



March 31, 2026

Mr. Tom Tack
 Superintendent WWTP
 Village of Oak Harbor
 355 E. Water Street
 Oak Harbor, Ohio 43449
 Phone: 419-898-0517 | 419-707-4225
 Email: ttack@oakharbor.oh.us

Re: Pre-Demolition Asbestos Inspection – Village of Oak Harbor Water Treatment Plant – Headworks & Trickle Pump Buildings

Dear Mr. Tack,

At your request, on Wednesday, March 25, 2026 HazCorp Environmental Services, Inc. performed a pre-demolition asbestos inspection on the Headworks and Trickle Pump Buildings at the Village of Oak Harbor Wastewater Treatment Plant located at 355 E. Water Street, Oak Harbor, Ohio 43449.

Address:	355 E. Water Street, Oak Harbor, Ohio 43449	
Inspection Date:	03/25/2026	
Inspection Type:	Pre-Demolition	
Occupied or Unoccupied?	Occupied: <input checked="" type="checkbox"/> Unoccupied: <input type="checkbox"/>	
Build Date:	1955	
Owner:	Oak Harbor Corporation	
Size of Building:	Headworks Building: 450 square feet Trickle Pump Building: 400 square feet	
Stories:	Headworks Building: 3-stories; Trickle Pump Building: 1-story	
Condition:	Good	
Exterior Siding Material:	Masonry materials	
Asbestos Found:	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> PACM: <input checked="" type="checkbox"/>	
ACM Identified:	Headworks Building: Window Glaze (windows and doors); PACM: Transite Pipes, Vibration Cloth, Piping Gaskets, ARC Chutes (and other plastic or ceramic electrical components); Trickle Pump Building: Roof Deck Caulk; PACM: Built-Up-Roofing and Piping Gaskets	
Basement/Crawlspace:	Basement	Accessible - Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/>
Vermiculite Identified?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> N/A: <input type="checkbox"/>	

Description of the Structures

The Headworks building is a three-story building (ground level, basement, and sub-basement). It is made from ceramic tile, brick, and masonry materials. The floors and ceilings are concrete. The walls are ceramic block (ground level) and solid concrete (basement and sub-basement).

There are Asbestos Containing Transite pipes that are used to exhaust air on the two lower levels. It appears these pipes transition to metal once they are on the ground level floor of the building. There is vibration cloth connected to the Transite piping on the upper basement, this material was not tested as the exhaust was still in use on the day of the inspection; it is presumed to contain asbestos.

There are electrical control cabinets on the ground level floor that were not opened and inspected as these were in use at the time of the inspection. There could be ARC Chutes or other plastic or ceramic electrical components that contain asbestos in these cabinets; there could also be Transite panels inside these cabinets.

All original gaskets on piping inside the Headworks building are presumed to contain asbestos.

The Trickle Pump Building was built at the same time and from the same materials and presumably by the same contractor as the Headworks building. There are only two windows in this building and they have been replaced with vinyl windows at some time in the past. There is no basement in the Trickle Pump Building.

The Trickle Pump building has piping gaskets in it that are presumed to contain asbestos.

The following suspect materials were assessed and sampled for asbestos content or presumed to contain asbestos:

- Headworks Building
 - Window Glaze,
 - Window Caulk,
 - Door Window Glaze,
 - Cover on Transite Pipe,
 - Roofing Materials,
 - Transite Pipes/Panels (PACM),
 - Vibration Cloth (PACM), and
 - ARC Chutes and other plastic or ceramic electrical components (PACM).

- Trickle Pump Building
 - Window Caulk,
 - Roof Deck Caulk, and
 - Built-Up Roofing (PACM).

Asbestos Inspections

The United States Environmental Protection Agency National Emission Standards for Hazardous Air Pollutants regulations are the primary regulations governing asbestos-containing building materials in the United States as found within 40 CFR Part 61, Subpart M. Asbestos is recognized as a Hazardous Air Pollutant under these regulations. All friable asbestos-containing materials or non-friable materials that may become friable during the demolition or renovation process must be removed prior to these actions being undertaken.

The Ohio EPA also has regulations found in the Ohio Administrative Code (OAC) 3745-20. These pertain primarily to demolition and renovation.

