection summary let	ter.		
EXIT INTER	D\/IE\A/	I explained my findings, recor	nmendations, and conclusions	with Jeff Gelle	prior to
EXIT INTER	K V I E V V	exiting the site.			
ATTACHME	ENTS				

☐ Other:

☐ List of licensed personnel



NOTIFICATION OF DEMOLITION AND RENOVATION OPERATIONS State Form 44593 (R3 / 9-18) INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

I. TYPE OF NOTIFICATION	(check one):	☑ Origina	al	Revis	sed	☐ Canceled	l	☐ Courtesy
II. FACILITY INFORMATION								
Owner / Operator: American El	ectric Power							
Address: 110 East Wayne Stre		City: Fort	Wayne			State: IN	ZIP: 46802	
Contact: Nicole Buridana							buridana@aep.com	
Asbestos Removal Contractor: S	Star Environmental, In	c.	Demolition	Contractor:	Denney Excav	/ating		
Address: 2215 Alvord Street	216		Address: 2	050 South	Harding Stree	t		
City: Indianapolis	State: IN ZI	P: 46205	City: India	napolis			State: IN	ZIP: 46221
Contact: Chris Zumbaugh	Telephone: 317-2	94-2235	Contact; B	ill McNaug	hton		Telephone:	317-797-8009
E-mail: czumbaugh@starenv.	net		E-mail; bm	ncnaughtoi	n@denneyex.c	om		
IN License Number: 190106071	Expiration: 07/12	2/2024			A STATE OF THE STA		-y -your	
Licensed Asbestos Inspector:	Kevin Borsch		Project Des	signer: NA				
Address: 839 Mill Lake Road,	Suite 400		Address:					
City: Fort Wayne	State: IN ZI	P: 46845	City:				State:	ZIP:
Contact: Kevin Borsch	Telephone: 260-4	83-9795	Contact;				Telephone:	
E-mail: kevin@acmenv.com			E-mail:					
IN License Number: 190120122	Expiration: 8/03/	2024	IN License	Number:			Expiration:	
III, TYPE OF OPERATION				WIND A				
☐ Demolition	Renovation		Ordered De	molition	☐ Emerge	ency Renovation	on 🔲 In	tentional Burning
IV. IS ASBESTOS PRESENT	T? ☑ Yes	No		60 NO 183				
V. PROCEDURES / ANALY	TICAL METHODS US	SED TO D	ETECT THE	PRESEN	ICE AND AMO	UNT OF AS	BESTOS N	MATERIALS
PLM analysis of bulk samples	s.							
VI. APPROXIMATE AMOUN	T OF ASBESTOS TO	D BE REM	IOVED AND	O/OR NOT	TO BE REMO	VED		
	Regulated ACM to be removed		iable Asbesto	os Material t	o be removed	Nonfrlable A	sbestos Mate	erial NOT to be removed
	*	Ca	ategory I	С	ategory II	Catego	ry I	Category II
Pipes (Ln. Ft.)								
Surface Area (Sq. Ft.)	2,370 Sq. Ft.	1,2	25 Sq. Ft.	2	Sq. Ft.			
Total Volume (Cu. Ft.)								
Total amount on or off all facility components where length or area could not be measured previously					West Control			
VII. SCHEDULED DATE OF	STRIPPING / REMO	VAL St	art (mm/dd/yy)	: 6/25/202	4 End (mm	/dd/yy): 8/31/2	024	
VIII. SCHEDULED DATES C	F RENOVATION / D	EMOLITIC	ON					
Renovation Start (m	nm/dd/yy):	End (mm	n/dd/yy):					
Demolition Start (m	nm/dd/yy): 6/27/2024	End (mm	n/dd/yy): 8/31	/2024				
IX. FACILITY DESCRIPTION	V TO BE A SECOND			STATE OF		smile of all		
Building Name: Residential St	ructure, Log Cabin, O	utbuildings	#1, #2, #4,	& #5				
Street Address: 3717 Ardmore	Avenue							
City: Fort Wayne				Stat	te: IN		County: Alle	n
Location of removal within building floor and room number		ummaries						
Building Size (Sq. Ft.): see atta		Num	nber of Floors	3:	Age / Year B	uilt: 1930-195	50	
Present Use: Vacant Prior Use: Residential								

