

Tip Plus Corporation
7075 State Rt. 446 - P.O. Box 649
Canfield, OH 44406
(330) 533-3384 Fax (330) 533-2876
www.tptools.com

RECEIVED

FEB 13 2017

OHIO EPA NEDO

February 10, 2017

Ohio EPA DDAGW
Northeast District Office
2110 E. Aurora Road
Twinsburg, OH 44087

RE: TIP PLUS CORP PWS OH5051912

Dear Sir or Madam:

Entity: TPT Tools
Doc Type: Report
Doc Subtype:
Program: DDAGW
County: Maumee
Secondary ID: 245087912

ETDC in color

I am Fred Zwicker, the original owner of the above property, now retired. The buildings at the above property are now owned by my son, Robert Zwicker.

On April 4, 1982 I purchased a 60' x 120' cement block building at 7075 State Rt. 446, Canfield, OH 44406. (**Bldg. 100**). Building was a small warehouse, with a water well, septic system, one bathroom, and a small sink. Due to the overall condition of the building, well and septic system, all water lines and plumbing were removed and replaced with copper; and the water well and septic system were replaced during years 1982-1983. At that time, an office was added to the north side of the original building and a 60' x 150' warehouse (**Bldg. 200**) was connected to the west wall of the first building (no water lines). As our business grew, additional warehouses were added, along with some pole barns. Most of our warehouse additions and all of our pole barn outbuildings do not have water or sewer lines, as are used only for warehousing and storage. History of our construction according to detailed older records and to the best of my recollection:

1982-1983: A new well was constructed with PVC piping from well head to our water treatment room on north side of the building. Plumbing was done by a licensed plumbing company (Morris Plumbing of Youngstown, Ohio). All 1982-1983 piping to our office rest rooms (north side of building) was copper lines, using approved (at the time) lead-free solder.

1984: Completed a 60'x150' building addition (**Bldg. 300**). No water lines – for production only.

1984: Completed a Pole Barn south of main building (**Bldg. 500**). Warehouse - No water lines.

1986: Completed a Pole Barn south of main building (**Bldg. 600**). Warehouse - No water lines.

1988: Completed 30'x150' addition (**Bldg. 400**). PVC water line, with copper to the small sink.

1991: Remodeling and interior of retail store and offices – New bathroom sinks – Copper lines.

* Note: all restroom fixtures were manufactured after 1986 – exact lead content unknown.

1993: Completed a 45'x105' Pole Barn (**Bldg. 1000**) – southerly lot. No water lines or sewer.

1993: Completed an addition to Bldgs. 200-400 (**Bldg. 700**) Warehousing - No water lines.

1994: New Loading Dock 44'x 90' addition east of above. (**Bldg. 800**). No water lines or sewer.

1996: New showroom with one restroom (**Bldg. 500**) – copper water piping – some PVC piping.

1996: Added 2 new restrooms along east wall of Bldg. 200 – copper piping. Sewer to Septic.

1996: Replaced all plumbing in water treatment room, added water softener/filters. Copper lines.

2008: New Pole Barn (**Bldg. 900**) w/brick front for antique car storage/display. No water lines.

2010: Bldg. Addition to Bldg. 1000 (**Bldg. 1025**). For antique car storage/display. No water lines.

2012: New Pole Barn (**Bldg. 1100**). For storage and warehouse only. No water lines.

2014: New Pole Barn (**Bldg. 1200**). For storage and warehouse only. No water lines.

Frederick J. Zwicker
FREDERICK J. ZWICKER

cc: Ohio Department of Health (ODH) – Columbus OH 43215
Ohio Department of Job & Family Services – Columbus OH 43218-3204

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Aerial Photo and Buildings

Index

Page 1: Aerial Color Photo of Tip Plus Facility (All Buildings).
Page 2: Water Line Layout – Store (Retail Sales Lobby).
Page 3: Water Line Layout – Bldg. 100 Parts Department.
Page 4: Water Line Layout – Bldg. 100 Art Department.
Page 5: Water Line Layout – Bldg. 100 Water Treatment Room.
Page 6: Water Line Layout – Bldgs. 200, 300, 400 & 700.
Page 7: EPA SMP ID Tap Location, with PWS ID# & other info.

*Note: As shown on Color Aerial Photo, Bldgs. 500, 600, Dock, 800, 900, 1000, 1050, 1100 and 1200 have no water lines – Storage only.

