JOPLIN
MISSOURI

Planning, Development, & Neighborhood Services
602 S Main Street
Joplin, Missouri 64801
417-624-0820 ext. 1519
Bwicklun@Joplinmo.org

On May 19, 2025 the process of asbestos abatement was scheduled to begin within the structure located at 2008 S. Sergeant. The following day on May 20th a team member from the Missouri Department of Natural Resources arrived onsite to perform an inspection of the project. During this inspection the team member was informed that due to the amount of "junk" located throughout the building that the process of abatement had not yet begun and that the project was still in the "site preparation phase". Because of this DNR issued an Unsatisfactory Findings Report. The contractor quickly submitted an amendment to the department which brought the project back into compliance and is currently continuing to prepare the building for the next phase. Following is the full report from the Missouri Department of Natural Resources issued May 27, 2025.

MISSOURI
DEPARTMENT OF
NATURAL RESOURCES

Mike Kehoe
Governor

Kurt U. Schaefer
Director

May 30, 2025

Vince Lobber
Environmental Operations, Inc.
7733 Forsyth Blvd, Suite 1600
Clayton, MO 63105
vince@environmentalops.com

AMENDED REPORT
NO RESPONSE REQUIRED

Dear Vince Lobber:

On May 20, 2025, a team member from the Missouri Department of Natural Resources Southwest Regional Office conducted an inspection of the asbestos abatement project located at 2008 S Sergeant Ave, Joplin, in Jasper County. The entity is operating under the authority of project A8938-2025.

The department sent an Unsatisfactory Findings letter on May 29, 2025, that included a copy of the May 20, 2025, inspection report. This amended letter addresses the May 29, 2025, request by the City of Joplin to update the building owner contact information outlined in Part A of the Asbestos Inspection Report. The amendment also fixes the site address spelling and clarifies that abatement activities occurred on the same day as, but not during, the May 20, 2025, inspection.

If you have any questions or would like to schedule a time to meet with a department team member to discuss compliance requirements, please contact Jackson Winslow by calling 417-891-4300, by email at SWRO@dnr.mo.gov, or via mail at the Southwest Regional Office, 2040 W. Woodland, Springfield, Missouri 65807-5912.

Sincerely,

SOUTHWEST REGIONAL OFFICE

Tina A. White, Chief
Air and Land Section

TAW/jwb

Enclosures

c: Shelby Miller, Air Pollution Control Program, Enforcement
Brian Wicklund, City of Joplin, Building Division

a8938-2008-s-sergeant-ave-freeman-hospital-20250530-ufnr-amended-jasper-air

Carbon Copy Address Attachment
Include each individual identified in the carbon copy line that is not a MDNR staff member in one of the groups below.

Physical Addresses:

Email Addresses: (for those that have indicated this is the preferred method of receipt)

Please send a duplicate courtesy copy to this address:
Brian Wicklund, City of Joplin, Building Division, **bwicklun@joplinmo.org**

FAX Numbers: (for those that have indicated this is the preferred method of receipt)

Missouri Department of Natural Resources
Southwest Regional Office
Report of Inspection
Environmental Operations, Inc.
2008 S Sergeant Ave / Joplin / Jasper County
ID or Permit # A8938-2025
May 30, 2025

Introduction

A compliance inspection was conducted by the Missouri Department of Natural Resources of the asbestos abatement project located at 2008 S Sergeant Ave, Joplin, Missouri on May 20, 2025. The purpose of this inspection was to evaluate the facility's compliance with the Missouri Air Conservation Law, Chapter 643, RSMo and Regulations and their compliance with NESHAP 40 CFR Part 61 Subpart M. Authority for this inspection is provided in the Missouri Air Conservation Law 643.050 RSMo

The following participants were present for the inspection:

Environmental Operations, Inc.
Brendan Aleksick, Supervisor, 314-707-4022
Other contractor information provided in the inspection report.

Missouri Department of Natural Resources
Jackson Winslow, Environmental Specialist

Entity Description and History

The entity is an asbestos abatement contractor operating under notification number A8938-2025. The project is located in the Spring HUC 8 Watershed. The UTM coordinates for this location are 364748 meters easting, 4103593 meters northing.

Prior to the inspection I reviewed department files in regard to this location. There were no official concerns related to the Old Freeman Hospital, but the department has received calls about the future demolition of this structure. Environmental Operations, Inc. is operating under project A8938-2025 to remove RACM from the structure prior to demolition activities.

