



**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:** April 9, 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 Representatives:** Esturdo Santander- IBN Construction, Operator  
Phone: n/a Email: n/a  
**Point of Contact**  
X

**EPA Inspector (s):** Rich Ponak - Compliance & Enforcement Official / Inspector, EPA Region III  
Phone: 215-814-2044 Email: Ponak.Rich@epa.gov

**State Inspector:** NA

\*\*\*

|                           |                                                        |        |
|---------------------------|--------------------------------------------------------|--------|
|                           | <i>Richard Ponak</i>                                   | 6/5/24 |
| <b>EPA Lead Inspector</b> | Rich Ponak                                             | Date   |
| <b>Signature/Date</b>     | Enforcement & Compliance Assurance Division<br>(3ED42) |        |

|                       |                                             |      |
|-----------------------|---------------------------------------------|------|
|                       | Aquanetta Dickens                           | Date |
| <b>Supervisor</b>     | Enforcement & Compliance Assurance Division |      |
| <b>Signature/Date</b> | (3ED42)                                     |      |

### Table of Contents

| <u><b>Section</b></u>                | <u><b>Page</b></u> |
|--------------------------------------|--------------------|
| I Introduction.....                  | 3                  |
| a Summary of the Site/Facility.....  | 3                  |
| b Entry and Opening Conference.....  | 3                  |
| II Process Description.....          | 3                  |
| III Site Facility / Walkthrough..... | 3                  |
| IV Samples.....                      | 4                  |
| V Closing Conference.....            | 4                  |
| VI Additional Correspondence.....    | 4                  |
| VII List of Attachments.....         | 5                  |

## **I. Introduction**

On April 9, 2022, 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 and Opening conference**

EPA Region III Inspector Richard Ponak arrived at the facility at approximately 9:40 am on April 9, 2024, for an unannounced inspection. Upon arrival, Inspector Ponak presented credentials to Esturdo Santander, Operator for IBN Construction (IBN). The inspection was a "For Cause" Inspection based on the observations of Inspector Ponak. When Inspector Ponak arrived on site, the IBN crew was separating debris with heavy equipment. Inspector Ponak observed dust in the air and suspect Regulated Asbestos Containing Material (RACM) mixed with the demolition debris. Inspector Ponak asked Mr. Santander if the asbestos was removed from the buildings prior to the demolition activities. Mr. Santander stated he believed all the asbestos was removed last year. Inspector Ponak asked Mr. Santander if any demolition debris had been removed from the site. Mr. Santander stated that no demolition debris had been removed from the site. Inspector Ponak asked Mr. Santander if anyone on site was a trained asbestos supervisor or worker. Mr. Santander stated there were no trained asbestos supervisors or workers on site.

## **II. Process Description**

Not Applicable to the inspection.

## **III. Site / Facility Walkthrough**

Inspector Ponak walked through the demolition site and observed several buildings had been demolished. Inspector Ponak observed one building consisting of motel rooms, while the restaurant and bar had not yet been demolished. Inspector Ponak observed that the demolition debris and suspect RACM was dry. Inspector Ponak did not observe the IBN crew wetting the suspect RACM. Inspector Ponak did not observe any water source. Inspector Ponak walked through out the site to determine sample locations. Inspector Ponak collected samples and took photographs of the suspect RACM.

#### **IV. Samples**

- 040924-01RP, Stairwell ground poolside of property, ceiling material, dry
- 040924-02RP, Ground near poolside of property, ceiling material, dry
- 040924-03RP, Ground near poolside of property, ceiling material, dry
- 040924-04RP, Rear lot debris pile, ceiling material, dry
- 040924-05RP, Rear lot debris pile, ceiling material, dry
- 040924-06RP, Rear lot debris pile, ceiling material, dry
- 040924-07RP, Rear lot debris pile, ceiling material, dry
- 040924-08RP, Lot Route 447 side of property debris , ceiling material, dry
- 040924-09RP, Room 115, ceiling material, dry
- 041024-10RP, Debris pile near office, Tan VAT/Black mastic, dry
- 040924-11RP, Debris near restaurant, Green VAT, dry
- 040924-12RP, Debris near restaurant, White VAT, dry

#### **V. Closing Conference**

At the conclusion of the inspection, Inspector Ponak met with Mr. Santander. Mr. Santander called his manager, Freddie Espinoza to inform him about the inspection. Inspector Ponak spoke to Mr. Espinoza. Inspector Ponak informed Mr. Espinoza that he observed and sampled suspect RACM. Mr. Espinoza stated that the asbestos was removed from the property in 2023 by Dinago Environmental. Mr. Espinoza conferenced Ms. Jennifer Gomes of Dinago Environmental into the call. Ms. Gomes stated that Dinago Environmental removed a small amount of insulation and transite in 2023. Inspector Ponak asked Ms. Gomes if any ceiling material was removed. Ms. Gomes stated Dinago Environmental did not remove any ceiling material. Inspector Ponak asked Mr. Espinoza and Ms. Gomes if an asbestos inspection was conducted prior to the start of the project. Ms. Gomes said the owner had a survey conducted in 2023. Inspector Ponak informed Mr. Espinoza and Ms. Gomes he collected 12 samples of suspect asbestos containing material. Inspector Ponak informed Mr. Espinoza and Ms. Gomes that it would take approximately a week to have the samples analyzed. Inspector Ponak advised Mr. Espinoza not to disturb any of the suspect RACM until the samples were analyzed. Inspector Ponak informed Mr. Espinoza he would contact him and the property owner when the samples are analyzed. Inspector Ponak asked Mr. Espinoza if there were any more questions. Mr. Espinoza said no. 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**

| <b>Attachment #</b> | <b>Description</b> | <b># Of<br/>Pages/Items</b> |
|---------------------|--------------------|-----------------------------|
| Attachment 1        | Photo Log          | 1                           |
| Attachment 2        | Photos             | 1                           |