



## UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 8  
1595 Wynkoop Street  
DENVER, CO 80202-2466  
Phone 800-227-8917  
<http://www.epa.gov/region08>

Ref: 8EPR

enter\_date

FirstName LastName

Address

Libby, MT 59923

RE: EPA Cleanup at Address, Libby, Montana 59923  
Property ID: [REDACTED]

The U.S. Environmental Protection Agency (EPA) has completed a cleanup under emergency response authority at the property referenced above. The cleanup was conducted pursuant to the Action Memorandum Amendment dated May 9, 2002 for the Libby Asbestos Site. A copy of the Removal and Restoration Completion Form for this property is enclosed for reference and details the specific actions that were taken. EPA has issued a No Action Assurance which addresses any liability for the costs of the cleanups performed at homes in Libby. That document is available at the EPA Information Center.

Visual inspections were conducted and confirmation samples were collected after the cleanup to ensure that cleanup standards were achieved. Sampling typically includes interior air samples of the buildings and/or samples of outdoor soils in areas of concern. Analysis of samples for this property shows that the property meets EPA's current cleanup goals for Libby amphibole asbestos contamination set forth in EPA's Action Level and Clearance Criteria Technical Memorandum (December 15, 2003) for the Libby Asbestos Site. EPA's work at your property has significantly reduced any potential sources of exposure that you or others at that property may have had.

In many circumstances vermiculite insulation or Libby asbestos-containing soil or materials was removed. EPA may have chosen to leave these materials in place if they were located in inaccessible areas and not likely to be disturbed. These areas typically include spaces within walls, below carpets, outdoor soils below hard, improved surfaces such as foundations, or outdoor soils deeper than twelve to eighteen inches. In most cases, with the exception of walls, EPA did not inspect or sample in such areas. If you plan to disturb, or accidentally encounter, vermiculite or Libby asbestos containing materials, you should read and follow EPA guidance. This guidance can be obtained at the EPA Information Center at 108 E. 9<sup>th</sup> Street in Libby. A database documenting areas where contamination was left in place is maintained by EPA.

Very low, often immeasurable, levels of Libby asbestos may remain in soil, indoor dust, fabrics, upholstery, and carpets. Residents can further protect themselves by taking simple precautions found in EPA guidance, including the use of HEPA-filter equipped vacuum cleaners. EPA will provide each property owner a HEPA vacuum upon completion of cleanup.

EPA's investigations and cleanup addressed amphibole asbestos that is related to the former Libby vermiculite mine and did not address other types of asbestos. There are several potential asbestos-containing materials commonly found in older homes across the country. This letter makes no statement or inferences regarding these materials.

At this time, EPA considers the specific response actions taken at this property complete and does not anticipate that additional cleanup measures will be necessary for those areas that have been addressed. However, EPA continues to work on a Baseline Risk Assessment (BRA) that will provide information concerning the health risks posed to residents in Libby, both before and after cleanup actions have been taken. EPA has not yet set final cleanup levels for the Libby Asbestos Site. This will occur when EPA completes a final Record of Decision. The Record of Decision may present a different approach to cleanup at the Libby Asbestos Site. If this results in a need for additional sampling or cleanup at this property, the property owner will be contacted.

EPA appreciates your assistance with our work. Please keep this letter with your important papers for future reference. A copy should be passed to the new property owner if the property is sold. If you have any questions, please contact the EPA Information Center at (406) 293-6194 or the Lincoln County Department of Environmental Health at (406) 293-7781.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael A. Cirian".

Michael A. Cirian P.E.  
EPA On Site RPM

# Removal and Restoration Completion Form for Response Action at

Name Property

Address

City, Montana

RE: EPA Property ID: \_\_\_\_\_

Between MONTH DAY, 2010 and MONTH DAY, 2010, removal and restoration activities took place at Address (last name property). Activities were conducted in accordance with the Contract Documents. This Removal and Restoration Completion Form summarizes cleanup activities that took place at the property.

## 1.0 Removal and Restoration Activities

### 1.1 Exterior

Based on visual inspections and soil sample results, soil removal was not warranted at this property.

OR

Soil was removed from the yard/garden/flowerbeds/former garden/driveway and restored in accordance with the Contract Documents. Confirmation soil samples were collected from this area/these areas to verify the contamination was removed to the depth required to meet current U.S. Environmental Protection Agency (EPA) cleanup goals.

OR

Soil was removed from the yard/garden/flowerbeds/former garden/driveway and restored in accordance with the Contract Documents. Confirmation soil samples were collected from this area/these areas to verify the contamination was removed to the depth required to meet current U.S. Environmental Protection Agency (EPA) cleanup goals. However, contaminated soils remain at a depth of xx inches below ground surface in the yard/garden/flowerbeds/former garden/driveway. This area was/These areas were covered with materials in order to minimize the potential for human exposure. EPA strongly recommends that it be left alone and not disturbed. If the at-depth material is exposed or disturbed, the property owner is encouraged to refer to the guidance included in the post-cleanup completion packet. Information about Libby amphibole and vermiculite is also available at the EPA Information Center (108 E. 9<sup>th</sup> Street) and online at <http://www.epa.gov/region8/superfund/libby/inhome.html>.

OR

Soil was removed from the yard/garden/flowerbeds/former garden/driveway and restored in accordance with the Contract Documents. Confirmation soil samples were collected from this

area/these areas to verify the contamination was removed to the depth required to meet current U.S. Environmental Protection Agency (EPA) cleanup goals. However, contaminated soils remain at depth and at the surface in the areas indicated on the attached map. This area was/These areas were covered with materials in order to minimize the potential for human exposure. EPA strongly recommends that it be left alone and not disturbed. If the at-depth or surface material is exposed, the property owner is encouraged to refer to the guidance included in the post-cleanup completion packet. Information about Libby amphibole and vermiculite is also available at the EPA Information Center (108 E. 9<sup>th</sup> Street) and online at <http://www.epa.gov/region8/superfund/libby/inhome.html>.

