



City of Elkins

Asbestos Inspection Report

Structure Located at:

414 Harpertown Road



City of Elkins

401 Davis Ave.

Elkins, WV 26241

Jessie Kittle

304-636-1414 ext. 1432

Summary of Inspection

Date of Inspection: 09/24/2025

License Number: AI011001

Inspector: Jessie Kittle

Building Address: 414 Harpertown Road

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: 1

Attic: _____

Basement: _____

Roof: _____

Crawlspace: _____

Pipe Tunnels: _____

Pipe Shafts: _____

Penthouse: _____

Sheds/Barns: 1

Age: 100

Approximate Square Footage per Floor: 624

Approximate Total Square Footage: 624

Current Use: Vacant

Past Use: Residential

Additions/Renovations: N/A

Exterior:

Metal _____ Brick _____ Wood _____ Transite _____ Stone _____ Vinyl X

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1.0 INTRODUCTION

1.1 Property Description

Address: 414 Harpertown Road
Nature of Use: Vacant Residential
Number of Buildings: 1
Number of Floors: 1
Building Square Footage: 624
Inspected By: Jessie Kittle
Inspection Date: 09/24/2025

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 Kittle performed an asbestos inspection on the structure located at 414 Harpertown Rd., Elkins, WV 26241. Jessie collected a total of 9 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 9 bulk samples of suspected ACM was collected for analysis on 09/24/2025. 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 ACM 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 :ALL Samples 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 Kittle in person at 401 Davis Ave., Elkins, WV 26241, by phone at 304-636-1414 ext. 1432, or by email at jkittle@cityofelkinswv.gov.

5.0 Signature Page

Jessie Wagler, employed by the City of Elkins, has performed an asbestos inspection on the structure located at 414 Harpertown Rd., 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.

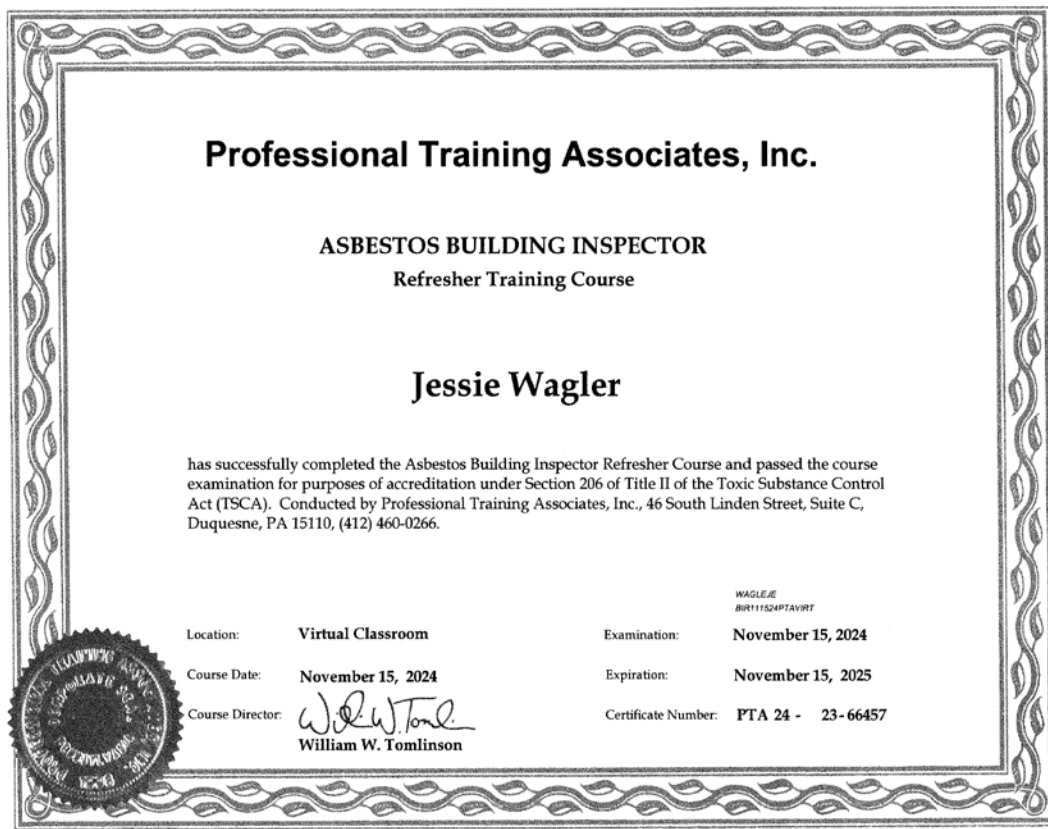
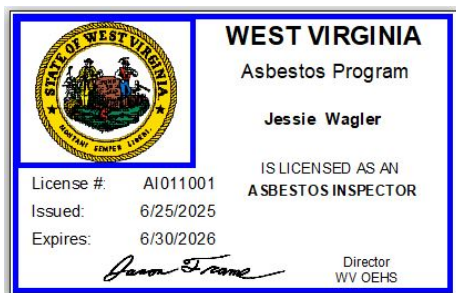
The City of Elkins,

