

City of Elkins

Asbestos Inspection Report

Structure Located at:

129 DIAMOND STREET



City of Elkins

401 Davis Ave.

Elkins, WV 26241

Jessie Wagler

304-636-1414 ext. 1432

Summary of Inspection

Date of inspection:	08/13/2025	License Number: Alu11001
Inspector: Jessie Wa	gler	Building Address: 129 Diamond St
401 Davie	e Ave.	
Elkins, W	V 26241	
Reason for Survey:		
	Emergency Demolition:	
	Scheduled Demolition: X	
	Renovation:	
Type of Construction	: Frame <u>X</u> Masonry	Steel Beam Other
Floors:	2	Attic: <u>Yes</u>
Basement:		Roof: <u>Shingle</u>
Crawlspace:	_yes_	Pipe Tunnels:
Pipe Shafts:		Penthouse:
Sheds/Barns:		Age: <u>95</u>
Approximate Square	Footage per Floor: 1430	_
Approximate Total So	quare Footage: <u>2760</u>	_
Current Use: VACAN	Т	
Past Use: RESIDENTIA	AL	
Additions/Renovation	ns:	
Exterior:		
Metal Brick	Wood <u>X</u> _ Transite	Stone <u>X</u>

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1.0 INTRODUCTION

1.1 Property Description

Address: 129 DIAMOND STREET Nature of Use: RESIDENTIAL

Number of Buildings: 1 Number of Floors: 2

Building Square Footage: 2760 Inspected By: Jessie Wagler Inspection Date: 08/13/2025

1.2 Purpose and Scope

The purpose of this asbestos inspection was to sample and analyze suspect Asbestos Containing Materials (ACM) which could present an exposure risk during potential demolition or renovation activities. The owner or operator of a demolition/renovation activity is required to thoroughly inspect the affected structure for the presence of asbestos, including Category I and Category II non-friable asbestos containing materials prior to the start of their project per the National Emissions Standards for Hazardous Air Pollutants (NESHAP 40 CFR, Part 61, Subpart M). The West Virginia Department of Environmental Protection is charged with enforcement of the NESHAP standards within the state. The suspect materials sampled during the inspection were limited to accessible areas within the interior and exterior of the building.

1.3 Methods

Suspected asbestos containing materials were identified for bulk sampling. These samples were randomly collected and placed into individual, sealable bags and labeled with unique identification numbers in accordance with sampling protocols set forth in 40 CFR Part 736. The samples were then analyzed by an independent third-party laboratory using Polarized Light Microscopy (PLM). Suspect materials were determined to be asbestos containing materials if they contained more than one percent asbestos as determined using PLM.

Under the Asbestos NESHAP, non-friable ACM is further divided into two categories: Category I and Category II. Category I non-friable ACM is asbestos containing packing, gaskets, resilient floor coverings, and asphalt roofing products containing more than one percent asbestos. Category II non-friable ACM is any material that is not Category I, containing greater than one percent asbestos that when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. Category II non-friable ACMs, such as cement siding, transite board shingles, may become friable and release fivers if the sources are exposed to actions such as abrasion, drilling, cutting, fracturing, or hammering. During renovation/demolition activities, non-friable sources may become friable and thus may pose an exposure risk.

Based on the United States Environmental Protection Agency's definition, a material which contains greater than one percent asbestos, as determined using methods specified in Appendix E, Subpart E, 40 CFR Part 763, Section 1, Polarized Ligh Microscopy, is considered and ACM and must be handled according to OSHA, USEPA, and West Virginia Regulations.

2.1 Visual Inspection

Jessie Wagler performed an asbestos inspection on the structure located at 129 Diamond St., Elkins, WV 26241. Jessie collected a total of nine samples of suspected asbestos containing materials throughout the structure for the purpose of testing by PLM for complete demolition of the structure.

No destructive or extraordinary means were utilized to inspect or sample within walls or other structural components or within equipment. Sampling tools (prybar, hammer, utility knife, etc.) may have been used to collect bulk samples to obtain a sample representative of all layers of the suspect material. Consequently, the inspection and survey in this report was based on access to readily available areas within the structure: therefore, some areas containing ACM may not have been identified due to inaccessibility.

Suspected ACM materials observed at the time of the inspection were sampled and analyzed for asbestos content. The survey also established whether any of the material sampled could be considered friable and/or significantly damaged or capable of immediate worker exposure.

2.2 Analytical Results

A total of nine bulk samples of suspected ACM were collected for analysis on August 13, 2025. The samples were assigned individual sample numbers, sealed in individual plastic bags, and transported with proper chain-of-custody documentation to Eurofins CEI, 730 SE Maynard Road, Cary, NC 27511 for analysis of the bulk samples. Refer to Appendix A for analytical data.

