

# ALLOY SPECIALTY

September 5, 2019

Sam Kooiker  
City Administrator  
City of Sheldon  
416 9th Street  
Sheldon, IA 51201

Re: NESHAP Demolition Survey for Asbestos Containing Building Materials  
Alloy Specialty Project Number 19033  
Sunset Motel, v.2.

Dear Mr. Kooiker,

Alloy Specialty completed a National Emission Standard Hazardous Air Pollutants (NESHAPS) Demolition survey report for the Sunset Motel, 1401 South 2nd Avenue, Sheldon, IA. The site was reviewed on 7/5/2019. In our discussions since the submittal of the report; you, representing the City of Sheldon, asked for a few clarifications as to the potential future of each building.

In the review of the structures the following items were determined:

- A. Asbestos Containing Materials were identified
  - a. South row units - flooring, drywall, windows
  - b. North row units - flooring, plaster wall
  - c. Northeast units - flooring
  - d. Northwest garage - transite siding
  - e. Southeast garage - asbestos free
  - f. Office/House - flooring on stairs to basement
- B. Structural notations
  - a. South row units - basement full of water and structural damage, mold notated throughout
  - b. North row units - wood structure with rotting structural members, mold notated throughout
  - c. Northeast units - flooring is damaged and significantly damage, mold notated throughout
  - d. Northwest garage - structurally leaning
  - e. Southeast garage - roof is weak and sagging
  - f. Office/House - house has high levels of moisture with mold notated

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## C. Recommendations for Renovation/Salvage or Demolition

- a. South row units – demolition
- b. North row units – demolition
- c. Northeast units – demolition
- d. Northwest garage – demolition
- e. Southeast garage – demolition
- f. Office/House – potential salvage and renovation

In conclusion, if the right buyer can be found the city must request all structures (except the motel/office), foliage, etc. must be demolished and removed from the site.

On side note, on the date of the inspection a trailer was parked in the middle of the lot. It appears to have been abandoned. Since it was not “a structure” Alloy Specialty did not investigate the interior of it. The owner should be identified and either move it off the lot or the City will have to claim ownership.

If you have any further questions, please feel free to contact me.

Sincerely,

Darwin D. Rohde  
President  
Alloy Specialty

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