City of Elkins

Asbestos Inspection Report

Structure Located at:

119 Main Street

City of Elkins

401 Davis Ave.

Elkins, WV 26241

Jessie Kittle

304-636-1414 ext. 1432

Summary of Inspection

Date of Inspection: 04/28/2026

License Number: AI011001

Inspector: Jessie Kittle

Building Address:

401 Davie Ave.

Elkins, WV 26241

Reason for Survey:

Emergency Demolition: _____

Scheduled Demolition: __X_ _____

Renovation: _____

Type of Construction: Frame__X__ Masonry__X__ Steel Beam_____ Other_____

Floors:	__2__	Attic:	_____
Basement:	_____	Roof:	_____
Crawlspace:	_____	Pipe Tunnels:	_____
Pipe Shafts:	_____	Penthouse:	_____
Sheds/Barns:	_____	Age:	__33__

Approximate Square Footage per Floor: First Floor West-4000 sq ft

First Floor East-5500 sq ft

Second Floor-2500 sq ft

Approximate Total Square Footage: 12,000 sq ft

Current Use: Vacant

Past Use: Commercial

Additions/Renovations: N/A

Exterior:

Metal _____ Brick __X__ Wood _____ Transite _____ Stone _____

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: 119 Main Street, Elkins, WV 26241
Nature of Use: Commercial
Number of Buildings: 2
Number of Floors: 2
Building Square Footage: 12,000
Inspected By: Jessie Kittle
Inspection Date: 04/28/2026

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 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 Kittle performed an asbestos inspection on the structure located at 119 Main St., Elkins, WV 26241. Jessie collected a total of 18 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 18 bulk samples of suspected ACM was collected for analysis on 04/28/2026. 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: 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 1-18 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

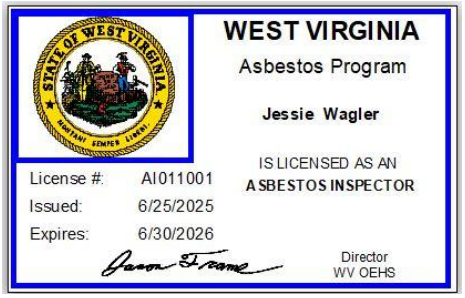
Jessie Kittle, employed by the City of Elkins, has performed an asbestos inspection on the structure located at 119 Main St., Elkins, WV 26241 in general conformance with the scope and limitation of the protocol stated in sections prior to this one.

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
Chain of Custody, Laboratory Analysis

Eurofins Built Environment Testing East, LLC

eurofins | Built Environment Testing

Effective

RES Job #: 746060

SUBMITTED BY	INVOICE TO	CONTACT INFORMATION	SERIES
Company: City Of Elkins	Company: City Of Elkins	Contact: Jessie Kittle	-1 PLM Standard
Address: 401 Davis Ave	Address: 401 Davis Ave	Phone: (304) 636-1414	
Elkins, WV 26241-3899	Elkins, WV 26241-3899	Fax:	
		Cell: (304) 704-2722	
Project Number and/or P.O. #: None Given	Project Zip Code: 26241	Final Data Deliverable Email Address:	
Project Description/Location: 1192026, 119 Main Street		jwagler@cityofelkinswv.com	

ASBESTOS LABORATORY

PLM / PCM / TEM / NYS DTL RUSH PRIORITY STANDARD

CHEMISTRY LABORATORY

Dust RUSH PRIORITY STANDARD

Metals RUSH PRIORITY STANDARD *PRIOR NOTICE REQUIRED FOR SAME DAY TAT

Organics* SAME DAY RUSH PRIORITY STANDARD

MICROBIOLOGY LABORATORY

Viable Analysis** PRIORITY STANDARD **TAT DEPENDENT ON SPEED OF MICROBIAL GROWTH

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:

VALID MATRIX CODES

Air = A; Bulk = B; Dust = D; Food = F; Paint = P; Soil = S; Surface = SU; Swab = SW; Tape = T; Wipe = W; Drinking Water = DW; Waste Water = WW; **ASTM E1792 approved wipe media only**

Client Sample ID Number (Sample ID's must be unique)	PLM - PLM Short Report (EPA/600/R-93/116)	TEM	PCM	NYS	DUST	METALS	ORGANICS	VIABLES	MEDICAL	MOLD	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
	ASBESTOS				CHEMISTRY			MICROBIOLOGY											
1 1	X														B				
2 2	X														B				
3 3	X														B				
4 4	X														B				
5 5	X														B				
6 6	X														B				
7 7	X														B				
8 8	X														B				
9 9	X														B				
10 10	X														B				
11 11	X														B				
12 12	X														B				
13 13	X														B				

Eurofins Built Environment Testing East, LLC establishes a unique Lab Sample ID, for each sample, by preceding 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 consitute an analytical services agreement with payment terms of NET30. Failure to comply with payment terms may result in a 18% APR finance charge.