3.0 Conclusion

Damaged asbestos containing material may release asbestos fibers when disturbed by sawing, scraping, sanding, grinding, cutting, or abrading during demolition/renovation projects that would render the material friable. The EPA recommends that all ACM be removed by a certified asbestos contractor prior to any renovation/demolition projects that may impact the material and is required when the structure is being demolished. Removal is complex and must only be performed by a certified licensed asbestos contractor with special training and disposed of accordingly. Improper removal and disposal may increase health risks to workers, occupants, or the public.

The following tested positive for the presence of asbestos and either categorized as Category I or Category II:

See Appendix A: Hot Sheet

Be advised that the potential does exist for additional suspect ACM to be exposed during demolition/renovation projects. Work should be stopped immediately and such materials should be sampled and analyzed for asbestos content prior to any further activities that could impact those materials.

Notes: Samples 01, 03 (2), 7, and 8 were analyzed to contain less than one percent asbestos.

4.0 Limitations

The square/linear footage included in this asbestos assessment are estimates only and should not be used for bidding purposes. These figures should be confirmed by any contractor prior to entering the bidding process and should in no way represent final numbers for bidding purposes. The contractor may make an appointment to visually inspect the structure by contacting Jessie Wagler in person at 401 Davis Ave., Elkins, WV 26241, by phone at 304-636-1414 ext. 1432, or by email at jwagler@cityofelkinswv.com.

5.0 Signature Page

Jessie Wagler, employed by the City of Elkins, has performed an asbestos inspection on the structure located at 129 Diamond St., Elkins, WV 26241 in general conformance with the scope and limitation of the protocol stated in sections prior to this one.

The findings of this inspection are attached in Appendices A-B in the following pages.

The City of Elkins,

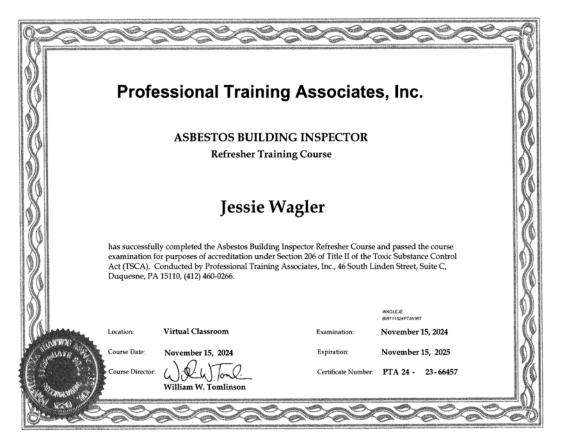
Jessie Wagler

Jessie Wagler

Asbestos Inspector

WV License Number: Al011001





Appendix A

Hot Sheet, Chain of Custody, Laboratory Analysis

Hot Sheet



Asbestos Report Summary By: Polarized Light Microscopy

Project: 129 Diamond Street Lab Code: 683234-1

Method: EPA 600 / R93 / 116 and EPA 40 CFR Appendix E to Subpart E of Part 763

Client ID	Lab ID	Layer	Sample Description	Asbestos %
01	3650210		Cream sheet vinyl	None Detected
02	3650211		Tan sheet vinyl	Chrysotile 20%
02 (2)	3660876		Black mastic	Chrysotile 2%
03	3650212		Brown floor tile	Chrysotile 8%
03 (2)	3660910		Clear mastic	Chrysotile <1%
04	3650213		Blue/green floor tile	Chrysotile 8%
04 (2)	3661079	·	Black mastic	Chrysotile 2%
05	3650214		Gray floor tile	Chrysotile 7%
05 (2)	3661108		Black mastic	Chrysotile 2%
06	3650215		Orange sheet vinyl	Chrysotile 20%
06 (2)	3661139		Yellow mastic	Chrysotile 2%
07	3650216		Black shingle	None Detected
08	3650217		White plaster	None Detected
09	3650218		Multi-colored sheet vinyl	Chrysotile 20%
09 (2)	3661407		Black mastic	Chrysotile 2%

Square/linear footage are estimates only. The contractor should verify them before the bidding process begins

Asbestos containing materials must be removed prior to demolition. For full clarification, please contact the following offices: WV Department of Environmental Protections, Division of Air Quality at 304-926-0499 ext. 1239 or the WV Bureau for Public Health (Asbestos Compliance Program) at 301-558-6718.