Discussion of Inspection and Observations

I conducted the inspection during normal business hours. Prior notification of the inspection was not provided. Further narrative information is provided in the attached asbestos inspection report.

Compliance Determination and Required Actions

Based upon observations made at the time of the inspection, the entity was not in compliance. However, the entity came back into compliance on May 23, 2025, when it submitted an amendment to the department to place the project on hold and to change the supervisor contact information.

Unsatisfactory Findings

1. During the investigation, it was found that Environmental Operations, Inc. failed to submit an amendment to notification A8938-2025 to change the "Site Preparation Phase" dates and the responsible supervisor contact information. This is a violation of Missouri Air Conservation Regulation 10 CSR 10-6.080 Emission Standards for Hazardous Air Pollutants referencing 40 CFR 61.145 National Emission Standards for Hazardous Air Pollutants (NESHAP) Subpart M, National Emission Standards for Asbestos, which states:

> *§61.145(b) Notification requirements. Each owner or operator of a demolition or renovation activity to which this section applies shall: (1) Provide the Administrator with written notice of intention to demolish or renovate...(3)(iv)(A) When the asbestos stripping or removal operation or demolition operation covered by this paragraph will begin after the date contained in the notice...(1) Notify the Administrator of the new start date by telephone as soon as possible before the original start date, and (2) Provide the Administrator with a written notice of the new start date as soon as possible before, and no later than, the original start date.*

REQUIRED ACTION: Submit an amendment to notification A8938-2025 to update any changes to the project timeline and contact information.

Resolved as of May 23, 2025.

Signatures

SUBMITTED BY:

Jackson Winslow
Environmental Specialist
Southwest Regional Office

REVIEWED BY:

Tina A. White, Chief
Air and Land Section
Southwest Regional Office

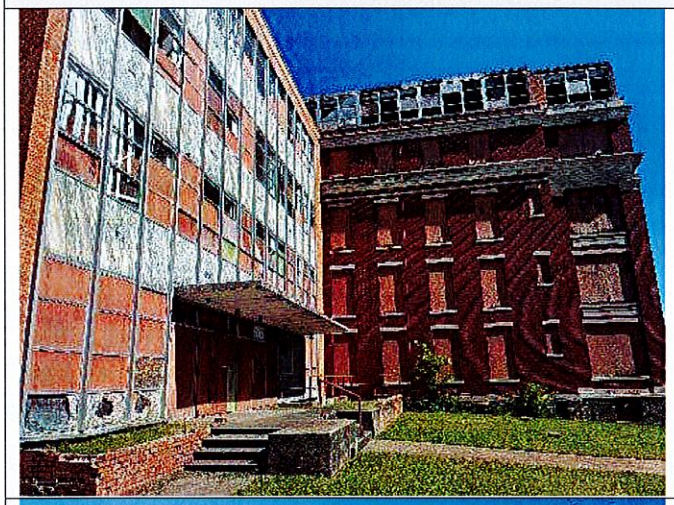
Attachments

Attachment 1 - Photograph Addendum 1 through 6
Asbestos Inspection Report

MISSOURI DEPARTMENT OF NATURAL RESOURCES
DIVISION OF ENVIRONMENTAL QUALITY

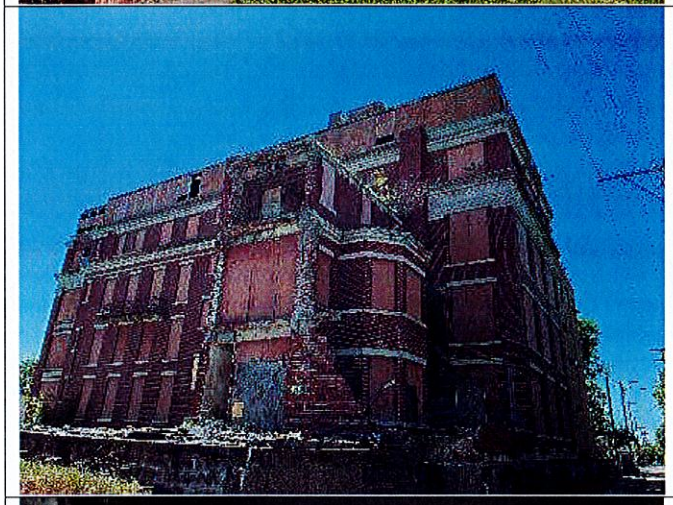
Attachment 1 - PHOTOGRAPH ADDENDUM

REGIONAL OFFICE
Southwest Regional Office



PHOTOGRAPH# 1
TAKEN BY: Jackson Winslow
DATE TAKEN: May 20, 2025
PROGRAM: APCP

ENTITY: Old Freeman Hospital
ID: A8938-2025
LOCATION: 2008 S Sergeant Ave, Joplin, MO 64801
DESCRIPTION: Facing north, the building has five floors and a basement. All floors, as well as the roof, were inspected for asbestos in October 2024.



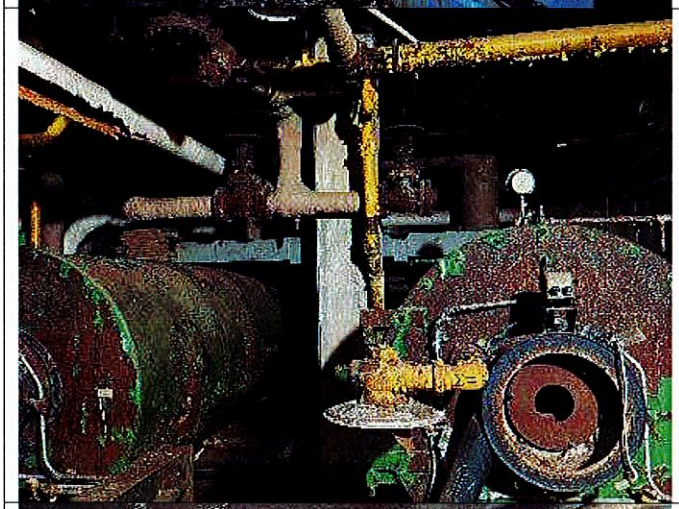
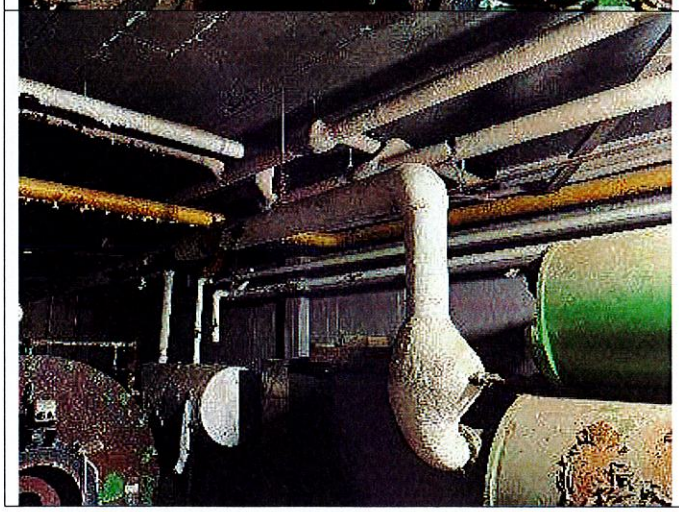
PHOTOGRAPH# 2
TAKEN BY: Jackson Winslow
DATE TAKEN: May 20, 2025
PROGRAM: APCP

ENTITY: Old Freeman Hospital
ID: A8938-2025
LOCATION: 2008 S Sergeant Ave, Joplin, MO 64801
DESCRIPTION: Facing southeast, the building is fully closed off to prevent trespassing during abatement activities.



PHOTOGRAPH# 3
TAKEN BY: Jackson Winslow
DATE TAKEN: May 20, 2025
PROGRAM: APCP

ENTITY: Old Freeman Hospital
ID: A8938-2025
LOCATION: 2008 S Sergeant Ave, Joplin, MO 64801
DESCRIPTION: The project was placed on hold on May 23, 2025 due to the unexpected interior conditions of the building. Many of the hallways are littered with furniture and appliances.

