



# City of Elkins

## Asbestos Inspection Report

Structure Located at: 1303 Taylor Avenue



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: AI011001

Inspector: Jessie Wagler

Building Address: 1303 Taylor Avenue

401 Davie Ave.

Elkins, WV 26241

Reason for Survey:

Emergency Demolition: \_\_\_\_\_

Scheduled Demolition:   X  

Renovation: \_\_\_\_\_

Type of Construction: Frame   X   Masonry \_\_\_\_\_ Steel Beam \_\_\_\_\_ Other \_\_\_\_\_

Floors:   X  

Attic: \_\_\_\_\_

Basement: \_\_\_\_\_

Roof:   X  

Crawlspace:   X  

Pipe Tunnels: \_\_\_\_\_

Pipe Shafts: \_\_\_\_\_

Penthouse: \_\_\_\_\_

Sheds/Barns: \_\_\_\_\_

Age:   105  

Approximate Square Footage per Floor:   670  

Approximate Total Square Footage:   1340  

Current Use: Vacant

Past Use: Residential

Additions/Renovations: N/A

Exterior:

Metal \_\_\_\_\_ Brick \_\_\_\_\_ Wood \_\_\_\_\_ Transite \_\_\_\_\_ Stone \_\_\_\_\_ Vinyl   x

# Table of Contents

## **1.0 INTRODUCTION**

- 1.1 Property Description
- 1.2 Purpose and Scope
- 1.3 Methods

## **2.0 ASBESTOS SURVEY**

- 2.1 Visual Inspection
- 2.2 Analytical results

## **3.0 CONCLUSION**

## **4.0 LIMITATIONS**

## **5.0 SIGNATURE PAGE**

## **APPENDICES**

- Appendix A Hot Sheet, Chain of Custody and Laboratory Results
- Appendix B Photographs, Floor Plans

# 1.0 INTRODUCTION

## 1.1 Property Description

Address: 1303 Taylor Avenue

Nature of Use: Residential

Number of Buildings: 1

Number of Floors: 2

Building Square Footage: 1340

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 fibers 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 1303 Taylor Ave., 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 was collected for analysis on 08/13/2025. 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: No asbestos present

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 01-09 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](mailto: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 1303 Taylor Avenue., 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.

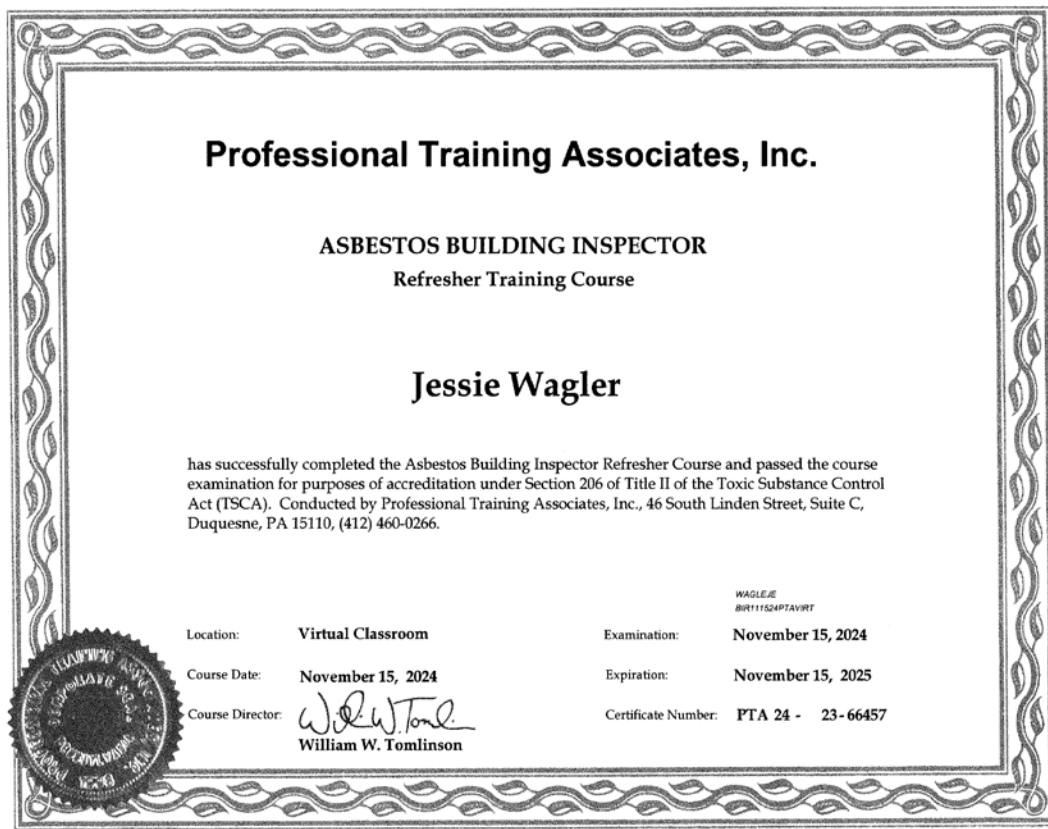
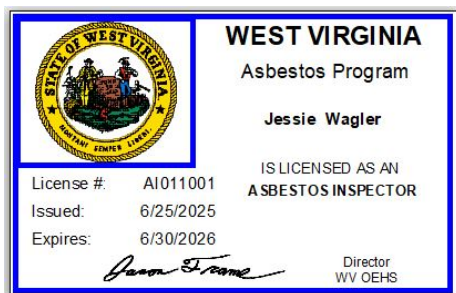
The City of Elkins,