The inspection was also done to comply with the Occupational Safety and Health Administration asbestos standard for the construction industry (29 CFR 1926.1101) and the Ohio EPA regulations found in OAC 3745-22.

Licensing of individuals involved in asbestos inspections, air monitoring, project design, and removal of regulated asbestos-containing materials in the State of Ohio is regulated by the Ohio Environmental Protection Agency.

The collection of samples was done to comply with the Asbestos Hazard Emergency Response Act found in 40 CFR 763 Subpart E and the Ohio EPA Regulations previously cited.

The inspection was performed by a Certified Asbestos Hazard Evaluation Specialist licensed through the Ohio EPA.

Common Abbreviations Found within this Report	
ACM	Asbestos Containing Material
AHERA	Asbestos Hazard Emergency Response Act of 1986
CF	Cubic Feet
CT/CP	Ceiling Tile or Ceiling Panel
DW-JC	Drywall-Joint Compound
FT	Floor Tile
HA	Homogenous Area
HP	Hard Plaster
LF	Lineal Feet
NESHAPs	National Emission Standards for Hazardous Air Pollutants
OSHA	Occupational Safety and Health Administration
PACM	Presumed Asbestos Containing Material
PC	Point Count Analysis
PLM	Polarized Light Microscopy
RACM	Regulated Asbestos Containing Material
SF	Square Feet
TSI	Thermal System Insulation
USEPA	United States Environmental Protection Agency

General Information About Asbestos-Containing Materials

Some uses of asbestos containing materials were banned in the 1970's and 1980's, these include: sprayed-on fireproofing, Thermal System Insulation (pipe or duct insulation), asbestos paper products, flooring felts and new uses of asbestos; however, a more thorough proposed ban by the USEPA was successfully fought by a group of industrial attorneys. The following products were not banned until 2024: asbestos cement corrugated sheet, asbestos clothing, pipeline wrap, roofing felt, vinyl-asbestos floor tile, asbestos cement shingles, millboard, gaskets, non-roofing coatings and roofing coatings. In 2024, most uses of Chrysotile asbestos were banned. However, the reality is that relatively few asbestos containing building materials have been manufactured or installed in the US in the past thirty-five years due to product liability issues.

Asbestos-Containing Materials and their Classification

The USEPA uses the terms friable and non-friable to categorize different types of asbestos-containing building materials. Materials that contain more than 1% asbestos and that, when dry, can be reduced to a powder via hand pressure are considered friable or RACM. These materials, if they are to be disturbed, must be removed by a licensed asbestos abatement contractor.

The term RACM includes:

- Friable asbestos-containing materials;
- Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading;
- Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to a powder by the forces expected to act upon the material in the course of demolition or renovation operations.

Non-Friable Category I materials include floor tiles and roofing felts. Normally, Category I non-friable materials do not become friable unless they are sanded, abraded, or ground-up.

Non-Friable Category II materials are cement products such as Transite shingles, corrugated Transite panels, and other products made with a mixture of Portland cement and asbestos and asbestos containing mastics used or applied to flooring or roofing. It is important to note that many Non-friable Category II materials can be made friable through the forces expected to act upon them during demolition of a structure. Almost all Category II non-friable materials except mastics must be removed from a structure prior to demolition.

Intact as defined by OSHA means "the ACM has not crumbled, been pulverized, or otherwise deteriorated so that the asbestos is no longer likely to be bound with its matrix."

Sampling Methodology

OSHA adopted the USEPA's sampling guidelines as outlined in the Asbestos Hazard Emergency Response Act of 1986.

According to AHERA protocol friable materials are divided into two categories:

1. Surfacing Materials: fireproofing, acoustical plaster, etc.
2. Thermal System Insulation: pipe insulation, pipe wrap, block insulation, batt insulation and mudded fittings.

Non-friable materials are included under:

Miscellaneous Materials: these include non-friable and friable materials that are not Surfacing Materials or Thermal System Insulation, such as: ceiling tile, drywall-joint compound systems, floor tile and mastic, roofing materials and Transite (cement products).

Under these rules, sampling areas are divided into homogeneous areas. Homogeneous areas or materials are defined as building materials that are uniform in color and texture.