X. DESCRIPTION OF PLANNED DEMOLITION OR RENOVATION WORK, METHODS/TECHNIQUES TO BE USED, AFFECTED FACILITY COMPONENTS AND TYPE OF MATERIAL REMOVED										
Project involves removal of asbestos containing plaster, window glazing, floor tile, floor tile mastic, and sink coating to facilitate demolition.										
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										
Critical barriers will be utilized. Materials v	Critical barriers will be utilized. Materials will be removed wet, and placed in sealed, leak proof containers for disposal at an EPA approved landfill.									
XII. DESCRIPTION OF PROCEDURE NONFRIABLE ASBESTOS MATERIA						OOR PREVIOUSLY				
Work will cease. Re-notification will be ma	de if necessary.	Accredited pers	onnel will rer	nove the acm using appro	ppriate methods.					
XIII. ASBESTOS WASTE TRANSPOR	RTER		XIV. ASB	ESTOS WASTE DISP	OSAL SITE					
Name: National Serv-All (Republic) Hau	ling Division		Name: Wa	bash Valley Landfill						
Address: 6231 MacBeth Road		¥	Address: 3	16 Spring Valley Road						
City: Fort Wayne	State: IN	ZIP: 46809	City: Wab	ash	State: IN	ZIP: 46992				
Contact: James Music	Telephone: 26	0-377-9280	Contact; J	ay Weiseman						
E-mall: smusic@republicservices.com			E-mail: jw	eiseman@republicserv	ices.com					
XV. ORDERD DEMOLITIONS										
Agency Name: NA	-		Date Order	red Demolition to Begin (n	nm/dd/vv): NA					
Contact:	Title:		Telephone		E-mail:					
Regulatory Authority:			Date of Ord	der (mm/dd/yy);	-					
XVI. EMERGENCY RENOVATIONS										
Date (mm/dd/yy) and Time of Emergency: N. Description of sudden, unexpected event:	A	·								
Explanation of how the event caused unsaf	explanation of how the event caused unsafe conditions or would cause equipment damage:									

XVII. CERTIFICATION STATEMENT AND SIGNATURE BY OWNER/OPERATOR

I HEREBYCERTIFY THATTHE INFORMATION INTHIS 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, INDIANAPOLISAIR 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.

Owner / operator (Signature)

Chris T. Zumbaugh
Owner / operator (Printed)

Date (mm/dd/yy): 6/11//2024 E-mail: czumbaugh@starenv.net

Title: Vice President

VI. APPROXIMATE A	MOUNT OF ASBESTOS TO	BE REMOVED AND/O	OR NOT TO BE REM	OVED	
	Regulated ACM to be removed .		Material to be removed	Nonfriable Asbestos	Material NOT to be removed
		Category I	Category II	Category I	Category II
Pipes (Ln. Ft.)				g .	
Surface Area (Sq. Ft.)		1,215 Sq. Ft	2 Sq. Ft.		
Total Volume (Cu. Ft.) Total amount on or off all components where length area could not be measure previously	h'or .				400
VII. SCHEDULED DA	TE OF STRIPPING / REMOV	'AL Start (mm/dd/yy): 6	/25/2024 End (m	m/dd/yy): 8/31/2024	
VIII. SCHEDULED DA	TES OF RENOVATION / DE	MOLITION		Called Target State of the Stat	
Renovation	Start (mm/dd/yy):	End (mm/dd/yy):			
Demolition	Start (mm/dd/yy): 6/27/2024	End (mm/dd/yy): 8/31/2	024		
IX. FACILITY DESCR	IPTION				
Building Name: Resid	ential Strucure	E.			
Street Address: 3717	Ardmore Avenue		- 25-		
_{City:} Fort Wayne	2762		State: IN	County: A	Men
Location of removal withle (including floor and room	n building Throughout				
Building Size (Sq. Ft.): 1	.500 Sq. Ft.	Number of Floors: 1	+B Age / Year B	Built: 1950,s	
Present Use: Vacant		Dr	ior User Residenc	Δ	