	**PHOTOGRAPH#** 4 **TAKEN BY:** Jackson Winslow **DATE TAKEN:** May 20, 2025 **PROGRAM:** APCP **ENTITY:** Old Freeman Hospital **ID:** A8938-2025 **LOCATION:** 2008 S Sergeant Ave, Joplin, MO 64801 **DESCRIPTION:** Much of the ceiling in the basement has collapsed and fallen onto floor tile.
	**PHOTOGRAPH#** 5 **TAKEN BY:** Jackson Winslow **DATE TAKEN:** May 20, 2025 **PROGRAM:** APCP **ENTITY:** Old Freeman Hospital **ID:** A8938-2025 **LOCATION:** 2008 S Sergeant Ave, Joplin, MO 64801 **DESCRIPTION:** Pipe elbows in the boiler room are contaminated with TSI.
	**PHOTOGRAPH#** 6 **TAKEN BY:** Jackson Winslow **DATE TAKEN:** May 20, 2025 **PROGRAM:** APCP **ENTITY:** Old Freeman Hospital **ID:** A8938-2025 **LOCATION:** 2008 S Sergeant Ave, Joplin, MO 64801 **DESCRIPTION:** Pipe elbows in the boiler room are contaminated with TSI.

MISSOURI DEPARTMENT OF NATURAL RESOURCES
AIR POLLUTION CONTROL PROGRAM

ASBESTOS INSPECTION REPORT – DEMOLITION / RENOVATION
PART A: GENERAL INFORMATION

1. INSPECTION INFORMATION

INSPECTION DATE	NOTIFICATION NUMBER	INSPECTION INVOICE NUMBER
05/20/2025	A8938-2025	20065022

2. PROJECT TYPE

- ☐ Demolition
- ☐ Ordered Demolition
- ☒ Renovation
- ☐ Emergency Renovation

3. INSPECTION TYPE

- ☒ Pre-abatement (Complete parts A, B, C and G)
- ☐ Abatement in progress (Complete parts A, B, C, D, E and G)
- ☐ Post abatement (Complete parts A, B, C, E and G)
- ☐ Demolition (Complete parts A, B, F, and G)

4. REASON FOR INSPECTION

- ☐ Field surveillance – (use this when you happen upon something in the field)
- ☐ For cause (tip or complaint)
- ☒ Routine

5. NOTIFICATION RECEIVED?

☒ Yes
☐ No

Abatement - 10 CSR 10-6.241(3)(e)
Demolition - 10 CSR 10-6.080(3)(m)
adopting by reference 40 CFR 61.145(b)

6. FACILITY TYPE

- ☐ Exempt (isolated residential building with four or fewer dwelling units)
- ☒ Other (note facility type): Former hospital

7. SITE INFORMATION

NAME			
Old Freeman Hospital			
ADDRESS			
2008 S Sergeant Ave			
CITY		STATE	ZIP CODE
Joplin		MO	64801
CONTACT	TELEPHONE NUMBER WITH AREA CODE	EMAIL	
Brian Wicklund (City of Joplin)	417-624-0820 ext 1519	bwicklund@joplinmo.org	

8. OWNER INFORMATION

NAME			
Amended on May 30, 2025: Economic Security Corporation			
ADDRESS			
302 S Joplin Ave			
CITY		STATE	ZIP CODE
Joplin		MO	64801
CONTACT	TELEPHONE NUMBER WITH AREA CODE	EMAIL	
Ryan Peterson	417-627-2014	N/A	

9. ASBESTOS REMOVAL CONTRACTOR INFORMATION ☐ N/A

NAME		LICENSE NUMBER	
Environmental Operations, Inc.		24-07-0001	
ADDRESS			
7733 Forsyth Blvd, Suite 1600			
CITY		STATE	ZIP CODE
Clayton		MO	63105
CONTACT	TELEPHONE NUMBER WITH AREA CODE	EMAIL	
Vince Lobber, Field Operations Manager	314-915-2256	vince@environmentalops.com	

10. DEMOLITION/RENOVATION CONTRACTOR INFORMATION ☐ N/A

NAME			
N/A			
ADDRESS			
CITY		STATE	ZIP CODE
CONTACT	TELEPHONE NUMBER WITH AREA CODE	EMAIL	

11. OTHER CONTRACTORS/CONSULTANTS ☐ N/A

IDENTIFY NAME, ADDRESS, CONTACT, EMAIL, TELEPHONE NUMBER WITH AREA CODE AND PROJECT INVOLVEMENT

The asbestos inspection was conducted by Mitchell Hunt of Environmental Restoration LLC (see Part B). The air sampling professional is listed as St John Environmental whose certificate is MOAS6626. Call St John Environmental at 314-853-4668.