Relinquished By:		Date/Time: 04/28/2026 16:43:55	Sample Condition: Acceptable
Received By:	Carlos Romero	Date/Time: 04/28/2026 16:43:55	Carrier: USPS

eurofins | Built Environment Testing

RES Job #: 746060

Submitted By: City Of Elkins

		REQUESTED ANALYSIS												VALID MATRIX CODES								LAB NOTES
														Air = A				Bulk = B				
														Dust = D				Food = F				
														Paint = P				Soil = S				
														Surface = SU				Swab = SW				
														Tape = T				Wipe = W				
														Drinking Water = DW								
														Waste Water = WW								
														ASTM E1792 approved wipe media only								
		PLM - PLM ShortReport (EPA/600/R-93/116)	TEM	PCM	NYS	DUST	METALS	ORGANICS	VIABLES	MEDICAL	MOLD	ICO	Sample Volume (L) / Area	Sample Temperature (°C)	Length(or Aliquot)(g x Width(or Area/Aliquot)	Matrix Code	# of Containers	Date Collected mm/dd/yy	Time Collected hh:mm	Laboratory Analysis Instructions
Client Sample ID Number	(Sample ID's must be unique)	ASBESTOS				CHEMISTRY			MICROBIOLOGY													
14	14	X														B						
15	15	X														B						
16	16	X														B						
17	17	X														B						
18	18	X														B						

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.

eurofins | Built Environment Testing

May 06, 2026

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

CLIENT PROJECT: 1192026, 119 Main Street
LAB CODE: 746060-1

Dear Jessie,

Enclosed are asbestos analysis results for PLM Bulk samples received at our laboratory on 04/28/26. 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

Kamila Reichert,
Laboratory Director

NVLAP 101768-0

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

eurofins | Built Environment Testing

ASBESTOS ANALYTICAL REPORT
By: Polarized Light Microscopy

Prepared for

City Of Elkins

CLIENT PROJECT:	1192026, 119 Main Street
LAB CODE:	746060-1
TEST METHOD:	EPA 600 / R93 / 116 and EPA 40 CFR Appendix E to Subpart E of Part 763
REPORT DATE:	05/06/26
TOTAL SAMPLES ANALYZED:	24
# SAMPLES >1% ASBESTOS:	0
TOTAL LAYERS ANALYZED:	28

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

eurofins | Built Environment Testing

Asbestos Report Summary
By: Polarized Light Microscopy

Project: 1192026, 119 Main Street **Lab Code:** 746060-1

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	4386545		Beige/white sheet vinyl	None Detected
1 (2)	4411688		Clear/yellow mastic	None Detected
2	4386546		Beige/white sheet vinyl	None Detected
2 (2)	4411689		Clear/yellow mastic	None Detected
3	4386547		Off-white/beige sheet vinyl	None Detected
4	4386548		Off-white/beige sheet vinyl	None Detected
5	4386549		Gray drywall	None Detected
6	4386550		White-patterned/beige sheet vinyl	None Detected
6 (2)	4411708		Tan mastic	None Detected
7	4386551		White-patterned/beige sheet vinyl	None Detected
7 (2)	4411714		Tan mastic	None Detected
8	4386552		Black shingle	None Detected
9	4386553		White/green/red sheet vinyl	None Detected
9 (2)	4411782		Yellow mastic	None Detected
10	4386554		White/green/red sheet vinyl	None Detected
10 (2)	4411783		Yellow mastic	None Detected
11	4386555		White drywall	None Detected
12	4386556		White drywall	None Detected
13	4386557	Layer A	White mud	None Detected
		Layer B	White drywall	None Detected
			Composite (Composited Layers: A, B)	**0%**
14	4386558		White texture	None Detected
15	4386559		White texture	None Detected

