



City of Elkins

Asbestos Inspection Report

Structure Located at:

91 11th Street

Elkins, WV 26241



City of Elkins

401 Davis Ave.

Elkins, WV 26241

Jessie Kittle

304-636-1414 ext. 1432

Summary of Inspection

Date of Inspection: 02/11/2026

License Number: AI011001

Inspector: Jessie Kittle

Building Address: 91 11th Street

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: 2

Attic: X

Basement: _____

Roof: Metal/shingle

Crawlspace: X

Pipe Tunnels: _____

Pipe Shafts: _____

Penthouse: _____

Sheds/Barns: _____

Age: 111

Approximate Square Footage per Floor: Ground- 784 Top-562 Attic-562

Approximate Total Square Footage: 1908

Current Use: Vacant

Past Use: Single Family Dwelling

Additions/Renovations: Carport

Exterior:

Metal _____ Brick _____ Wood X 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: 91 11th Street

Nature of Use: Vacant/Residential

Number of Buildings: 1

Number of Floors: 2

Building Square Footage: 1908

Inspected By: Jessie Kittle

Inspection Date: 02/11/2026

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 91 11th St., Elkins, WV 26241. Jessie collected a total of 23 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 23 bulk samples of suspected ACM was collected for analysis on 02/11/2026. 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 1-17 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 Kittle, employed by the City of Elkins, has performed an asbestos inspection on the structure located at 91 11th 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 Kittle

Jessie Kittle

Asbestos Inspector

WV License Number: AI011001



Appendix A

Hot Sheet, Chain of Custody, Laboratory Analysis

Hot Sheet

Regulated Asbestos Containing Material, NESHAP, and AHERA Rankings

Samples 1-17 contained less than 1% asbestos

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.

February 24, 2026

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

CLIENT PROJECT: 912026, 91 11th Street
LAB CODE: 726191-1

Dear Jessie,

Enclosed are asbestos analysis results for PLM Bulk samples received at our laboratory on 02/18/26. 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,



Kamila Reichert,
Laboratory Director

NVLAP 101788-0

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



Built Environment Testing

ASBESTOS ANALYTICAL REPORT By: Polarized Light Microscopy

Prepared for

City Of Elkins

CLIENT PROJECT:	912026, 91 11th Street
LAB CODE:	726191-1
TEST METHOD:	EPA 600 / R93 / 116 and EPA 40 CFR Appendix E to Subpart E of Part 763
REPORT DATE:	02/24/26
TOTAL SAMPLES ANALYZED:	29
# SAMPLES >1% ASBESTOS:	0
TOTAL LAYERS ANALYZED:	34

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

Project: 912026, 91 11th Street

Lab Code: 726191-1

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 %
1	4143397		Off-white sheet vinyl	None Detected
1 (2)	4164331		Tan mastic	None Detected
1A	4143398		Off-white sheet vinyl	None Detected
1A (2)	4164333		Tan mastic	None Detected
1B	4143399		Off-white sheet vinyl	None Detected
1B (2)	4164329		Tan mastic	None Detected
1B (3)	4164330		Cream sheet vinyl	None Detected
2	4143400		White caulk	None Detected
3	4143401	Layer A	White surface material	None Detected
		Layer B	White plaster skim coat	None Detected
		Layer C	Gray plaster base coat	None Detected
4	4143402	Layer A	White plaster skim coat	None Detected
		Layer B	Gray plaster base coat	None Detected
5	4143403		Black woven insulation	None Detected
6	4143404		White drywall	None Detected
7	4143405		Beige/tan sheet vinyl	None Detected
7A	4143406		Beige/tan sheet vinyl	None Detected
8	4143407		White/gray sheet vinyl	None Detected
8A	4143408		White/gray sheet vinyl	None Detected
9	4143409	Layer A	Beige ceramic tile	None Detected
		Layer B	White mortar	None Detected
10	4143410		Gray plaster	None Detected
11	4143411		Gray plaster	None Detected
12	4143412		Gray plaster	None Detected
13	4143413		Tan sheet vinyl	None Detected
13A	4143414		Tan sheet vinyl	None Detected

Project: 912026, 91 11th Street

Lab Code: 726191-1

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 %
14	4143415		Yellow/greenish-blue floor tile	None Detected
14 (2)	4164453		Clear mastic	None Detected
14A	4143416		Yellow/greenish-blue floor tile	None Detected
14A (2)	4164455		Clear mastic	None Detected
15	4143417		White insulation	None Detected
16	4143418	Layer A	Pink insulation	None Detected
		Layer B	Tan paper	None Detected
17	4143419		Light-gray/black shingle	None Detected

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

Lab Code: 726191-1
Date Received: 02/18/26
Date Analyzed: 02/24/26
Date Reported: 02/24/26