MISSOURI DEPARTMENT OF NATURAL RESOURCES
AIR POLLUTION CONTROL PROGRAM

ASBESTOS INSPECTION REPORT – DEMOLITION / RENOVATION
PART B: INSPECTION REPORT REQUIREMENTS

1. DOCUMENTATION OF INSPECTION

Was the facility or portion of the facility to be affected by demolition or renovation thoroughly inspected for the presence of asbestos? (including category I and II nonfriable asbestos) - 10 CSR 10-6.080(3)(m) adopting by reference 40 CFR 61.145(a)	☒ Yes ☐ No
Describe any deficiencies in the inspection: Samples were not collected from every room (see inspection report in the a8938 notification document). Furniture and other waste was shoved into some of these rooms so it is unclear whether all suspect materials were sampled. If demolition contractors clear the furniture before the abatement, the responsibility of the abatement contractors is to ensure newly-discovered suspect materials are tested.	

DATE OF INSPECTION
10/16/2024

2. ASBESTOS INSPECTOR INFORMATION

NAME	MISSOURI CERTIFICATE NUMBER
Mitchell Hunt	MOIR11109

EMPLOYER
Environmental Restoration LLC

ADDRESS
1666 Fabick Dr

CITY	STATE	ZIP CODE
Fenton	MO	63026

CONTACT	TELEPHONE NUMBER WITH AREA CODE	EMAIL
Mitchell Hunt	314-922-7014	m.hunt@erllc.com

3. DESCRIPTION OF ASBESTOS-CONTAINING MATERIALS IDENTIFIED

TYPES OF MATERIAL IDENTIFIED:
☐ Ceiling tile ☒ TSI ☒ Floor tile ☐ Sheet flooring ☒ Roofing ☐ Sprayed / troweled on ☐ Caulk ☒ Glazing
☒ Mastic ☐ Debris ☒ Other (specify): Tank insulation.

4. QUANTITY OF MATERIAL NOTIFIED	SQUARE FEET	LINEAR FEET	CUBIC FEET
Regulated Asbestos-Containing Material (RACM)	102	134	
Nonfriable Asbestos-Containing Material (ACM)	11,470		

5. HOW WAS MATERIAL DETERMINED TO BE ASBESTOS? ☐ N/A

☒ PLM ☐ TEM ☐ Presumed ☐ Point Count

6. CONDITION OF THE ASBESTOS ☐ N/A

☒ Good ☒ Fair ☒ Poor ☒ Friable ☒ Nonfriable

7. SAMPLE INFORMATION

Samples Collected? ☒ Yes ☐ No

☒ Chain of custody ☒ Samples taken at appropriate locations ☒ Each sample identified by distinct number

☒ Exact location identified for each sample ☒ Drawing or map of the facility showing where samples were taken

8. ADDITIONAL COMMENTS CONCERNING THE ASBESTOS INSPECTION OF THE FACILITY

The asbestos inspection documents that there are unknown amounts of TSI throughout the building. While none of the sampled ceiling tile tested positive for asbestos, further TSI may be concealed above the in-tact ceiling tile. This is documented in the inspection report which states there is unknown amount of TSI throughout the building. Much of the visible TSI is located in the basement in the boiler room. The inspection did not cover every room because some rooms are inaccessible due to the buildup of abandoned furniture and other waste materials. Additional asbestos inspections shall be conducted by Environmental Operations, Inc. or another state-certified inspector if more suspect materials are discovered upon pre-abatement cleanup.

MISSOURI DEPARTMENT OF NATURAL RESOURCES
AIR POLLUTION CONTROL PROGRAM

ASBESTOS INSPECTION REPORT – DEMOLITION / RENOVATION
PART C: ASBESTOS EMISSION CONTROL PROCEDURES

1. METHOD OF REMOVAL

☒ Gross ☒ Dismantlement of components ☒ Manual ☐ Glovebag
☐ Other (specify):