When sampling surfacing materials the following protocol applies: the regulations require a specific number of samples be obtained per homogeneous area. For example, when sampling fireproofing or asbestos in hard plaster (sprayed-on or troweled-on Surfacing Materials) samples are to be taken based on the following increments:

- *0 to 1000 square feet of material, 3 samples are necessary;*
- *From 1001 to 5000 square feet, 5 samples are necessary;*
- *Over 5000 square feet, 7 samples are required.*

If during analysis any samples are found to contain asbestos, the entire homogeneous area is delineated as asbestos-containing material.

When sampling Thermal System Insulation the following protocol applies: At least three (3) random samples shall be collected. As with all things there are exceptions to these rules. These include:

- *Exception 1:* Patch less than six square or linear feet - 1 sample is appropriate.
- *Exception 2:* Mudded fittings - the number of samples collected is determined by the inspector (the industry standard is three samples).
- *Exception 3:* Fiberglass, foam glass, rubber (*Armaflex*), *Styrofoam*, and other non-suspect materials can be determined by visual identification and touch; sampling is not required.

When sampling for Miscellaneous Materials-the AHERA regulations state that the samples shall be collected in a manner sufficient to determine the composition of the materials. The 3, 5, 7, sampling scheme used for surfacing materials usually applies and for factory made materials two samples are sufficient.

Sampling

The samples taken from this building were either collected with a coring tool designed for asbestos sampling or placed into a plastic bag for laboratory analysis. The samples were analyzed via PLM with dispersion staining, using the "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" found in Appendix A to Subpart F in 40 CFR Part 763. Any samples with asbestos detected up to 10% were verified by Point Count Analysis (denoted with an asterisk - *).

HazCorp Environmental Services, Inc.

805 Capital Commons Drive
Toledo, Ohio 43615
Telephone (419) 537-6000

The samples were analyzed by HazCorp Environmental Services, Inc. (HazCorp) located at 805 Capital Commons Drive, Toledo, Ohio 43615. HazCorp participates in the American Industrial Hygiene Association (AIHA) Bulk Asbestos Proficiency Analytical Testing (BAPAT) Program. Through this program HazCorp has shown proficiency to analyze bulk asbestos samples.

The results of the sampling are as follows:

Sample #	Sample Description	Layer	% Asbestos
300-1	Headworks Building, East Side/Window Glaze	Soft Beige	no asbestos detected
300-2	Headworks Building, West Side/Window Glaze	Light Gray Brittle	1.75% Chrysotile*
300-3	Headworks Building, East Side/Window Caulk	Brittle Tan	2.5% Chrysotile*
300-4	Headworks Building, West Side/Window Caulk	Brittle Tan	1.75% Chrysotile*
300-5	Headworks Building, East Side, Door/Window Glaze	Beige Brittle Painted Black	0.75% Chrysotile*
300-6	Headworks Building, East Side, Door/Window Glaze	Beige Brittle Painted Black	1.5% Chrysotile*
300-7	Headworks Building, 2 nd Level/Cover on Transite Pipe	Yellow Woven Mesh	no asbestos detected
300-8	Headworks Building, 2 nd Level/Cover on Transite Pipe	Yellow Woven Mesh	no asbestos detected
300-9	Headworks Building, Exterior/Roofing Material	Black Fibrous	no asbestos detected
300-10	Headworks Building, Exterior/Roofing Material	Black Fibrous	no asbestos detected
300-11	Trickle Pump Building/Window Caulk	White Rubbery	no asbestos detected
300-12	Trickle Pump Building/Window Caulk	White Rubbery	no asbestos detected
300-13	Trickle Pump Building, Exterior/Roof Deck Caulk	Light Gray Brittle	2.25% Chrysotile*
300-14	Trickle Pump Building, Exterior/Roof Deck Caulk	Light Gray Brittle	2% Chrysotile*

Conclusions

Based on the laboratory analysis the following materials contain asbestos or are presumed to contain asbestos:

Headworks Building

Material	Quantity	RACM (Friable)	Category I Non-Friable	Category II Non-Friable	Removal Required Prior to Renovation or Demolition?
Window glaze – doors and windows	7 windows and two exterior doors			X	This material will become friable during the renovation process and must be removed prior to demolition of the building. Removal is considered Class II asbestos abatement under OSHA.
Transite Asbestos Piping (PACM)	~ 45 linear feet of 2-foot diameter pipe			X	Removal is considered Class II asbestos abatement under OSHA. Transite materials will become friable if they are handled improperly. The Transite piping must be removed prior to demolition of the building.
Vibration Cloth (located in the first basement) (PACM)	Less than 2 square feet of vibration cloth installed adjacent to Transite pipe			X	This material is in good condition. However, it should be removed when the Transite pipe adjacent to it is removed and disposed. Removal is considered Class II work under OSHA.

Material	Quantity	RACM (Friable)	Category I Non-Friable	Category II Non-Friable	Removal Required Prior to Renovation or Demolition?
ARC Chutes (PACM)	Unknown quantity - Ground floor			X	Also includes other plastic and ceramic electrical components located on the ground level. Once the power to these components is de-energized the inside of these electrical panels should be examined and sampled as required. Some electrical components may need to be removed prior to demolition. Removal is considered Class II work under OSHA.
Piping Gaskets (PACM)	80 total gaskets		X		Original gaskets are presumed to contain asbestos; they do not have to be removed prior to conventional demolition of the structure.

Trickle Pump Building

Material	Quantity	RACM (Friable)	Category I Non-Friable	Category II Non-Friable	Removal Required Prior to Renovation or Demolition?
Roof Deck Caulk	80 linear feet by 3/8-inch diameter: entire perimeter of the building at roof line			X	This material will become friable during the renovation process. Removal is considered Class II asbestos abatement under OSHA.
Built-Up Roofing (PACM)	~400 square feet		X		The roofing is in good condition and is not expected to become friable during the demolition process. It may remain during demolition.
Piping Gaskets (PACM)	70 gaskets		X		Original gaskets are presumed to contain asbestos; they do not have to be removed prior to conventional demolition of the structure.

Notification

Submitting the Ohio EPA notification of demolition and renovation form is required for every demolition of a facility, regardless of whether asbestos is discovered. Even if no asbestos is found during the survey or if no asbestos containing materials are required to be removed prior to demolition (where load bearing walls are to be altered), notification to the appropriate office of the EPA is required ten working days prior to the start of work.

During demolition or renovation removal of regulated materials requires notification to the Ohio Environmental Protection Agency when quantities of regulated asbestos containing materials meet or exceed 50 square or linear feet. Once the formal notification of asbestos abatement activity is submitted to the Ohio EPA there is a ten (working) day waiting period before work can begin.

Safety Statement

Any activities that change or remove the asbestos containing materials identified in this report (if applicable) should be done only by those trained in the provisions of asbestos abatement following state and federal laws. In addition, anyone working around this material should also have at the bare minimum asbestos awareness training.

Attachments

Please find attached the photographic log, the sample locations map, the laboratory analysis, and the completed chain of custody form.

Limits of this Report

It should be noted that on-site conditions and/or regulatory statues, rules, and regulations are not static and should not be expected to remain constant in the future. Asbestos may be hidden in inaccessible areas, covered by other building materials, or otherwise be located in unpredictable site-specific locations; however, a thorough attempt was made to delineate which building materials actually contain asbestos. If suspect materials are encountered during renovation or demolition the work should be halted and the material in question analyzed.

If you have any questions please do not hesitate to contact us at 419-537-6000 or john-hazcorp@sbcglobal.net.

Respectfully,



John Campbell

HazCorp Environmental Services, Inc.
Ohio Environmental Protection Agency
Certified Asbestos Hazard Evaluation Specialist
Certification No. ES32329 • Certification Expires: 03/23/27



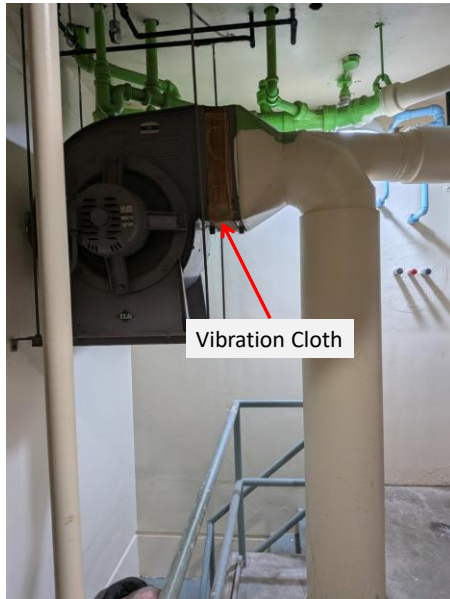
Headworks Building – glaze on windows and doors contains asbestos.