*Jessie Wagler*

Jessie Wagler

Asbestos Inspector

WV License Number: AI011001





# Appendix A

## Hot Sheet, Chain of Custody, Laboratory Analysis

### Hot Sheet All Less than 1%



Built Environment Testing

### Asbestos Report Summary

By: Polarized Light Microscopy

Project: 1303 Taylor Avenue

Lab Code: 683236-1

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	3650220		Black/tan fiberboard	None Detected
02	3650221	Layer A	Silver paint	None Detected
		Layer B	Black shingle	None Detected
03	3650222		Dark-gray/black shingle	None Detected
04	3650223		Black/green shingle	None Detected
05	3650224		Black/brown shingle	None Detected
06	3650225		Off-white plaster	Chrysotile <1%
07	3650226		Off-white plaster	Chrysotile <1%
08	3650227		Off-white plaster	Chrysotile <1%
09	3650228		Off-white plaster	Chrysotile <1%

**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. Friable materials can be easily pulverized and present a significant hazard. 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 #: 683236

<b>SUBMITTED BY</b>		<b>INVOICE TO</b>		<b>SERIES</b>	
City of Elkins Contact: City of Elkins Address: 401 Davis Ave Elkins, WV 26241-3899 Project Number and/or P.O. #: 1303205 Project Description/Location: 1303 Taylor Avenue		City of Elkins Contact: Jessica Kittle Address: 401 Davis Ave Elkins, WV 26241-3899 Phone: 304.636.1414 Fax: 304.704.2722 Cell: 304.704.2722 Final Data Deliverable Email Address: jmkittle@cityofelkinswv.com		-1 PLM Standard	

ASBESTOS LABORATORY						REQUESTED ANALYSIS						VALID MATRIX CODES						LAB NOTES									
PLM / PCM / TEM		DTL	RUSH	PRIORITY	STANDARD																						
CHEMISTRY LABORATORY																											
Dust		RUSH	PRIORITY	STANDARD																							
Metals		RUSH	PRIORITY	STANDARD																							
Organics*		SAME DAY				RUSH	PRIORITY	STANDARD																			
MICROBIOLOGY LABORATORY																											
Viable Analysis**		PRIORITY	STANDARD																								
Medical Device Analysis		RUSH	STANDARD																								
Mold Analysis		RUSH	PRIORITY	STANDARD																							
**Turnaround times establish a laboratory priority, subject to laboratory volume and are not guaranteed. Additional fees apply for afterhours, weekends and holidays.**																											
Special Instructions:																											
Client Sample ID Number						(Sample ID's must be unique)																					
1 01		X				ASBESTOS											PLM - PLM Short Report (EPA/600/R-93/116)										
2 02		X				TEM																					
3 03		X				PCM																					
4 04		X				DUST																					
5 05		X				METALS																					
6 06		X				ORGANICS																					
7 07		X				VIABLES																					
8 08		X				MEDICAL																					
9 09		X				MOLD																					
		X				ICO																					
						Sample Volume (L) / Area											Air = A										
						Sample Temperature (°C)											Dust = D										
						Length (or Aliquots) x Width (or Area/Aliquot)											Food = F										
						Matrix Code											Paint = P										
						# of Containers											Soil = S										
						Date Collected mm/dd/yy											Surface = SU										
						Time Collected hh:mm											Swab = SW										
																	Tape = T										
																	Wipe = W										
																	Drinking Water = DW										
																	Waste Water = WW										
																	**ASTM E1762 approved wipe media only**										

Eurofins Built Environment Testing East, LLC establishes a unique Job Sample ID for each sample. By proceeding each unique Client Sample ID with the laboratory RES Job Number, Eurofins Built Environment Testing East, LLC will analyze incoming samples based on information received and will not be responsible for errors or omissions in calculations resulting from the inaccuracy of original data. By signing, client/company representative agrees that submission of the following samples for requested analysis as indicated on this Chain of Custody shall constitute an analytical services agreement with payment terms of NET 30 days. Failure to comply with payment terms may result in a 1.5% monthly interest surcharge.