eurofins | Built Environment Testing

Asbestos Report Summary
By: Polarized Light Microscopy

Project: 1192026, 119 Main Street **Lab Code:** 746060-1

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 %
16	4386560	Layer A	White surface material	**None Detected**
		Layer B	White mud	**None Detected**
		Layer C	White drywall	**None Detected**
			Composite (Composited Layers: B, C)	**0%**
17	4386561	Layer A	White mud	**None Detected**
		Layer B	Gray drywall	**None Detected**
			Composite (Composited Layers: A, B)	**0%**
18	4386562		Gray drywall	**None Detected**

eurofins | Built Environment Testing

ASBESTOS BULK ANALYSIS
By: Polarized Light Microscopy

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

Lab Code: 746060-1
Date Received: 04/28/26
Date Analyzed: 05/06/26
Date Reported: 05/06/26

Project: 1192026, 119 Main Street

Method: ASBESTOS BULK PLM, EPA 600 METHOD

Client ID / Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
1 4386545	Sheet Vinyl	Homogeneous Beige/white Non-Fibrous Bound	5%	Glass	50% 45%	Vinyl Foam	**None Detected**
1 (2) 4411688	Mastic	Homogeneous Clear/yellow Non-Fibrous Bound			100%	Mastic	**None Detected**
2 4386546	Sheet Vinyl	Homogeneous Beige/white Non-Fibrous Bound	5%	Glass	50% 45%	Vinyl Foam	**None Detected**
2 (2) 4411689	Mastic	Homogeneous Clear/yellow Non-Fibrous Bound			100%	Mastic	**None Detected**
3 4386547	Sheet Vinyl	Homogeneous Off-white/beige Fibrous Bound	30%	Cellulose	50% 20%	Vinyl Binder	**None Detected**
Insufficient mastic present.							
4 4386548	Sheet Vinyl	Homogeneous Off-white/beige Fibrous Bound	30%	Cellulose	50% 20%	Vinyl Binder	**None Detected**
Insufficient mastic present.							
5 4386549	Drywall	Homogeneous Gray Fibrous Bound	20%	Cellulose	80%	Gypsum	**None Detected**

eurofins | Built Environment Testing

ASBESTOS BULK ANALYSIS
By: Polarized Light Microscopy

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

Lab Code: 746060-1
Date Received: 04/28/26
Date Analyzed: 05/06/26
Date Reported: 05/06/26

Project: 1192026, 119 Main Street

Method: ASBESTOS BULK PLM, EPA 600 METHOD

Client ID / Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
6 4386550	Sheet Vinyl	Homogeneous White-patterned/ beige Fibrous Bound	50% 50%	Cellulose Glass	50%	Vinyl	**None Detected**
6 (2) 4411708	Mastic	Homogeneous Tan Non-Fibrous Bound			100%	Mastic	**None Detected**
7 4386551	Sheet Vinyl	Homogeneous White-patterned/ beige Fibrous Bound	50%	Cellulose	50%	Vinyl	**None Detected**
7 (2) 4411714	Mastic	Homogeneous Tan Non-Fibrous Bound			100%	Mastic	**None Detected**
8 4386552	Shingle	Homogeneous Black Fibrous Bound	40%	Glass	10% 50%	Gravel Tar	**None Detected**
9 4386553	Sheet Vinyl	Homogeneous White/green/red Fibrous Bound	45% 5%	Cellulose Glass	50%	Vinyl	**None Detected**
9 (2) 4411782	Mastic	Homogeneous Yellow Non-Fibrous Bound			100%	Mastic	**None Detected**

eurofins | Built Environment Testing

ASBESTOS BULK ANALYSIS
By: Polarized Light Microscopy

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

Lab Code: 746060-1
Date Received: 04/28/26
Date Analyzed: 05/06/26
Date Reported: 05/06/26

Project: 1192026, 119 Main Street

Method: ASBESTOS BULK PLM, EPA 600 METHOD

Client ID / Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		NON-ASBESTOS COMPONENTS Non-Fibrous		ASBESTOS %
10 4386554	Sheet Vinyl	Homogeneous White/green/red Fibrous Bound	45% 5%	Cellulose Glass	50%	Vinyl	**None Detected**
10 (2) 4411783	Mastic	Homogeneous Yellow Non-Fibrous Bound			100%	Mastic	**None Detected**
11 4386555	Drywall	Homogeneous White Fibrous Bound	20%	Cellulose	80%	Gypsum	**None Detected**
12 4386556	Drywall	Homogeneous White Fibrous Bound	20%	Cellulose	80%	Gypsum	**None Detected**
13 Layer A 4386557	Mud	Heterogeneous White Non-Fibrous Bound			5% 30% 65%	Paint Calc Carb Binder	**None Detected**
Layer B 4386557	Drywall	Homogeneous White Fibrous Bound	20%	Cellulose	80%	Gypsum	**None Detected**
				Composite (Composited Layers: A, B)			**0%**
14 4386558	Texture	Heterogeneous White Non-Fibrous Bound			5% 30% 15% 50%	Paint Calc Carb Foam Binder	**None Detected**