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YC.			ā				-	
VI. APPROXIMATE AMO	OUNT OF ASBESTOS TO B	E REMOVED AND	OR NOT TO	D BE REMO	VED			
	Regulated ACM to be removed	Nonfriable Asbestos				Asbestos M	aterial NOT to be ren	nove
		Category I	Cate	gory II	Categ	ory I	Category II	- 011711
Pipes (Ln. Ft.)				10	15.000			
Surface Area (Sq. Ft.)	2,370 Sq. Ft.						to the same	
Total Volume (Cu. Ft.) Total amount on or off all fac components where length or area could not be measured previously								
VII. SCHEDULED DATE	OF STRIPPING / REMOVA	L Start (mm/dd/yy):	6/25/24	End (mm	/dd/yy): 8/3	1/2024		
VIII. SCHEDULED DATE	S OF RENOVATION / DEM	OLITION						
Renovation Sta	rt (mm/dd/yy);	End (mm/dd/yy):						
Demolition Sta	rt (mm/dd/yy):6/27/2024	End (mm/dd/yy):8/31/	2024					
IX. FACILITY DESCRIPT	'ION							
Building Name: Log Cab	in							
Street Address: 3717 Arc	more Avenue							
City: Fort Wayne			State:	IN		County: Al	len	J
Location of removal within be (including floor and room nu		ture to be rem	oved as	ACM.		-30		
Building Size (Sq. Ft.): 1,8	00 Sq. Ft.	Number of Floors:	2+B	Age / Year B	uilt:1930's	4)		
Present Use: Vacant			Prior Use: Lo	g Cabin				

		The second secon			
VI, APPROXIMATE AMOUNT	T OF ASBESTOS TO B Regulated ACM to be removed	BE REMOVED AND/O Nonfriable Asbestos M	1.5		laterial NOT to be removed
	Tomovos	Category I	Category II	Category I	Category II
Pipes (Ln. Ft.)					
Surface Area (Sq. Ft.)		10 Sq. Ft.			
Total Volume (Cu. Ft.) Total amount on or off all facility components where length or area could not be measured previously					d
VII. SCHEDULED DATE OF	STRIPPING / REMOVA	AL Start (mm/dd/yy): 6/2	25/2024 End (m	nm/dd/yy): 8/31/2024	
VIII. SCHEDULED DATES OF	F RENOVATION / DEN	JOLITION			
Renovation Start (mr	m/dd/yy):	End (mm/dd/yy):			
Demolition Start (mr	m/dd/yy): 6/27/2024	End (mm/dd/yy): 8/31/20)24		
IX. FACILITY DESCRIPTION					
Building Name: Outbuilding	#1 נ				
Street Address: 3717 Ardm	nore Avenue		19		
City: Fort Wayne			State: IN	County: A	len
Location of removal within building (including floor and room numbers					
Building Size (Sq. Ft.): 600 Sc	a. Ft.	Number of Floors: 1	Age / Year F	Built: 1950's	
Present Use: Vacant		Pri	for Use: Garage		