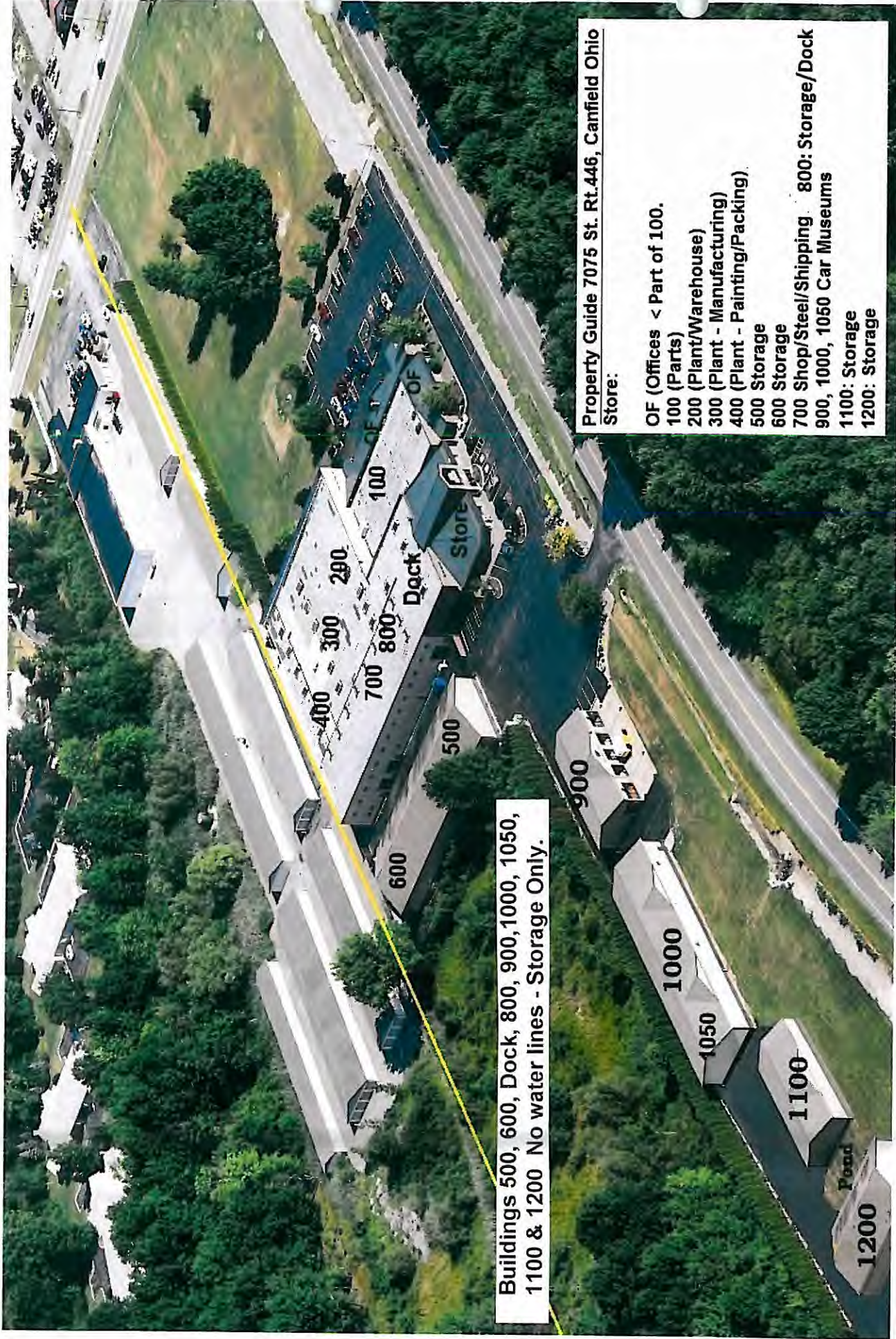
In 2014, all water faucets and toilets in the entire facility were replaced by a licensed plumber, using approved solder and fixtures.

If more information is required, please contact Frederick J. Zwicker at the address and phone number at top of this page.

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Buildings 500, 600, Dock, 800, 900, 1000, 1050, 1100 & 1200 No water lines - Storage Only.

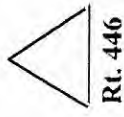
Property Guide 7075 St. Rt.446, Canfield Ohio
Store:

- OF (Offices < Part of 100.
- 100 (Parts)
- 200 (Plant/Warehouse)
- 300 (Plant - Manufacturing)
- 400 (Plant - Painting/Packing)
- 500 Storage
- 600 Storage
- 700 Shop/Steel/Shipping
- 800: Storage/Dock
- 900, 1000, 1050 Car Museums
- 1100: Storage
- 1200: Storage

Buildings top of photo, past yellow property line are not part of Tip Plus.

