



**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION III
Four Penn Center
1600 JFK Blvd.
Philadelphia, Pennsylvania 19103-2029**

Report Title: Clean Air Act Asbestos NESHAP Inspection –
Days Inn
Inspection Date: May 1, 2024
Regulatory Program: Clean Air Act

Company Name: JPSPA Realty, LLC
Facility Name: Days Inn
Facility Location: 838 Seven Bridge Road
East Stroudsburg, PA 18301
Latitude: 40.002460 **Longitude:** -75.151920
County/Parish: Monroe

NAICS Code: 531311 **SIC:** 6531

On-Site Representative(s):

**Point of
Contact**

Sam Patel-JPSPA Realty, Owner LLC
Phone: 732-986-0778 Email: spatel1992@gmail.com
Carlos Gomes-Dinago Environmental, Owner
Phone: 732-513-3484 Email: Cgomes7555@gmail.com
Freddie Espinoza- IBN Construction, Manager
Phone: Email:

X

EPA Inspector (s):

Rich Ponak - Compliance & Enforcement Official / Inspector, EPA Region III
Phone: 215-814-2045 Email: Ponak.Rich@epa.gov

State Inspector: NA

EPA Lead Inspector

Signature/Date



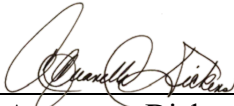
Rich Ponak
Enforcement & Compliance Assurance Division
(3ED42)

6/26/24

Date

Supervisor

Signature/Date



Aquanetta Dickens
Enforcement & Compliance Assurance Division
(3ED42)

6/26/2024

Date

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I. Introduction

On May 1, 2024, a CAA Asbestos NESHAP Inspection was conducted at the former Days Inn, located at Seven Bridge Road, East Stroudsburg, Pennsylvania.

a. Summary of Site / Facility

The Days Inn was a multiple building hotel and restaurant complex. The facility is being demolished for redevelopment.

b. Entry & Opening Conference

EPA Region III Inspector Richard Ponak arrived at the facility at approximately 8:40 am on May 1, 2024, for an announced inspection. Upon arrival, Inspector Ponak presented credentials to Sam Patel, Owner of JPSPA Realty (JPSPA). The inspection was a "For Cause" follow up inspection based on the observations of Inspector Ponak made during an April 9, 2024, inspection. Also on site were Freddie Espinoza of IBN Construction and Carlos Gomes of Dinago Environmental. Inspector Ponak observed that all buildings were now demolished. Mr. Espinoza stated IBN demolished the remaining buildings because recent sample results showed no asbestos containing material. Inspector Ponak had since sent sample results to the parties indicating the ceiling material was Regulated Asbestos Containing Material (RACM).

II. Process Description

- Not Applicable to the inspection.

III. Site / Facility Walkthrough

Inspector Ponak and the parties walked through the demolition site and observed all buildings had been demolished. Inspector Ponak showed the parties the material that he sampled. Inspector Ponak did not observe any water source except a partially filled swimming pool. Inspector Ponak observed the demolition debris to have some moisture due to recent rain. Inspector Ponak photographed the debris piles and the recently demolished buildings.

IV. Samples

Not Applicable

V. Closing Conference

At the conclusion of the inspection, Inspector Ponak met with the parties. The parties agreed to post the site with asbestos warning signs and keep the RACM adequately wet as soon as possible. Inspector Ponak informed the parties that all demolition debris will be considered RACM and needs to be disposed of as RACM. Mr. Gomes agreed to send Inspector Ponak a

work plan for the site cleanup. Inspector Ponak stated once the work plan is accepted, Dinago would need to send a NESHAP Notification to the Pennsylvania Department of Environmental Protection. Inspector Ponak asked the parties if there were any more questions. There were no additional questions and Inspector Ponak left the site.

VI. Additional Correspondence

Sample results would be provided to IBN and the owner of the property.

VII. List of Attachments

Attachment #	Description	# Of Pages/Items
Attachment 1	Photo Log	1
Attachment 2	Photos (10 Total)	1