Jessie Kittle

Jessie Kittle

Asbestos Inspector

WV License Number: AI011001



Appendix A

Chain of Custody, Laboratory Analysis

Eurofins Built Environment Testing East, LLC



Built Environment Testing

Effective

RES Job #: 694789

SUBMITTED BY		INVOICE TO		CONTACT INFORMATION		SERIES	
Company: City of Elkins Address: 401 Davis Ave Elkins, WV 26241-3899 Project Number and/or P.O. #: 4142025 Project Description/Location: 414 HANPER TOWN ROAD		Company: City of Elkins Address: 401 Davis Ave Elkins, WV 26241-3899 Project Zip Code: 26241		Contact: Jessie Kittle Phone: (304) 636-1414 Email: jkittle@cityofelkinswv.com Final Data Deliverable Email Address: jkittle@cityofelkinswv.com		-1 PLM Standard	

ASBESTOS LABORATORY				REQUESTED ANALYSIS				VALID MATRIX CODES				LAB NOTES				
PLM / PCM / TEM / NYS	DTL	RUSH	PRIORITY	STANDARD	ASBESTOS	CHEMISTRY	MICROBIOLOGY	ICO	Sample Volume (L) / Area	Sample Temperature (°C)	Length(or Aliquots) x Width(or Area/Aliquot)	Matrix Code	# of Containers	Date Collected mm/dd/yy	Time Collected hh:mm	Laboratory Analysis Instructions
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 IDs must be unique)																
1 01					X											PC
2 02					X											PC
3 03					X											PC
4 04					X											PC
5 05					X											PC
6 06					X											PC
7 07					X											PC
8 08					X											PC
9 09					X											PC

Eurofins Built Environment Testing East, LLC establishes unique Lab Sample ID for each sample. By providing each unique Client Sample ID with the laboratory RES Job Number, Eurofins Built Environment Testing East, LLC can properly report sample data to you. Eurofins Built Environment Testing East, LLC is not responsible for the accuracy of original data. By signing, client/owner 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. Failure to comply with payment terms may result in a 15% APR finance charge.

Relinquished By:	Jessie Kittle	Date/Time: 09/29/2025 12:27:13	Sample Condition: Acceptable
Received By:	Olivia Zlotnicki	Date/Time: 10/02/2025 15:01:18	Carrier: USPS

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730 SE Maynard Rd Cary, NC 27511

Page 1 of 1

<https://www.eurofins.com/builtenv>

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.



October 09, 2025

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

CLIENT PROJECT: 414 HARPERTOWN ROAD
LAB CODE: 694789-1

Dear Jessie,

Enclosed are asbestos analysis results for PLM Bulk samples received at our laboratory on October 2, 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 blue ink that reads "Kamila Reichert".

Kamila Reichert,
Laboratory Director

NVLAP 101768-0

730 SE Maynard Rd • Cary, NC 27511 • (919) 481-1413

ASBESTOS ANALYTICAL REPORT
By: Polarized Light Microscopy

Prepared for

City Of Elkins

CLIENT PROJECT:	414 HARPERTOWN ROAD
LAB CODE:	694789-1
TEST METHOD:	EPA 600 / R93 / 116 and EPA 40 CFR Appendix E to Subpart E of Part 763
REPORT DATE:	10/09/25
TOTAL SAMPLES ANALYZED:	11
# SAMPLES >1% ASBESTOS:	0
TOTAL LAYERS ANALYZED:	12

730 SE Maynard Rd • Cary, NC 27511 • (919) 481-1413



Built Environment Testing

Asbestos Report Summary

By: Polarized Light Microscopy

Project: 414 HARPERTOWN ROAD

Lab Code: 694789-1

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	3769058		Black/gray siding	None Detected
02	3769059		Gray drywall	None Detected
03	3769060		Beige/gold tile	None Detected
04	3769061		Tan sheet vinyl	None Detected
04 (2)	3785150		Yellow mastic	None Detected
05	3769062		Yellow tile	None Detected
05 (2)	3785181		Yellow mastic	None Detected
06	3769063	Layer A	White texture	None Detected
		Layer B	Gray drywall	None Detected
07	3769064		Black shingle	None Detected
08	3769065		Black shingle	None Detected
09	3769066		Black underlayment	None Detected