Built Environment Testing

RES Job #: 683234

SUBMITTED BY INVOICE TO	CONTACT INFORMATION	SERIES
	Contact: Jessie Kittle	-1 PLM Standard
	Phone: (304) 636-1414	
	Fax:	
Elkins, WV 26241-3899 Elkins, WV 26241-3899	Cell: (304) 704-2722	
1292025	Final Data Deliverable Email Address:	
129 Diamond Street]wagler@cityofelkinswv.com	
Address: Address: 1292025 Project Zip 0 129 Diamond Street		-! PLM Standard

ASBESTOS LABORATORY			교	REQUESTED ANALYSIS	D AN	ALYSIS				VAI	VALID MATRIX CODES	ATRI	CO	DES		LAB NOTES
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Mold Analysis RUSH PRIORITY STANDARD	ort Rep								Area		Width					
Turnaround times establish a laboratory priority, subject to laboratory volume and are not guaranteed. Additional fees apply for afterhours, weekends and holidays.	PLM She			LS	NICS	ES			ume (L)/	nperature	liquots) x					
Special Instructions:	PLM-	TEM	DUST	META	ORG	VIABI	MEDI		nole V			rix Cod Contai		mm/do	me Coll hh:m	Laboratory Analysis Instructions
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Relinquished By:	Jessie Kittle) Kittle	8/13/2025 16:00:40	Sample Condition: Acceptable
Received By:	7	Carlos Romero Date/Time: 0	Date/Time: 08/19/2025 9:22:25	Carrier: USPS

730 SE Maynard Rd, Cary, NC 27511 Page 1 of 1

(919) 481-1413



August 25, 2025

Jessie Kittle City Of Elkins 401 Davis Ave Elkins, WV 26241-3899

CLIENT PROJECT: 129 Diamond Street

LAB CODE: 683234-1

Dear Jessie,

Enclosed are asbestos analysis results for PLM Bulk samples received at our laboratory on August 19, 2025. The samples were analyzed for asbestos using polarizing light microscopy (PLM) per the EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials and EPA 40 CFR Appendix E to Subpart E of Part 763: Interim Method of the Determination of Asbestos in Bulk Insulation Samples.

Sample results containing >1% asbestos are considered asbestos-containing materials (ACMs) per EPA regulatory requirements. The detection limit for the EPA 600 Method is <1% by calibrated visual estimate.

Thank you for your business and we look forward to continuing good relations.

Kind Regards,

Tianbao Bai, Ph.D., CIH Laboratory Director

NVLAP 101768-0



ASBESTOS ANALYTICAL REPORT By: Polarized Light Microscopy

Prepared for

City Of Elkins

CLIENT PROJECT: 129 Diamond Street

LAB CODE: 683234-1

TEST METHOD: EPA 600 / R93 / 116 and EPA 40 CFR Appendix E to

Subpart E of Part 763

REPORT DATE: 08/25/25

TOTAL SAMPLES ANALYZED: 15

SAMPLES >1% ASBESTOS: 11

TOTAL LAYERS ANALYZED: 15



ASBESTOS BULK ANALYSIS

By: Polarized Light Microscopy

Client: City Of Elkins

401 Davis Ave

Elkins, WV 26241-3899

Lab Code: Date Received:

683234-1 08/19/25 08/22/25

 Date Analyzed:
 08/22/25

 Date Reported:
 08/25/25

Project: 129 Diamond Street

Method: ASBESTOS BULK PLM, EPA 600 METHOD

Client ID	Lab	Lab	I	NON-ASBESTO	S COMPO	NENTS	ASBESTOS
Lab ID	Description	Attributes		Fibrous	Nor	-Fibrous	%
01 3650210	Sheet Vinyl	Heterogeneous Cream Fibrous Bound	50%	Cellulose	50%	Vinyl	None Detected
02 3650211	Sheet Vinyl	Heterogeneous Tan Fibrous Bound	30%	Cellulose	50%	Vinyl	Chrysotile 20%
02 (2) 3660876	Mastic	Homogeneous Black Non-Fibrous Bound			98%	Tar	Chrysotile 2%
03 3650212	Floor Tile	Heterogeneous Brown Non-Fibrous Bound			92%	Vinyl	Chrysotile 8%
03 (2) 3660910	Mastic	Homogeneous Clear Non-Fibrous Bound			100%	Mastic	Chrysotile <1%
04 3650213	Floor Tile	Homogeneous Blue/green Non-Fibrous Bound			92%	Vinyl	Chrysotile 8%
04 (2) 3661079	Mastic	Homogeneous Black Non-Fibrous Bound			98%	Tar	Chrysotile 2%