* Note: In 2014, all water faucets and toilets in entire facility were replaced by a licensed plumber.

WATER LINE LAYOUT - DOCK & SHOWROOM AREA



Rt. 446

< North

Main Entrance

Hallway

Tip Building
7075 State Rt. 446
Canfield, OH 44406
(330) 533-3384

Lobby
Store
Office
Area

< Hallway to Offices

Lobby
Restroom

SINK

Tier 1 Site
LC205

Storage
Room

Steps

Thru wall >
under steps.

Packaging
Dept.

Bldg. Store

This is treated (soft) water to
outdoor spigot, as too difficult to
pipe untreated water to this area

Emergency Shutoff
Valve near ceiling

3/4" PVC Line

Storage Closet

< Line drops down to
Hose Spigot at corner

Door

Main Dock Area

F:\PM7\Maps\Water\Maps\Store

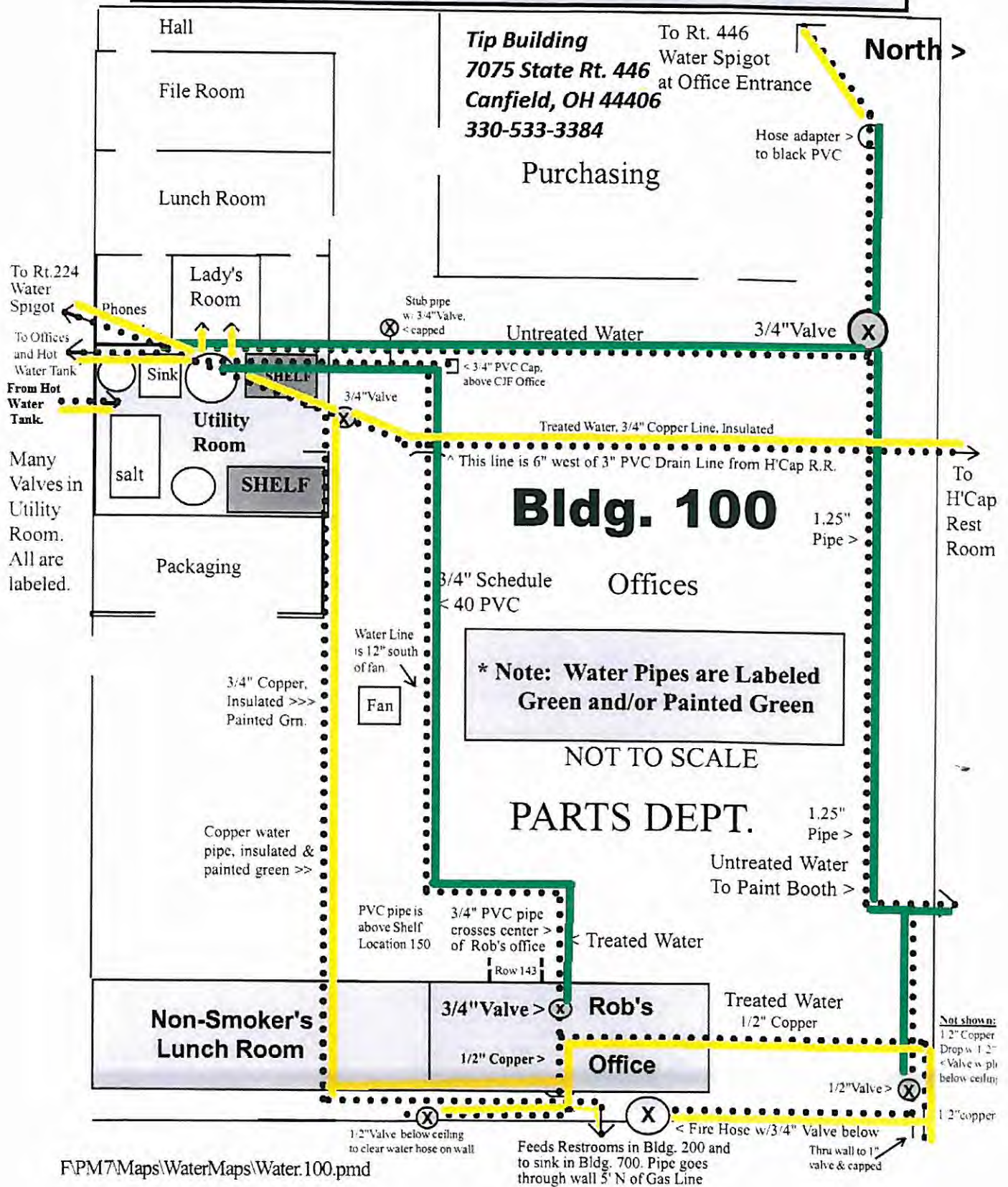
Double Doors
to Small Dock

PVC line runs behind crown mldg., then down
behind oak corner post, thru wall to spigot.