## 1.2 Interior

Based on visual inspection, interior remediation was not warranted at this property.

OR

### Vermiculite-containing Insulation Removal

Vermiculite-containing insulation was removed from the attic space. Following the removal, the attic space was inspected and air clearance samples were collected to confirm the area was cleaned to standards established by the U.S. Environmental Protection Agency (EPA). The removed insulation was replaced unless otherwise stated in the Contract Documents.

OR

Vermiculite-containing insulation was not observed in any buildings at the property; therefore, insulation removal was not warranted.

AND/OR

Based on visual inspections and soil sample results, removal was not warranted in the understructure.

OR

Based on infrequent use, as well as visual inspections and soil sample results, removal was not warranted in the understructure. However, contaminated material remains in the understructure. The U.S. Environmental Protection Agency (EPA) strongly recommends that the material be left alone and not disturbed. If the frequency of access to this area changes, the property owner is encouraged to contact EPA.

OR

Contaminated material was covered in the understructure in accordance with the Contract Documents. The covering was installed in order to minimize the potential for human exposure. The U.S. Environmental Protection Agency (EPA) strongly recommends that it be left alone and not disturbed. If the at-depth material is exposed or disturbed, the property owner is encouraged to refer to the guidance included in the post-cleanup completion packet.

Information about Libby vermiculite is also available at the EPA Information Center (108 E. 9<sup>th</sup> Street) and online at <http://www.epa.gov/region8/superfund/libby/inhome.html>.

**OR**

Contaminated material was removed from the understructure. All penetrations into this area were sealed in accordance with the Contract Documents.

### **Interior Cleaning**

Based on visual inspection, an interior cleaning was not warranted at this property.

**OR**

Based on visual inspection, an interior cleaning was conducted in the **house/basement/ground floor/second floor/garage/detached garage/shed**. Following the interior cleaning, the interior space was inspected and air clearance samples were collected to confirm the **area was/areas were** cleaned to standards established by the **U.S. Environmental Protection Agency** (EPA).

The **detached garage/pumphouse/shed** has/have been inspected to confirm that removal activities were not warranted in **this structure/these structures**.

### **Vermiculite-containing Wall Insulation**

Vermiculite-containing insulation remains in the **interior walls/exterior walls** of the residence. Existing openings in these areas were sealed. The **U.S. Environmental Protection Agency** (EPA) strongly recommends that the material be left alone and not disturbed. Should it be necessary to access **this area/these areas** in the future (such as during renovation), the property owner is encouraged to refer to the guidance included in the post-cleanup completion packet. These publications are also available at the EPA Information Center (108 E. 9<sup>th</sup> Street) and online at <http://www.epa.gov/region8/superfund/libby/inhome.html>.

**OR**

Prior to removal activities, the property owner informed the **U.S. Environmental Protection Agency** (EPA) or an EPA representative that they planned to conduct remodeling activities involving the walls of the residence. As a result, inside wall materials such as paneling, drywall, etc., as well as vermiculite-containing wall insulation, were removed from this area and **not replaced pending property owner improvements/replaced in accordance with the Contract Documents**.

### **Vermiculite-containing Building Material**

Vermiculite was identified in the **chimney mortar/basement pipe wrap** in a friable state. The material was sealed with paint or an encapsulant (or equivalent). The **U.S. Environmental Protection Agency** (EPA) strongly recommends that the material be left alone and not disturbed. Should it be necessary to disturb the material in the future (such as during renovation), the property owner is encouraged to refer to the guidance included in the post-cleanup completion packet. Information about Libby amphibole and vermiculite is also

available at the EPA Information Center (108 E. 9<sup>th</sup> Street) and online at <http://www.epa.gov/region8/superfund/libby/inhome.html>.

**OR**

Vermiculite was identified in the chimney mortar/basement pipe wrap in a friable state. The vermiculite-containing building material was removed and disposed of in accordance with the Contract Documents.

**OR**

Vermiculite was identified in the chimney mortar/basement pipe wrap in a non-friable state. The U.S. Environmental Protection Agency (EPA) strongly recommends that the material be left alone and not disturbed. Should it be necessary to disturb the material in the future (such as during renovation), the property owner is encouraged to refer to the guidance included in the post-cleanup completion packet. Information about Libby amphibole and vermiculite is also available at the EPA Information Center (108 E. 9<sup>th</sup> Street) and online at <http://www.epa.gov/region8/superfund/libby/inhome.html>.

I acknowledge that I have received a copy of the Restoration Agreement for the property. Removal and restoration activities were discussed and agreed to prior to cleanup. I have also received a high efficiency particulate air vacuum and training on its correct use. The vacuum shall remain at the property even if the property is sold.

---

Name

---

Date

# Quality Control Review Sheet

**Contract Name:** Libby Asbestos Project  
**Client:** USACE, Omaha District  
**Project Number:** 213027.01  
**Document Type:** Removal and Restoration Completion Form

**Property ID:**  
**Property Owner:** NAME  
**Property Address:** ADDRESS, CITY, Montana 599XX

---

Document Author

Signature: \_\_\_\_\_  
Kim Fox Date

---

Technical Reviewer

Signature: \_\_\_\_\_  
Mike Vasquez Date

---

QA Reviewer - *only required if contamination remains at property*

Signature: \_\_\_\_\_  
Erico Romero Date