Transite pipe transitions to steel at this point on ground floor.



Transite piping on 1st basement level.

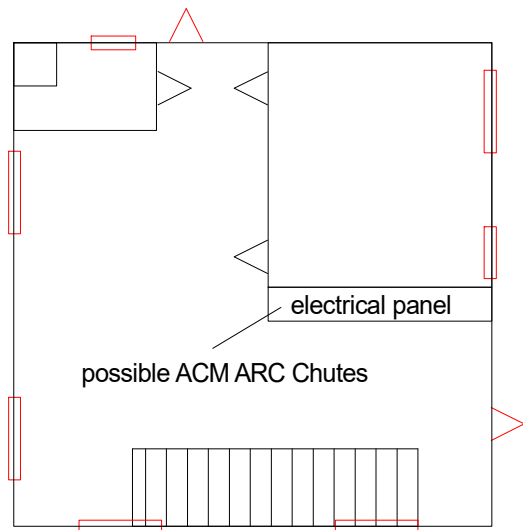


Transite pipe with PACM vibration cloth.

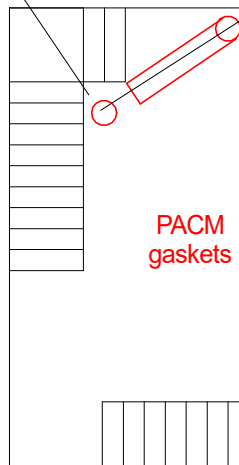
Windows and exterior doors
with ACM glaze/caulk

PACM Vibration Cloth

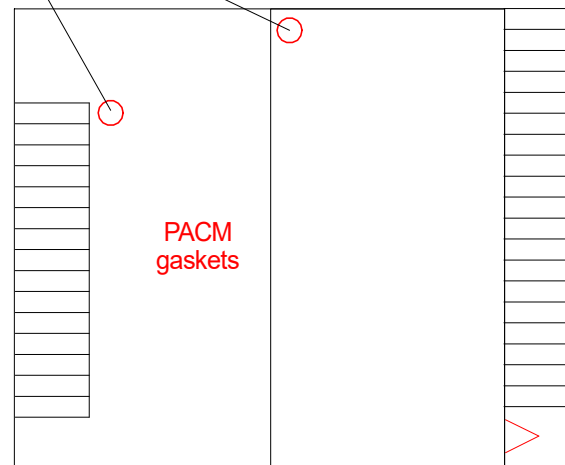
ACM Transite Pipes (2' dia. x 45')