Steps Down

Water
from
pump
room

WATER LINE LAYOUT - Building 100



WATER LINE LAYOUT - ART DEPT.

Hallway to Plant & Offices

North >>

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Employee
Entrance

1/2" Copper Line above ceiling to a
1/2" valve under counter, leading to outdoor spigot >>

Building 100

1/2" Copper >

1/2" Valve above ceiling
to outdoor spigot >>

Outdoor Spigot >

Heated Closet Area >

Tier 1 Site

LC202 >>

Kitchen Sink

SINK

Hot

3/4" Black PVC

PVC

3/4"
Black
PVC >

BZ Restroom
Tier 1 LC203

SINK

< Hot

SINK

< Cold

Hot >

Lady's
Room

Air Clnr.

Furnace
1

Air Clnr.

Furnace
2

Air Clnr.

Furnace
Room

Hot Water
Tank

Hot

Conference
Room

Hall

FZ Bathroom
Tier 1 LC 201

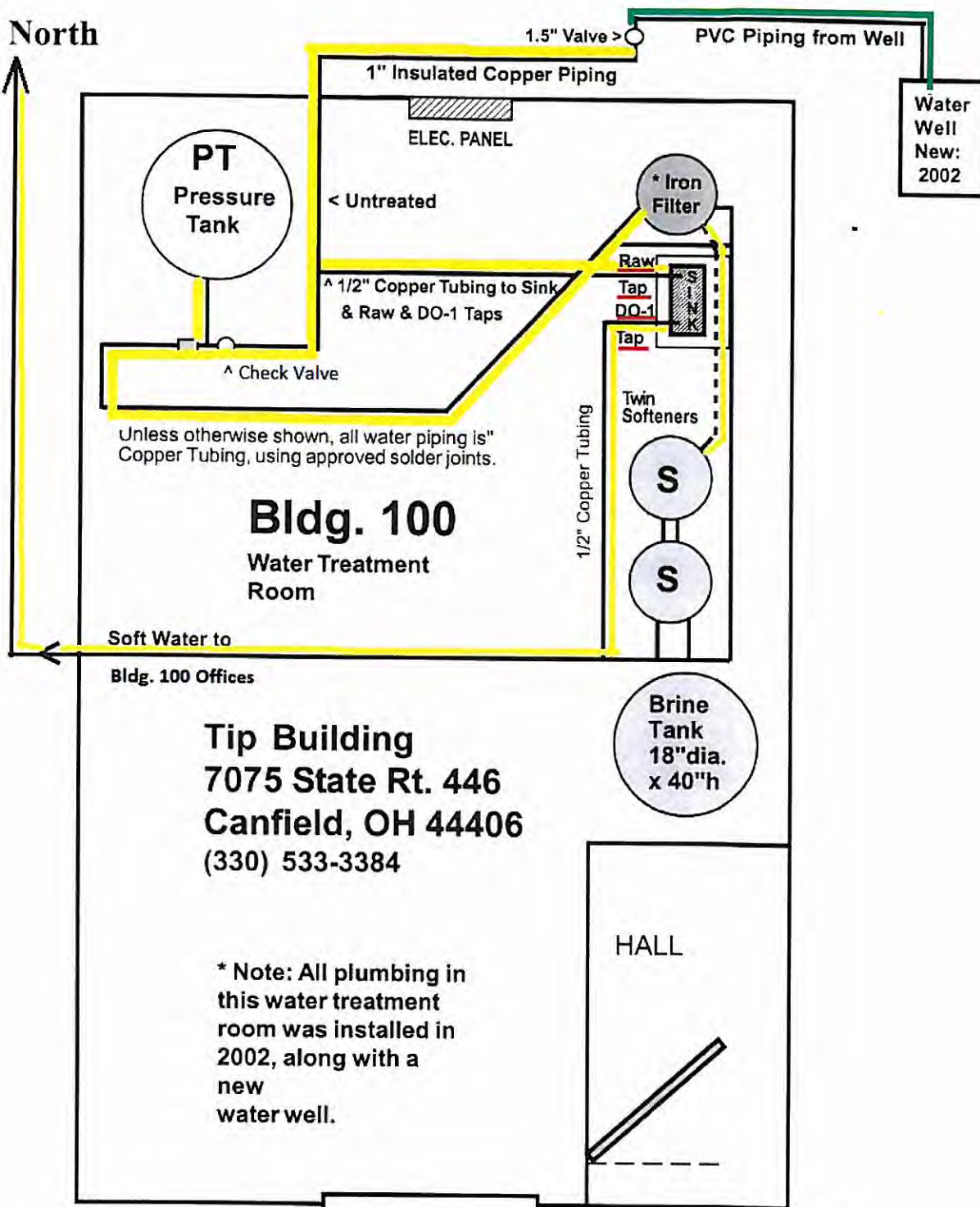
SINK

Cold >

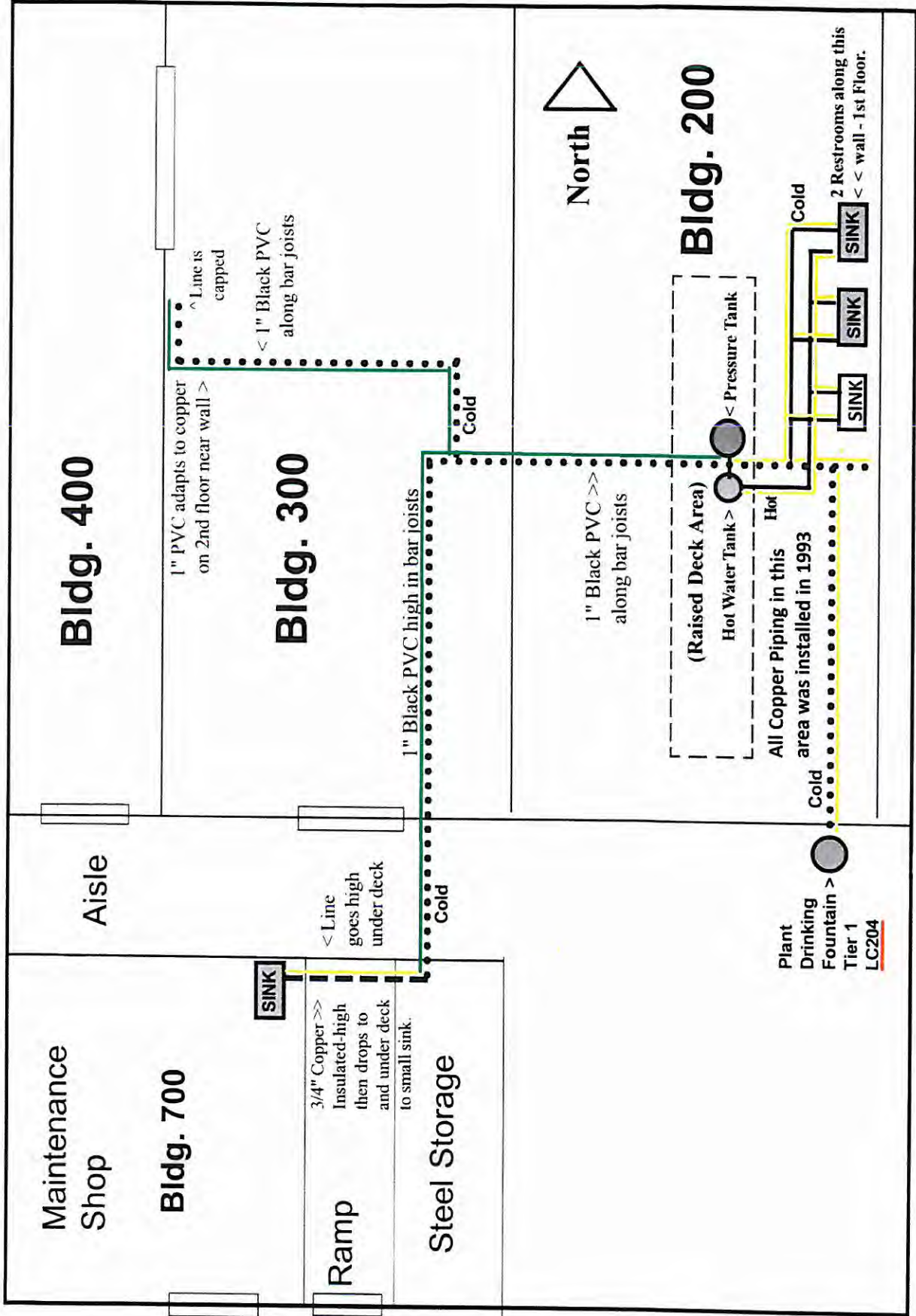
Hot

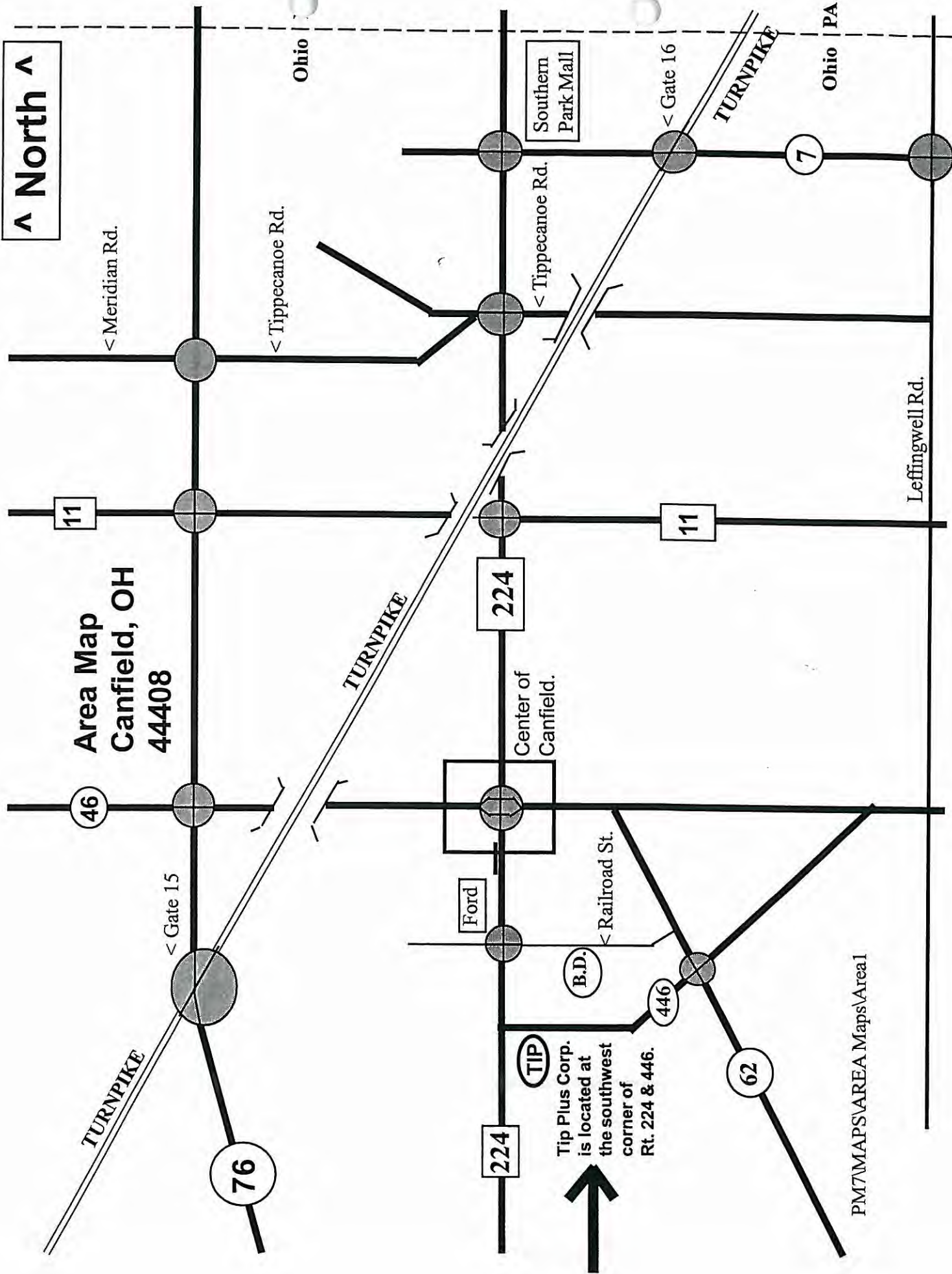
<< All piping comes across hall
(above ceiling) from Water
Treatment Room to this area.

^ North



WATER LINE LAYOUT - BLDGS. 200-300-400 & 700





PM7\MAPS\AREA Maps\Area1