Relinquished By:	Jessie Kittle	Date/Time: 08/19/2025 16:12:20	Sample Condition: Acceptable
Received By:	Carlos Romero	Date/Time: 08/19/2025 9:25:00	Carrier: USPS



Built Environment Testing

August 25, 2025

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

**CLIENT PROJECT:** 1303 Taylor Avenue  
**LAB CODE:** 683236-1

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,

A handwritten signature in black ink, appearing to read "Tianbao Bai".

Tianbao Bai, Ph.D., CIH  
Laboratory Director

NVLAP 101768-0



Built Environment Testing

---

## **ASBESTOS ANALYTICAL REPORT**

### **By: Polarized Light Microscopy**

Prepared for

**City Of Elkins**

---

CLIENT PROJECT:	1303 Taylor Avenue
LAB CODE:	683236-1
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:	9
# SAMPLES >1% ASBESTOS:	0
TOTAL LAYERS ANALYZED:	10



Built Environment Testing

## ASBESTOS BULK ANALYSIS

By: Polarized Light Microscopy

**Client:** City Of Elkins  
401 Davis Ave  
Elkins, WV 26241-3899

**Lab Code:** 683236-1  
**Date Received:** 08/19/25  
**Date Analyzed:** 08/25/25  
**Date Reported:** 08/25/25

**Project:** 1303 Taylor Avenue

**Method:** ASBESTOS BULK PLM, EPA 600 METHOD

Client ID	Lab	Lab	NON-ASBESTOS COMPONENTS				ASBESTOS
Lab ID	Description	Attributes	Fibrous		Non-Fibrous		%
01 3650220	Fiberboard	Heterogeneous Black/tan Fibrous Loosely Bound	90%	Cellulose	10%	Tar	None Detected
02 Layer A 3650221	Paint	Homogeneous Silver Non-Fibrous Bound			85% 15%	Paint Tar	None Detected
Layer B 3650221	Shingle	Heterogeneous Black Fibrous Bound	50%	Cellulose	40% 10%	Tar Gravel	None Detected
03 3650222	Shingle	Heterogeneous Dark-gray/black Fibrous Bound	50%	Glass	40% 10%	Tar Gravel	None Detected
04 3650223	Shingle	Heterogeneous Black/green Fibrous Bound	50%	Cellulose	40% 10%	Tar Gravel	None Detected
05 3650224	Shingle	Heterogeneous Black/brown Fibrous Bound	50%	Glass	40% 10%	Tar Gravel	None Detected
06 3650225	Plaster	Heterogeneous Off-white Non-Fibrous Bound	5%	Cellulose	55% 40%	Binder Silica	Chrysotile <1%



Built Environment Testing

## ASBESTOS BULK ANALYSIS

By: Polarized Light Microscopy

**Client:** City Of Elkins  
401 Davis Ave  
Elkins, WV 26241-3899

**Lab Code:** 683236-1  
**Date Received:** 08/19/25  
**Date Analyzed:** 08/25/25  
**Date Reported:** 08/25/25

**Project:** 1303 Taylor Avenue

**Method:** ASBESTOS BULK PLM, EPA 600 METHOD

Client ID	Lab	Lab	NON-ASBESTOS COMPONENTS				ASBESTOS
Lab ID	Description	Attributes	Fibrous		Non-Fibrous		%
07 3650226	Plaster	Heterogeneous Off-white Non-Fibrous Bound	5%	Cellulose	55% 40%	Binder Silica	Chrysotile <1%
08 3650227	Plaster	Heterogeneous Off-white Non-Fibrous Bound	5%	Cellulose	55% 40%	Binder Silica	Chrysotile <1%
09 3650228	Plaster	Heterogeneous Off-white Non-Fibrous Bound	5%	Cellulose	55% 40%	Binder Silica	Chrysotile <1%

---

**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

---


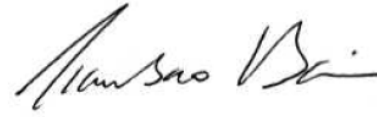
**REGULATORY LIMIT:** 1%

---

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.

  
Valerie King  
Analyst**DATA QA:**  
Kathryn Wescott  
8/25/2025**APPROVED BY:**  
Tianbao Bai, Ph.D., CIH  
Laboratory Director

**City of Elkins  
Sample Notes**

**RES #:**

683236

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

13032025

**Project Description/Location:**

1303 Taylor Avenue

Client Sample ID	Sample Note	Quantity	Sampler(s)
01	sheathing		
02	silver shingle		
03	dark grey shingle		
04	green shingle		
05	brown shingle		
06	plaster		
07	plaster		
08	plaster		
09	plastr		





**City Of Elkins  
Sample Locations**

**RES #:** 683236  
**Project Number and/or P.O. #:** 13032025  
**Project Description/Location:** 1303 Taylor Avenue

<b>Client Sample ID</b>	<b>Sample Location</b>
01	beneath siding
02	roof
03	roof
04	roof
05	roof
06	room 1
07	room 2
08	room 3
09	room 4

## Appendix B

### Roofing Photos



**First Floor**



**Second Floor  
Inaccessible**