



**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION III
1650 Arch Street
Philadelphia, Pennsylvania 19103-2029**

Report Title: Clean Air Act Asbestos NESHAP Inspection –
Contemporary Village
Inspection Date: July 20, 2022
Regulatory Program: Clean Air Act

Company Name: Contemporary Village Condominium Association
Facility Name: Contemporary Village Condominium
Facility Location: 100 East Glenolden Ave.
Glenolden, PA
Latitude: 39.894770 **Longitude:** -75.292410
County/Parish: Delaware

NAICS Code: 531311 **SIC:** 6531

On-Site Representatives:

**Point of
Contact**

Stephanie Washington- Contemporary Village Condominium
Association, President
Phone: Email: n/a

X

Kelvin Pittman- Valcourt Building Services- General Contractor
Phone: 215-384-4699 Email: kpittman@valcourt.net

EPA Inspector (s):

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

State Inspector: NA

Richard Ponak

9/19/22

EPA Lead Inspector

Rich Ponak

Date

Signature/Date

Enforcement & Compliance Assurance Division
(3ED23)

Supervisor

Aquanetta Dickens

9/19/2022

Signature/Date

Aquanetta Dickens
Enforcement & Compliance Assurance Division
(3ED23)

I. Introduction

On July 20, 2022, a CAA Asbestos NESHAP Inspection was conducted at the Contemporary Village Condominiums located at 100 East Glenolden Ave.; Glenolden, Pennsylvania.

a. Summary of Site / Facility

Contemporary Village Condominiums is a multiple building condominium complex. The facility's balconies are being renovated and replaced.

b. Entry and opening conference

EPA Region III Inspector Richard Ponak arrived at the facility at approximately 10:30am on July 20, 2022, for an announced inspection. Upon arrival, Inspector Ponak presented credentials to Kelvin Pittman, Project Manager for Valcourt Building Services (Valcourt). The inspection was a "For Cause" Inspection based on a complaint regarding improper asbestos and lead paint removal. Inspector Ponak asked Mr. Pittman what the scope of work for the project was. Mr. Pittman informed Inspector Ponak that the Condominium balconies were going to be renovated. Mr. Pittman introduced Inspector Ponak to the President of the Condominium Residence Association, Stephanie Washington. Inspector Ponak explained the complaint to Mr. Pittman and Ms. Washington. Inspector Ponak asked Mr. Pittman to show him the areas Valcourt conducted renovation work.

II. Process Description

- Not Applicable to the inspection.

III. Site / Facility Walkthrough

Inspector Ponak and Mr. Pittman proceeded to building C. Mr. Pittman stated the renovation work was recently stopped after the Township performed an inspection. Inspector Ponak observed scaffolding and equipment at Building C, including an electric wheel grinder. Inspector Ponak observed suspect asbestos and lead paint debris around Building C. All suspect asbestos and lead paint debris was dry. Inspector Ponak did not observe any water source, including hoses or water spray bottles. Inspector Ponak and Mr. Pittman proceeded to Building D. The renovation work on the balconies of Building D was almost completed. Inspector Ponak observed suspect asbestos and lead paint debris around Building D. Mr. Pittman stated the suspect asbestos containing panels from the balconies were put into the dumpster. All suspect asbestos and lead paint debris was dry.

Mr. Pittman left the area. Inspector Ponak informed Mr. Pittman he would speak to him at the conclusion of the inspection. Inspector Ponak collected samples and took photographs of the work area. After inspecting the work area, Inspector Ponak inspected the Valcourt dumpster. Inspector Ponak contacted Mr. Pittman to have someone open the dumpster. After the dumpster was opened, Inspector Ponak observed dry suspect Regulated Asbestos Containing Material (RACM) debris in and around the dumpster. Inspector Ponak put on his respirator. Inspector Ponak collected samples and took photographs of the suspect RACM. After completing the sampling, Inspector Ponak closed the dumpster.

IV. Records Review

No records to review

V. Closing Conference

At the conclusion of the inspection, Inspector Ponak called Mr. Pittman. Inspector Ponak informed Mr. Pittman that there was dry suspect RACM around Building C, Building D, and in and around the dumpster. Inspector Ponak informed Mr. Pittman that he collected samples and took photographs of the suspect RACM. Inspector Ponak recommended that Mr. Pittman have his own samples collected and analyzed. Inspector Ponak informed Mr. Pittman that if the suspect RACM was greater than one percent asbestos, the RACM would need to be cleaned up by a certified asbestos abatement contractor. Inspector Ponak informed Mr. Pittman he would contact him with the sample results. Mr. Pittman stated Valcourt planned on having asbestos and lead paint samples collected. Mr. Pittman stated he would contact Inspector Ponak when he received the sample results. Inspector Ponak informed Mr. Pittman that the dumpster needed to be locked. Inspector Ponak asked Mr. Pittman if there were any more questions. Mr. Pittman said no. Inspector Ponak left the site.

Additional Correspondence

Sample results would be provided by both parties.

VI. List of Attachments

Attachment #	Description	# Of Pages/Items
Attachment 1	Photo Log	1
Attachment 2	Photos	1