Project: 912026, 91 11th Street

Method: ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS			ASBESTOS %
			Fibrous	Non-Fibrous		
1 4143397	Sheet Vinyl	Heterogeneous Off-white Fibrous Bound	45% 5%	Cellulose Glass	50% Vinyl	None Detected
1 (2) 4164331	Mastic	Homogeneous Tan Non-Fibrous Bound	<1%	Cellulose	100% Mastic	None Detected
1A 4143398	Sheet Vinyl	Heterogeneous Off-white Fibrous Bound	45% 5%	Cellulose Glass	50% Vinyl	None Detected
1A (2) 4164333	Mastic	Homogeneous Tan Non-Fibrous Bound	<1%	Cellulose	100% Mastic	None Detected
1B 4143399	Sheet Vinyl	Heterogeneous Off-white Fibrous Bound	45% 5%	Cellulose Glass	50% Vinyl	None Detected
1B (2) 4164329	Mastic	Homogeneous Tan Non-Fibrous Bound	<1%	Cellulose	100% Mastic	None Detected
1B (3) 4164330	Sheet Vinyl	Heterogeneous Cream Fibrous Bound	45% 5%	Cellulose Glass	50% Vinyl	None Detected



ASBESTOS BULK ANALYSIS
By: Polarized Light Microscopy

Client: City Of Elkins, 401 Davis Ave, Elkins, WV 26241-3899
Lab Code: 726191-1
Date Received: 02/18/26
Date Analyzed: 02/24/26
Date Reported: 02/24/26

Project: 912026, 91 11th Street

Method: ASBESTOS BULK PLM, EPA 600 METHOD

Table with 7 columns: Client ID, Lab, Lab Description, Lab Attributes, NON-ASBESTOS COMPONENTS (Fibrous, Non-Fibrous), ASBESTOS (%). Rows include samples 2, 3 (Layer A/B/C), 4 (Layer A/B), and 5.

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

Lab Code: 726191-1
Date Received: 02/18/26
Date Analyzed: 02/24/26
Date Reported: 02/24/26

Project: 912026, 91 11th Street

Method: ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS			ASBESTOS %
			Fibrous	Non-Fibrous		
6 4143404	Drywall	Heterogeneous	20%	Cellulose	80%	None Detected
		White Fibrous Bound			<1% Paint	
No plaster present; sample appears to be drywall.						
7 4143405	Sheet Vinyl	Heterogeneous	45%	Cellulose	50%	None Detected
		Beige/tan Fibrous Bound	5%	Glass		
7A 4143408	Sheet Vinyl	Heterogeneous	45%	Cellulose	50%	None Detected
		Beige/tan Fibrous Bound	5%	Glass		
8 4143407	Sheet Vinyl	Heterogeneous	45%	Cellulose	50%	None Detected
		White/gray Fibrous Bound	5%	Glass		
8A 4143408	Sheet Vinyl	Heterogeneous	45%	Cellulose	50%	None Detected
		White/gray Fibrous Bound	5%	Glass		
9 Layer A 4143409	Ceramic Tile	Heterogeneous			70%	None Detected
		Beige Non-Fibrous Tightly Bound			30%	
9 Layer B 4143409	Mortar	Homogeneous			65%	None Detected
		White Non-Fibrous Bound			35%	

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

Lab Code: 726191-1
Date Received: 02/18/26
Date Analyzed: 02/24/26
Date Reported: 02/24/26

Project: 912026, 91 11th Street

Method: ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS			ASBESTOS %
			Fibrous	Non-Fibrous		
10 4143410	Plaster	Heterogeneous	5%	Cellulose	55%	None Detected
		Gray			35%	
		Non-Fibrous			5%	
		Bound			Paint	
11 4143411	Plaster	Heterogeneous	5%	Cellulose	55%	None Detected
		Gray			35%	
		Non-Fibrous			5%	
		Bound			Paint	
12 4143412	Plaster	Heterogeneous	5%	Cellulose	55%	None Detected
		Gray			35%	
		Non-Fibrous			5%	
		Bound			Paint	
13 4143413	Sheet Vinyl	Heterogeneous	45%	Cellulose	50%	None Detected
		Tan	5%	Glass		
		Fibrous				
		Bound			Vinyl	
13A 4143414	Sheet Vinyl	Heterogeneous	45%	Cellulose	50%	None Detected
		Tan	5%	Glass		
		Fibrous				
		Bound			Vinyl	
14 4143415	Floor Tile	Heterogeneous	3%	Cellulose	97%	None Detected
		Yellow/greenish-blue				
		Non-Fibrous				
		Bound			Vinyl	
14 (2) 4164453	Mastic	Homogeneous	<1%	Cellulose	100%	None Detected
		Clear				
		Non-Fibrous				
		Bound			Mastic	