ASBESTOS BULK ANALYSIS

By: Polarized Light Microscopy

Client: City Of Elkins

401 Davis Ave

Elkins, WV 26241-3899

 Lab Code:
 683234-1

 Date Received:
 08/19/25

 Date Received:
 08/19/25

 Date Analyzed:
 08/22/25

Date Reported: 08/25/25

Project: 129 Diamond Street

Method: ASBESTOS BULK PLM, EPA 600 METHOD

Client ID	Lab	Lab		NON-ASBESTO	S COMPO	NENTS	ASBESTOS
Lab ID	Description	Attributes		Fibrous	Nor	n-Fibrous	%
05 3650214	Floor Tile	Homogeneous Gray Non-Fibrous Bound			93%	Vinyl	Chrysotile 7%
05 (2) 3661108	Mastic	Homogeneous Black Non-Fibrous Bound			98%	Tar	Chrysotile 2%
06 3650215	Sheet Vinyl	Heterogeneous Orange Fibrous Bound	30%	Cellulose	50%	Vinyl	Chrysotile 20%
06 (2) 3661139	Mastic	Homogeneous Yellow Non-Fibrous Bound			98%	Mastic	Chrysotile 2%
Analyst opin	ion: Contamination fi	rom adjacent positive sh	eet vinyl.				
07 3650216	Shingle	Heterogeneous Black Fibrous Bound	50%	Glass	40% 10%	Tar Gravel	None Detected
08 3650217	Plaster	Heterogeneous White Non-Fibrous Bound			60% 35% 5%	Binder Silica Paint	None Detected
09 3650218	Sheet Vinyl	Homogeneous Multi-colored Fibrous Bound	30%	Cellulose	50%	Vinyl	Chrysotile 20%



ASBESTOS BULK ANALYSIS

By: Polarized Light Microscopy

Client: City Of Elkins

401 Davis Ave

Elkins, WV 26241-3899

Lab Code: Date Received: 683234-1 08/19/25

Date Analyzed:

08/22/25

Date Reported:

08/25/25

Project: 129 Diamond Street

Method: ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab Lab NON-ASBESTOS COMPONENTS **ASBESTOS** Lab ID Description Non-Fibrous Attributes Fibrous % 09 (2) Mastic Homogeneous 98% Mastic Chrysotile 2%

3661407 Black

Non-Fibrous Bound

Analyst opinion: Possible contamination from adjacent positive sheet vinyl.



LEGEND:

Non-Anth = Non-Asbestiform Anthophyllite Non-Trem = Non-Asbestiform Tremolite Calc Carb = Calcium Carbonate

METHOD: EPA 600 / R93 / 116 and EPA 40 CFR Appendix E to Subpart E of Part 763

REPORTING LIMIT: 1% by calibrated visual estimation

REGULATORY LIMIT: 1%

Due to the limitations of the EPA 600 / R93 / 116 method, nonfriable organically bound materials (NOBs) such as vinyl floor tiles can be difficult to analyze via polarized light microscopy (PLM). EPA recommends that all NOBs analyzed by PLM, and found not to contain asbestos, be further analyzed by Transmission Electron Microscopy (TEM). Please note that PLM analysis of dust and soil samples for asbestos is not covered under NVLAP accreditation. Estimated measurement of uncertainty is available on request.

Eurofins Built Environment Testing East, LLC makes no warranty representation regarding the accuracy of client submitted information in preparing and presenting analytical results. Interpretation of the analytical results is the sole responsibility of the client. This report relates only to the samples tested or analyzed and may not be reproduced, except in full, without written approval by Eurofins Built Environment Testing East, LLC. Samples were received in acceptable condition unless otherwise noted. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.

Information provided by customer includes customer sample ID and sample description.

Scott Minyard Analyst Samantha Taylor Analyst

DATA QA:

Scott Minyard 8/25/2025 APPROVED BY:

Tianbao Bai, Ph.D., CIH Laboratory Director

City Of Elkins Sample Notes

RES#: Project Number and/or P.O. #:

683234 1292025

Project Description/Location: 129 Diamond Street

Client Sample ID	Sample Note	Quantity Sampler(s)	Sampler(s)
01	cream linoleum		
02	tan linoleum		
03	9x9 wood look tiles		
04	9x9 teal tiles		
05	9x9 grey tiles		
06	stone look linoleum		
07	shingles		
08	plaster		
09	flowered linoleum		

City Of Elkins Sample Locations

RES#: Project Number and/or P.O. #:

683234

1292025

Project Description/Location:

129 Diamond Street

Client Sample ID	Sample Location
01	large room
02	kitchen
03	living room
04	dining room
05	dining room
06	front entry
07	roof
08	second floor
09	second floor bathroom

Appendix B

Photographs and Floor Plans

Sample 01

Sample 02



Sample 04





Sample 5 Sample 6

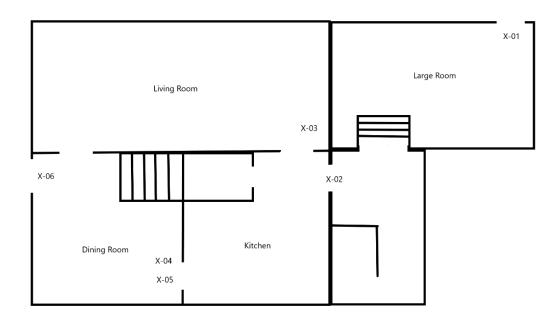


Aug 13, 2025 Unable to obtain picture

Sample 09



First Floor



Second Floor

