

Phase 1 Environmental Site Assessment with visual asbestos survey

2420 W. Grand Street

Date of Report: July 7, 2009

Assessment Funding: EPA Brownfields Assessment Grant

Acres: 4.7

Site Background

Environmental Works, Inc. conducted a Phase I Environmental Site Assessment (ESA) of the property located at 2420 W. Grand Street in Springfield, Missouri. The Site consists of a residence and Bill's Sales and Service, a small engine repair shop. The subject property has been utilized as a residence since 1963. Bill's Sales and Service has also occupied the Site since approximately 1987 and a TV sales and service business utilized the Site during the mid-1980s. Prior to current improvements, the Site was historically utilized as agricultural property.



Findings

The subject property has been a small engine repair since approximately 1987. Numerous containers including three 55-gallon drums of engine oil and other lubricant containers, metal debris and cans, 1-gallon paint cans, and lawn equipment such as mowers, weed eaters, and chain saws were observed throughout the north portion of the Site. These items are stored in piles, were unsecured, and exposed to the elements. Aerial photographs indicated this storage has been present at the Site since at approximately 1996, when complaints to the Springfield-Greene County Health Department began. Oily staining was present on the concrete-covered areas around this equipment, on the floor of the repair shop, and interior of a cargo container utilized for storage. Overgrown vegetation prevented the inspection of soils for evidence of staining from this equipment; however, such impact likely exists based on the poor housekeeping practices currently present at the Site. Several automobiles were also present southeast of the residence and reportedly have been utilized for parts salvaging since approximately 2007. Based on this information, it is possible this use of the Site has adversely environmentally impacted the Site. This is an REC.

Suspect ACMs observed at the Site include wall texture, sheet flooring, and floor tiles. Sampling and analysis of those materials would be necessary in order to determine the asbestos content of these items, if any.