2. EMISSION CONTROLS

10 CSR 10-6.080(3)(M) adopting by reference 40 CFR 61.145(c).

		Yes	No	N/A	COMMENTS
A.	All RACM removed or to be removed prior to demolition / renovation? If No, RACM not to be removed was: ☐ Category I nonfriable material in good condition. ☐ On a facility component encased in concrete or other hard material and is kept adequately wet when exposed. ☐ Not accessible for testing and therefore not discovered until after demolition (exposed RACM and asbestos-contaminated waste must be treated as asbestos waste and kept wet until disposal). ☐ Category II nonfriable material that has a low probability of becoming crumbled, pulverized or reduced to powder during demolition.	☐	☐	☒	The contractor was still in the pre-abatement phase during this inspection. No RACM has been removed yet. The contractors stated that RACM will be removed manually and by dismantling components (especially TSI) within critical barriers. All of the RACM shall be removed in accordance with 40 CFR 61.145. An email between the department and John Perkins of Environmental Operations, Inc. on May 23, 2025, clarified that abatement work started after my inspection but on the same day.

		YES	NO	N/A	COMMENTS
B.	RACM stripped in place? If yes, check the following that apply: ☐ Adequately wet during stripping and ensured that it remains wet until collected for disposal. ☐ Lowered carefully to floor/ground without damaging RACM. ☐ Transferred in leak-tight chutes if > 50 feet above ground. If not wetting, check the following that apply: ☐ Written approval for dry removal has been obtained from state/EPA due to safety hazard or equipment damage. ☐ Local exhaust ventilation and collection system is used (describe system in comments). ☐ Glove-bag used. ☐ Leak tight wrapping is used to contain all RACM prior to dismantlement.	☐	☐	☒	

		YES	NO	N/A	COMMENTS
C.	Facility component removed in units with RACM? If yes, check the following that apply: ☐ Adequately wet during cutting/disjoining operations. ☐ Lowered carefully to floor/ground without damaging RACM. ☐ RACM stripped or contained in leak tight wrapping.	☐	☐	☒	

2. EMISSION CONTROLS - CONTINUED

		YES	NO	N/A	COMMENTS
D.	RACM stripped after unit is removed? If yes, check the following that apply ☐ Adequately wet during stripping and kept wet until collected for disposal or used local exhaust ventilation and collection system (describe ventilation/collection system). ☐ Lowered carefully to floor/ground without damaging RACM. ☐ Transfer in leak-tight chutes if > 50 feet above ground.	☐	☐	☒	
10 CSR 10-6.080(3)(M) Adopting By Reference 40 CFR 61.145(C).					
E.	RACM stripped from large facility components? If no, was the large component: ☐ Removed/disposed without damaging RACM. ☐ Encased in leak tight wrapping labeled per 61.149(d)(1)(i), (ii), and (iii) during loading, unloading and storage.	☐	☐	☒	
F.	RACM adequately wet during freezing temperatures? If no, were: ☐ Facility components removed in units. ☐ Temperatures recorded at beginning, mid, end of each work day; retain records for two years.	☐	☐	☒	
G.	Is a representative on-site that is trained in the requirements of the NESHAP during all times when RACM is stripped, removed or otherwise handled?	☒	☐	☐	

3. ADDITIONAL COMMENTS

Critical barriers were not set up during the inspection. The contractor was still in the pre-abatement phase during the inspection (see comments above). Much of this pre-abatement will involve cleanup of components that are not part of the building itself (furniture, paper records, littered trash, etc.).

MISSOURI DEPARTMENT OF NATURAL RESOURCES
AIR POLLUTION CONTROL PROGRAM

ASBESTOS INSPECTION REPORT – DEMOLITION / RENOVATION
PART D: ADDITIONAL STATE REQUIRED DOCUMENTATION FOR ASBESTOS PROJECTS

1. REQUIRED ON-SITE DOCUMENTATION FOR ASBESTOS ABATEMENT PROJECTS

10 CSR 10-6.241(3)(B) 2.

		YES	NO	N/A	COMMENTS
A.	Documentation of current asbestos contractor registration on site.	☒	☐	☐	Abestos certificates were checked even though this was a pre-abatement inspection.
B.	Proof of asbestos occupational certification for all workers.	☒	☐	☐	All workers on-site are certified.
C.	Current photo identification for all individuals engaged in the project on-site.	☒	☐	☐	All workers had their photo IDs on-hand.
D.	Proof of training and current photo identification for any air sampling technicians on-site.	☐	☐	☒	
E.	Most recent available air sampling results on-site.	☐	☐	☒	