Main Level



Basement



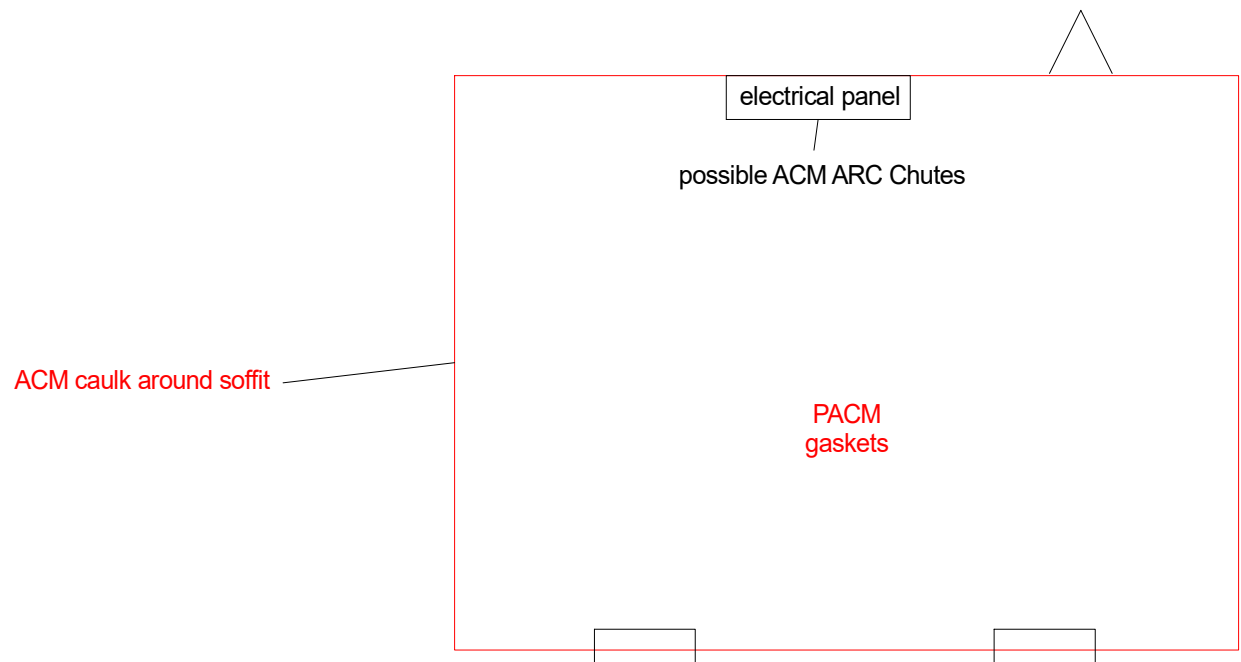
Sub-Basement

Site Map

HazCorp Environmental Services, Inc.

Drawn By: CDL

**Headworks Bldg.
355 E. Water Street
Oak Harbor, OH 43449**



Site Map	HazCorp Environmental Services, Inc.
	Drawn By: CDL
Trickle Pump Bldg. 355 E. Water Street Oak Harbor, OH 43449	



HazCorp

Phone: 419.537.6000

Email: hazcorp@sbcglobal.com

Address: 805 Capital Commons Drive,
Toledo Ohio 43615

Bulk Sample Report

Project Name:

Wastewater Treatment Plant Renovation

Project Address:

355 E. Water Street, Oak Harbor, OH 43449

Project Number:

2026-300

Report Date:

3/27/2026

HazCorp Environmental Services, Inc.



Phone: 419.537.6000
 Email: hazcorp@sbcglobal.com
 Address: 805 Capital Commons Drive,
 Toledo Ohio 43615

Project address:
 355 E. Water Street, Oak Harbor,
 OH 43449

Project:
 2026-300

Analyst:
 Joshua Fry
 Method:
 PLM

Date Collected: 3/25/2026
 Date Received: 3/26/2026
 Date Analyzed: 3/26/2026


Sample ID#	Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
300-1	Headworks Building, East Side/Window Glaze	PLM	Soft Beige	Trace Wollastonite	Other 100%	N.A.D

Sample ID#	Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
300-2	Headworks Building, West Side/Window Glaze	PLM	Light Gray Brittle	Trace Chrysotile	Other 100%	Trace Chrysotile
300-2	Headworks Building, West Side/Window Glaze	PC	Light Gray Brittle			Chrysotile 1.75%

Sample ID#	Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
300-3	Headworks Building, East Side/Window Caulk	PLM	Brittle Tan	Chrysotile 2%	Other 98%	Chrysotile 2%
300-3	Headworks Building, East Side/Window Caulk	PC	Brittle Tan			Chrysotile 2.5%

Sample ID#	Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
300-4	Headworks Building, West Side/Window Caulk	PLM	Brittle Tan	Chrysotile 2%	Other 98%	Chrysotile 2%
300-4	Headworks Building, West Side/Window Caulk	PC	Brittle Tan			Chrysotile 1.75%

Sample ID#	Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
300-5	Headworks Building, East Side, Door/Window Glaze	PLM	Beige Brittle Painted Black	Chrysotile 1%	Other 99%	Chrysotile 1%
300-5	Headworks Building, East Side, Door/Window Glaze	PC	Beige Brittle Painted Black			Chrysotile 0.75%