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

Lab Code: 726191-1
Date Received: 02/18/26
Date Analyzed: 02/24/26
Date Reported: 02/24/26

Project: 912026, 91 11th Street

Method: ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS			ASBESTOS %	
			Fibrous	Non-Fibrous			
14A 4143418	Floor Tile	Heterogeneous Yellow/greenish-blue Non-Fibrous Bound	3%	Cellulose	97%	Vinyl	None Detected
14A (2) 4164455	Mastic	Homogeneous Clear Non-Fibrous Bound	<1%	Cellulose	100%	Mastic	None Detected
15 4143417	Insulation	Homogeneous White Fibrous Loose	100%	Glass			None Detected
16 Layer A 4143418	Insulation	Homogeneous Pink Fibrous Loose	100%	Glass			None Detected
Layer B 4143418	Paper	Homogeneous Tan Fibrous Bound	100%	Cellulose			None Detected
17 4143419	Shingle	Heterogeneous Light-gray/black Fibrous Bound	50%	Glass	40% 10%	Tar Gravel	None Detected

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
2/24/2026

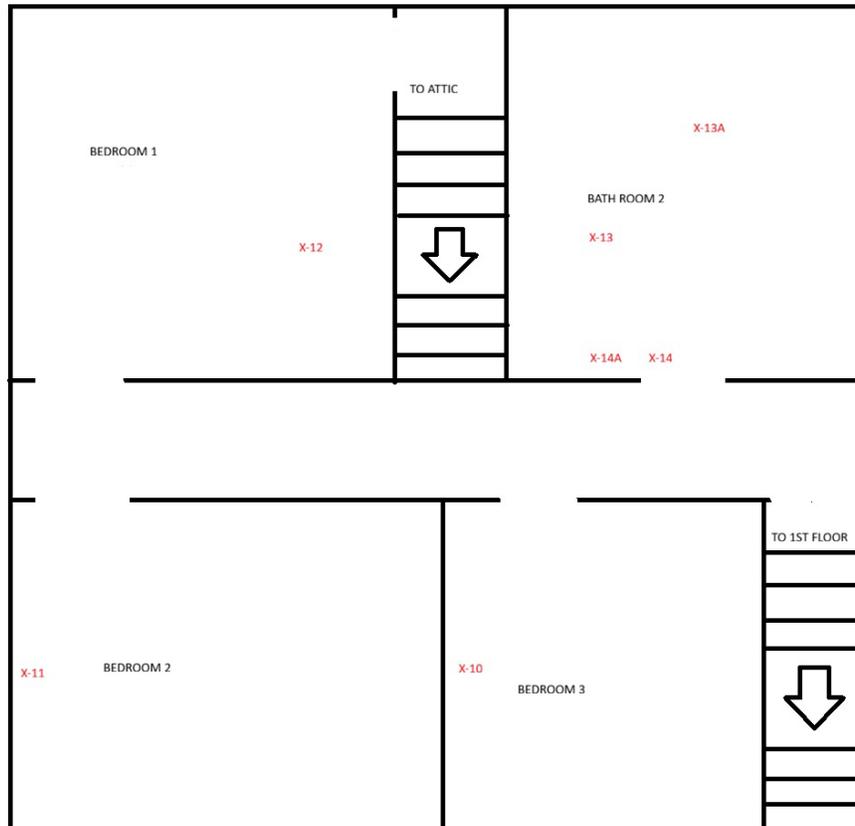
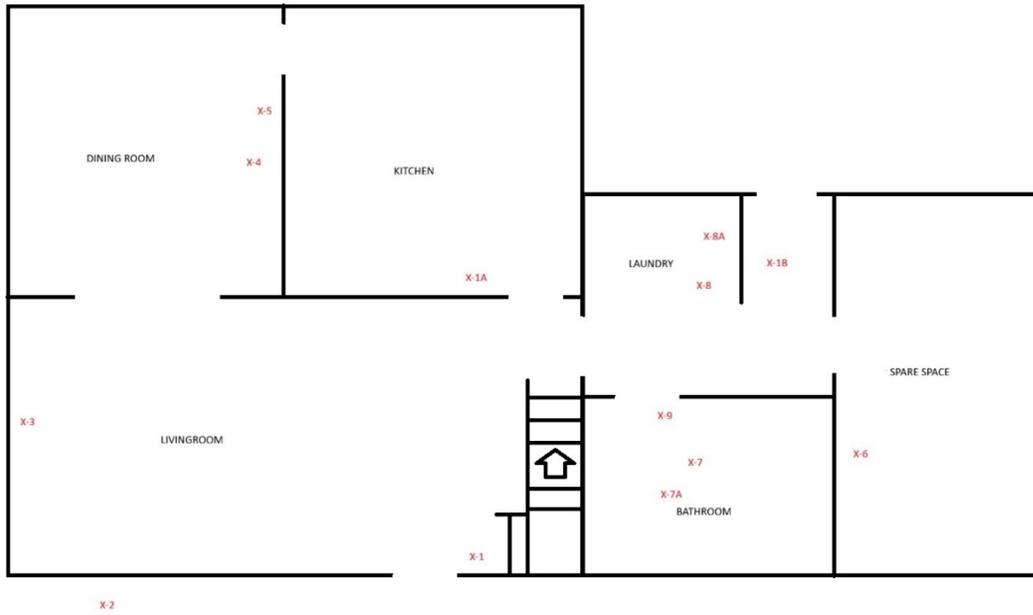
APPROVED BY:



Kamila Reichert,
Laboratory Director

Appendix B

Photographs and Floor Plans



Sample 1



Sample 2



Sample 3



Sample 4



Sample 5



Sample 6



Samples 7 & 7A



Samples 8 & 8A



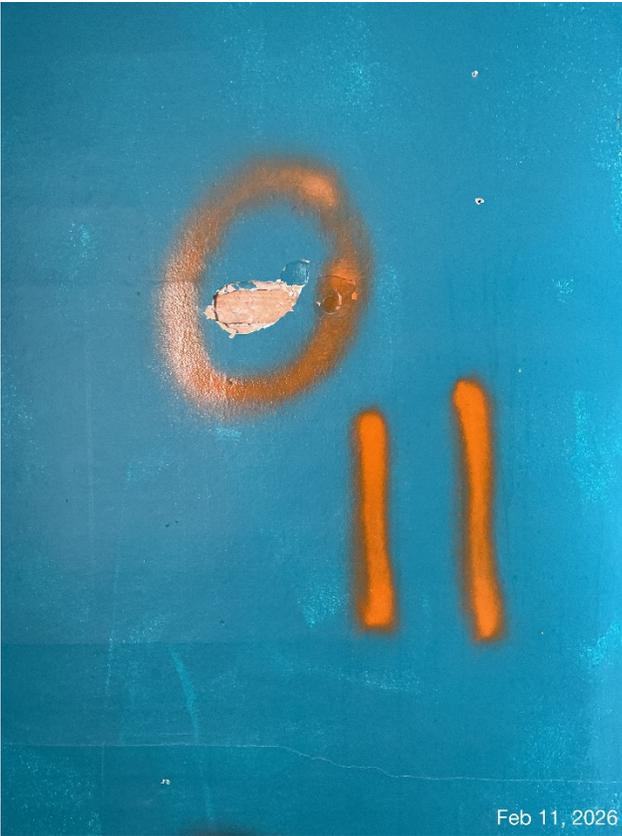
Sample 9



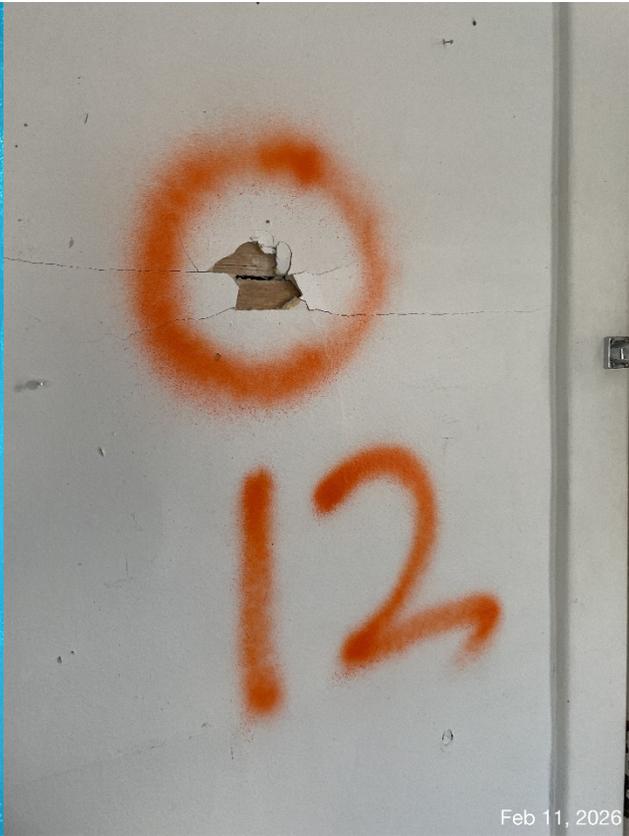
Sample 10



Sample 11



Sample 12



Sample 13



Samples 14 & 14A



Sample 15



Sample 16