2. VERIFICATION OF STATE CERTIFICATION FOR ALL ONSITE PERSONNEL

EMPLOYEE NAME	DISCIPLINE (EXAMPLE: WORKER)	CERTIFICATION NUMBER (LIST LAST 4 0R 5 DIGITS)	CERTIFIED YES	CERTIFIED NO
Brendan Aleksick	Supervisor	MOSR17055	☒	☐
Jacob Bellan	Supervisor	MOSR21159	☒	☐
Calvin Sebold	Worker	MOWI23935	☒	☐
John Black	Worker	MOWI23921	☒	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐

An individual working without certification is in violation of 10 CSR 10-6.250 (3)(a) 1. A contractor who employs workers who are not certified is in violation of 10 CSR 10-6.241(3)(b) 1.

3. ADDITIONAL COMMENTS

Aleksick is the primary supervisor for the project. Vince Lobber (Field Operations Manager) or John Perkins (Project Manager) can be contacted for recordkeeping and timeline questions (see Part A).

MISSOURI DEPARTMENT OF NATURAL RESOURCES
AIR POLLUTION CONTROL PROGRAM

ASBESTOS INSPECTION REPORT – DEMOLITION / RENOVATION
PART E: WASTE DISPOSAL REQUIREMENTS

1. WASTE DISPOSAL REQUIREMENTS

10 CSR 10-6.080(3)(M) adopting by reference 40 CFR 61.150.

		YES	NO	N/A	COMMENTS
A.	Material placed in leak tight containers or wrapping? Mark all leak tight containers that apply - if other specify: ☐ Plastic bags ☐ Boxes ☐ Barrels ☐ Totes ☐ Double bagged ☐ Barrel ☐ Goosenecked ☐ Plastic lined ☐ Other:	☐	☐	☐	
B.	Containerized RACM waste adequately wetted? Check all that apply: ☐ Moisture seen ☐ Water in bag ☐ Water source on site	☐	☐	☐	
C.	Containerized or wrapped materials properly labeled? All of the following are required. Mark all that were noted during the inspection: ☐ Asbestos warning label ☐ Generator name ☐ Generator site	☐	☐	☐	
D.	Containers or wrapping maintained in sealed/leak-tight condition?	☐	☐	☐	
E.	For facilities where RACM was not removed prior to demolition, was material kept adequately wet at all times after demolition and during handling and loading for transport to a disposal site?	☐	☐	☐	
F.	Were vehicles used to transport asbestos waste marked during loading/unloading?	☐	☐	☐	
G.	Were waste shipment records maintained and available at the time of inspection? If Yes, which records were available? ☐ Generator copy. ☐ Signed copy from disposal facility.	☐	☐	☐	
H.	How long was asbestos-containing waste material stored on-site before removal?				

2. ADDITIONAL COMMENTS

780-2130 (06-18)

MISSOURI DEPARTMENT OF NATURAL RESOURCES
AIR POLLUTION CONTROL PROGRAM

ASBESTOS INSPECTION REPORT – DEMOLITION / RENOVATION
PART F: DEMOLITION

1. DESCRIBE HOW BUILDING WAS OR WILL BE DEMOLISHED

2. RESIDENTIAL EXEMPTION

		YES	NO	N/A	COMMENTS
A.	Is the structure a residential structure with four or fewer dwelling units?	☐	☐	☐	
B.	If A. is yes, are there any additional structures to be demolished within a year or same planning period by the same owner or operator? (If so, list the addresses and description of additional structures in the comments section.)	☐	☐	☐	

3. ORDERED DEMOLITIONS

10 CSR 10-6.080(3)(M) adopting by reference 40 CFR 61.145(c).

		YES	NO	N/A	COMMENTS
A.	Demolition ordered by state/local government? If yes, list type of order and the agency ordering demolition in the comments section. Acquire a copy of the order.	☐	☐	☐	
B.	Was the facility declared structurally unsound?	☐	☐	☐	
C.	If facility was demolished with RACM intact or without inspection, was portion of building containing RACM or that was not inspected adequately wetted during demolition?	☐	☐	☐	
D.	Demolition notice has been submitted, or will be submitted within 24 hours of initiating demolition	☐	☐	☐	