Built Environment Testing

ASBESTOS BULK ANALYSIS

By: Polarized Light Microscopy

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

Lab Code: 694789-1
Date Received: 10/02/25
Date Analyzed: 10/09/25
Date Reported: 10/09/25

Project: 414 HARPERTOWN ROAD

Method: ASBESTOS BULK PLM, EPA 600 METHOD

Client ID	Lab	Lab	NON-ASBESTOS COMPONENTS			ASBESTOS
Lab ID	Description	Attributes	Fibrous	Non-Fibrous		%
01 3769058	Siding	Heterogeneous Black/gray Fibrous Bound	50%	Cellulose 40% Tar 10%	Gravel	None Detected
02 3769059	Drywall	Heterogeneous Gray Fibrous Bound	20%	Cellulose 75% Gypsum 5%	Paint	None Detected
No plaster present. Sample appears to be drywall.						
03 3769060	Tile	Homogeneous Beige/gold Non-Fibrous Bound		80% Binder 20%	Silica	None Detected
04 3769061	Sheet Vinyl	Homogeneous Tan Non-Fibrous Bound		100%	Vinyl	None Detected
04 (2) 3785150	Mastic	Homogeneous Yellow Non-Fibrous Bound		100%	Mastic	None Detected
05 3769062	Tile	Homogeneous Yellow Non-Fibrous Bound		80% Binder 20%	Silica	None Detected
05 (2) 3785181	Mastic	Homogeneous Yellow Non-Fibrous Bound		100%	Mastic	None Detected



Built Environment Testing

ASBESTOS BULK ANALYSIS

By: Polarized Light Microscopy

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

Lab Code: 694789-1
Date Received: 10/02/25
Date Analyzed: 10/09/25
Date Reported: 10/09/25

Project: 414 HARPERTOWN ROAD

Method: ASBESTOS BULK PLM, EPA 600 METHOD

Client ID	Lab	Lab	NON-ASBESTOS COMPONENTS				ASBESTOS
Lab ID	Description	Attributes	Fibrous		Non-Fibrous		%
06	Texture	Heterogeneous		65%	Binder		None Detected
Layer A		White		35%	Calc Carb		
3769063		Non-Fibrous					
		Bound					

Layer B	Drywall	Heterogeneous	20%	Cellulose	80%	Gypsum	None Detected
3769063		Gray					
		Fibrous					
		Bound					
No plaster present. Sample appears to be texture and drywall.							
07	Shingle	Heterogeneous	50%	Glass	40%	Tar	None Detected
3769064		Black			10%	Gravel	
		Fibrous					
		Bound					
08	Shingle	Heterogeneous	50%	Glass	40%	Tar	None Detected
3769065		Black			10%	Gravel	
		Fibrous					
		Bound					
09	Underlayment	Homogeneous	70%	Cellulose	30%	Tar	None Detected
3769066		Black					
		Fibrous					
		Bound					

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.



Zane Heinz
Analyst

DATA QA:



Samantha Webster
10/9/2025

APPROVED BY:



Kamila Reichert,
Laboratory Director

**City Of Elkins
Sample Notes**

RES #: 694789

Project Number and/or P.O. #: 4142025

Project Description/Location: 414 HARPERTOWN ROAD

Client Sample ID	Sample Note	Quantity	Sampler(s)
01	SIDING		
02	PLASTER		
03	TILE GOLD MARBLE		
04	TAN LINOLEUM		
05	TILE YELLOW		
06	PLASTER		
07	SHINGLES		
08	SHINGLE		
09	UNDERLAYMENT		

**City Of Elkins
Sample Locations**

RES #: 694789
Project Number and/or P.O. #: 4142025
Project Description/Location: 414 HARPERTOWN ROAD

Client Sample ID	Sample Location
01	SIDING
02	BEDROOM 1
03	BATHROOM
04	DININGROOM
05	DININGROOM
06	HALLWAY
07	ROOF TOP LAYER
08	ROOF SECOND LAYER
09	ROOF BOTTOM LAYER

Appendix B

Photographs and Floor Plans

Sample 01



Sample 02



Sample 03



Sample 04



Sample 05



Sample 06



Samples 07, 08, 09



