

Phase 1 Environmental Site Assessment with Visual Asbestos and Lead-Based Paint Surveys

322-326 South Avenue

Date of Report: December 16, 2011

Assessment Funding: EPA Brownfields Petroleum Assessment Grant

Acres: approx. 0.17

Site Background

Environmental Works, Inc. (EWI) conducted a Phase I Environmental Site Assessment (ESA) of the property located at 322-326 S. South Avenue in downtown Springfield, MO. The subject property has been commercially developed since the late 1800s and was predominantly retail. Its occupants have included bars, restaurants, a photography studio, paint stores, a moving picture show, and saddlery.

Findings

EWI conducted a visual survey in order to identify possible asbestos-containing materials (ACMs) onsite. Suspect ACMs at the Site include vinyl floor tiles and mastic, vinyl sheet flooring and mastic, carpet mastic, plaster, suspended ceiling tiles, and freight elevator brake shoes. Other ACMs such as insulated electrical wire could be present in inaccessible areas. Sampling and analysis of these materials would be necessary to determine the asbestos content of these items, if any.

EWI conducted a visual survey in order to identify possible lead-based paint (LBP) materials onsite. Lead can be identified in any painted, stained, varnished, and/or shellacked surface that can be dated prior to 1978. Sampling with analysis or testing of these materials would be necessary to determine their lead content, if any.

No recognized environmental conditions (RECs) were identified for the subject property during this assessment.