Signature 



Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
300-6 Headworks Building, East Side, Door/Window Glaze	PLM	Beige Brittle Painted Black	Chrysotile 1%	Other 99%	Chrysotile 1%
300-6 Headworks Building, East Side, Door/Window Glaze	PC	Beige Brittle Painted Black			Chrysotile 1.5%

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
300-7 Headworks Building, 2nd Level/Cover on Transite Pipe	PLM	Yellow Woven Mesh	Fiberglass 80%	Other 20%	N.A.D


Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
300-8 Headworks Building, 2nd Level/Cover on Transite Pipe	PLM	Yellow Woven Mesh	Fiberglass 80%	Other 20%	N.A.D

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
300-9 Headworks Building, Exterior/Roofing Material	PLM	Black Fibrous	Fiberglass 15%	Other 85%	N.A.D

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
300-10 Headworks Building, Exterior/Roofing Material	PLM	Black Fibrous	Fiberglass 15%	Other 85%	N.A.D

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
300-11 Trickle Pump Building/Window Caulk	PLM	White Rubbery	None Detected	Other 100%	N.A.D

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
300-12 Trickle Pump Building/Window Caulk	PLM	White Rubbery	None Detected	Other 100%	N.A.D

Signature 



Phone: 419.537.6000

Email: hazcorp@sbcglobal.com

Address: 805 Capital Commons Drive,
Toledo Ohio 43615

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
300-13 Trickle Pump Building, Exterior/Roof Deck Caulk	PLM	Light Gray Brittle	Chrysotile 1%	Other 99%	Chrysotile 1%
300-13 Trickle Pump Building, Exterior/Roof Deck Caulk	PC	Light Gray Brittle			Chrysotile 2.25%

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
300-14 Trickle Pump Building, Exterior/Roof Deck Caulk	PLM	Light Gray Brittle	Chrysotile 1%	Other 99%	Chrysotile 1%
300-14 Trickle Pump Building, Exterior/Roof Deck Caulk	PC	Light Gray Brittle			Chrysotile 2%

Signature



Analytical Method:

Analytical procedures were performed in accordance with the U. S. Environmental Protection Agency (EPA) Recommended Method for the Determination of Asbestos in Bulk Samples by Polarized Light Microscopy and Dispersion Staining (PLM/DS) (EPA-600/M4-82-020, EPA-600/R-93-116).

Quantification of asbestos content was determined by Calibrated Visual Estimation

The EPA requires that friable samples with analytical results of 10% or less asbestos be treated as asbestos-containing material unless these quantities are verified using the point counting method (appendix E, subpart I, 40 CFR part 763, section 1). The point counting method is a systematic technique for estimating concentration, also using PLM. The point counting method, however, does not increase the analyst's ability to detect fibers.

Proficiency Testing Performance for Participant ID: PAT-212813

Disclaimer:

In any given material, fibers with a small diameter (<0.25 µm) may not be detected by the PLM method. Floor tile and other resin bound material may yield a false negative if the asbestos fibers are too small to be resolved using PLM. Additional analytical methods may be required.

Analyzing one sample of a suspect asbestos containing material is only sufficient if the sample contains greater than 1% asbestos as determined by PLM Point Count Analysis.

Current EPA and OSHA sampling guidelines require the collection and analysis of multiple samples by certified individuals to determine that a suspect building material does not contain asbestos.

This report relates only to those samples actually analyzed, and may not be indicative of other similar appearing materials existing at this or other sites.

Definitions:

N.A.D- No Asbestos Detected.

ACM- Asbestos containing material.

Friable- Material that can be crumbled, pulverized, or reduced to powder by hand pressure.

Non-Friable- Material that cannot be crumbled, pulverized, or reduced to powder by hand pressure.

PLM- Polarized light microscopy, a technique using polarized light to measure birefringence, extinction angles, sign of elongation and dispersion staining colors to identify fibers/minerals.

PC (Point Counting)- An analytical technique where a minimum of 400 non-empty points are counted across multiple slide mounts to get a firm estimate on asbestos %.

NA-PS- Material not analyzed due to positive stop.

Gravimetric Reduction - Reduction of material from binders by ashing in a furnace to remove volatile or organic components then digested in dilute hydrochloric acid to remove carbonates.

Signature