4. REMOVAL OF ASBESTOS-CONTAINING MATERIALS

10 CSR 10-6.080(3)(M) adopting by reference 40 CFR 61.145(c).

		YES	NO	N/A	COMMENTS
A.	RACM removed or to be removed prior to demolition?	☐	☐	☐	
B.	Category I nonfriable material removed or to be removed prior to demolition?	☐	☐	☐	
	If no, is it in good condition?	☐	☐	☐	
	If no, will it become subjected to sanding, cutting, grinding or abrading?	☐	☐	☐	
C.	Category II nonfriable ACM removed or to be removed prior to demolition?	☐	☐	☐	
	If no, is it less than threshold quantities of RACM?	☐	☐	☐	
	If no, has it or will it become crumbled, pulverized or reduced to powder by forces acting on it during the course of demolition?	☐	☐	☐	

4. REMOVAL OF ASBESTOS-CONTAINING MATERIALS - CONTINUED					
D.	Structure to be demolished by intentional burning (live fire training only). If yes was all RACM (including category I and II) removed prior to burn?	YES ☐	NO ☐	N/A ☐	COMMENTS

5. ADDITIONAL COMMENTS

780-2130 (06-18)

MISSOURI DEPARTMENT OF NATURAL RESOURCES
AIR POLLUTION CONTROL PROGRAM

ASBESTOS INSPECTION REPORT – DEMOLITION / RENOVATION
PART G: INSPECTOR OBSERVATIONS

1. INSPECTOR OBSERVATIONS

		YES	NO	N/A	COMMENTS
A.	Did you observe visible emissions to the outside air at any time prior to, during, or after your inspection? If yes, describe specific location (Example: door, window, waste storage area) in comments section.	☐	☒	☐	
B.	Did you observe any suspect ACM debris outside removal area? If yes, describe (Example: location, estimated quantity) in comments section.	☐	☒	☐	
C.	Did you observe any suspect ACM that was or will be disturbed by the demolition or renovation project that was not identified by the asbestos inspection? If yes, describe, (Example: location, estimated quantity) in comments section. Collect samples as needed to document violations.	☐	☒	☐	This question is discussed in Part B & Part C.

2. ADDITIONAL COMMENTS

I arrived to the site at 10:12 a.m. and I called John Perkins, Project Manager with Environmental Operations Inc., to arrange a meeting with the on-site employees. Perkins provided me with Brendan Aleksick's phone number. I called Aleksick and we met outside the building at 10:15 a.m. I introduced myself along with my credentials and I explained the reason for my visit. Aleksick explained that abatement had not started yet because they were unprepared to handle the amount of junk piled into rooms and throughout hallways in the building. Aleksick and his coworkers initially started work on the 5th floor but then they "rerouted" to the basement in which materials will be more easily removed. Aleksick stated that his company will submit a "change order" to encourage the demolition contractors to dispose of the littered junk inside of the building. I informed Aleksick that the company should have submitted an amendment to the department since abatement was to begin on May 20 but they were still in the pre-abatement phase (Violation 1, Unsatisfactory Findings). In addition, Aleksick was the on-site supervisor instead of Steven Nguyen-Ngo who was listed on the May 5 notification. Environmental Operations, Inc. resolved this violation by submitting an amendment on May 23, 2025 which changed the supervisor and designated the project as on-hold until further notice.

Aleksick and I donned our safety gear to prepare for the walkthrough of the building. Aleksick escorted me to the basement at 10:30 a.m. to show me the pre-abatement work. Aleksick pointed out some of the RACM to be removed, including but not limited to TSI and boiler insulation. The TSI is the primary friable material on-site. Most of the non-friable material is floor tile which is situated throughout all floors of the building. Aleksick expressed hesitancy to remove the floor tile until collapsed ceiling tiles and junk are cleaned up first. Environmental Operations, Inc. was unaware that the building was in this condition. Environmental Operations, Inc. submitted the on-hold amendment notice on May 23, 2025 in part to modify its abatement removal plans in light of these findings. I checked certificate information for Aleksick and his coworkers. I also took photos of the project area (see Attachment 1). After the walkthrough, I reconvened with Aleksick outside the building and I summarized my findings. I ended the inspection around 11:00 a.m.

3. PHOTOGRAPHS - INSTRUCTIONS

Take photographs of all observed violations or potential violations. Keep a log of photographs taken for later identification.
Photos Taken? ☒ YES ☐ NO

INSPECTOR NAME	DATE
Jackson Winslow	May 30, 2025

INSPECTOR SIGNATURE

Jackson Winslow