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VI. APPROXIMATE AMOU	INT OF ASBESTOS TO		OOR NOT TO	BE REMO	OVED		
	removed	Nonfriable Asbesto	s Material to b	e removed	Nonfriable As	sbestos Materia	al NOT to be removed
		Category I	Cate	gory II	Categor	y I	Category II
Pipes (Ln. Ft.)				Gi .			
Surface Area (Sq. Ft.)	None	None	None				
Total Volume (Cu. Ft.) Total amount on or off all facili components where length or area could not be measured previously	ty						
VII. SCHEDULED DATE C	F STRIPPING / REMOV	AL Start (mm/dd/yy)	:NA	End (mm	n/dd/yy):		
VIII. SCHEDULED DATES	OF RENOVATION / DE	MOLITION					
Renovation Start	(mm/dd/yy):	End (mm/dd/yy):					
Demolition Start	(mm/dd/yy):6/27/2024	End (mm/dd/yy):8/31	/2024				
IX. FACILITY DESCRIPTION	ON .						
Building Name: Outbuildin	g #2		12.20.04.00.00.00.00.00.00.00.00.00.00.00.00	1.0			
Street Address: 3717 Ardn							
City: Fort Wayne		23*25*2.20*2*10*2*	State:	IN		county: Allen	· .
Location of removal within buil (including floor and room num							
Building Size (Sq. Ft.): 600	Sq. Ft.	Number of Floors	:1	Age / Year B	uilt:1950's		
Present Use: Vacant	11111		Prior Use: Ga				

	http://www.	-								
VI. APPROXIMATE	AMOUNT	OF ASBESTOS TO	BE I	REMOVED AND	D/OR	NOT TO	BE REMO	VED	*	
e de la companya de		Regulated ACM to be removed		Ionfriable Asbesto	-		74.10		Asbestos N	Material NOT to be removed
		1.7:		Category I		Cate	gory II	Cate	gory I	Category II
Pipes (Ln. Ft.)										
Surface Area (Sq. Ft.)		None		None	1	Vone				
Total Volume (Cu. Ft.) Total amount on or off a components where leng area could not be measu previously	th or	,								
VII. SCHEDULED DA	ATE OF S	TRIPPING / REMOV	AL	Start (mm/dd/yy):	:NA		End (mm	/dd/yy):		
VIII. SCHEDULED D	ATES OF	RENOVATION / DE	VIOL	ITION			Jeden de la companya	entra En	Marin Con	
Renovation	Start (mm	/dd/yy):	End	(mm/dd/yy):				9.		
Demolition	Start (mm	/dd/yy):6/27/2024	End	(mm/dd/yy): 8/31	/202	4				
IX. FACILITY DESCR	RIPTION									
Building Name: Outb	uilding	#4	43							
Street Address: 3717	7 Ardm	ore Avenue								
city: Fort Wayne						State:	N		County: A	llen
Location of removal with (including floor and room										
Building Size (Sq. Ft.):	1,400 \$	Sa. Ft.		Number of Floors	:2		Age / Year Bi	uilt: 1950	's	
Present Use: Vacan	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				Prior	Use: G	arage			

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	Regulated ACM to be removed	Nonfriable Asbesto	os Mater	ial to be removed	Nonfriable Asbestos Material NOT to be remove		
		Category I	Category II		Category I	Category II	
Pipes (Ln. Ft.)	- NAME OF THE PERSON OF THE PE			*			
Surface Area (Sq. Ft.)	q. Ft.) None		None				
Total Volume (Cu. Ft.) Total amount on or off all facility components where length or area could not be measured previously							
VII. SCHEDULED DATE OF S	TRIPPING / REMOV	AL Start (mm/dd/yy)	:NA	End (mi	n/dd/yy):		
VIII. SCHEDULED DATES OF	RENOVATION / DE	MOLITION					
Renovation Start (mm/dd/yy):		End (mm/dd/yy):					
Demolition Start (mm	/dd/yy):6/27/2024	End (mm/dd/yy):8/31	/2024				
IX. FACILITY DESCRIPTION							
Building Name: Outbuilding #	5						
Street Address: 3717 Ardmore	e Avenue				150 - 5-5-72-		
_{City:} Fort Wayne		8	State: IN	County:	Allen		
Location of removal within building (including floor and room numbers							
Building Size (Sq. Ft.): Collaps	Number of Floors	s:0	Age / Year Built:1950's				
Present Use: Vacant	-			se: Garage			