eurofins | Built Environment Testing

ASBESTOS BULK ANALYSIS
By: Polarized Light Microscopy

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

Lab Code: 746060-1
Date Received: 04/28/26
Date Analyzed: 05/06/26
Date Reported: 05/06/26

Project: 1192026, 119 Main Street

Method: ASBESTOS BULK PLM, EPA 600 METHOD

Client ID / Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
15 4386559	Texture	Heterogeneous White Non-Fibrous Bound			5% 30% 15% 50%	Paint Calc Carb Foam Binder	**None Detected**
16 Layer A 4386560	Surface Material	Heterogeneous White Non-Fibrous Bound			5% 30% 65%	Paint Calc Carb Binder	**None Detected**
Layer B 4386560	Mud	Homogeneous White Non-Fibrous Bound			30% 70%	Calc Carb Binder	**None Detected**
Layer C 4386560	Drywall	Homogeneous White Fibrous Bound	20%	Cellulose	80%	Gypsum	**None Detected**
			Composite (Composited Layers: B, C)				**0%**
17 Layer A 4386561	Mud	Heterogeneous White Non-Fibrous Bound			5% 30% 65%	Paint Calc Carb Binder	**None Detected**
Layer B 4386561	Drywall	Homogeneous Gray Fibrous Bound	20%	Cellulose	80%	Gypsum	**None Detected**
			Composite (Composited Layers: A, B)				**0%**
18 4386562	Drywall	Homogeneous Gray Fibrous Bound	20%	Cellulose	80% <1%	Gypsum Paint	**None Detected**

eurofins | Built Environment Testing

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.

Katelyn Wix
Analyst

DATA QA:

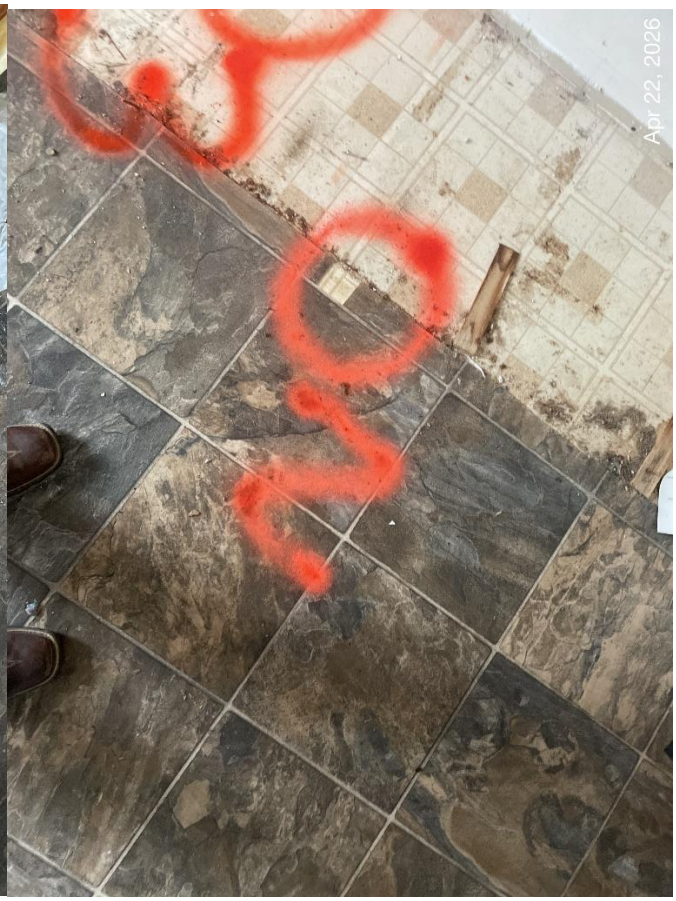
Samantha Webster
5/6/2026

APPROVED BY:

Kamila Reichert,
Laboratory Director

Appendix B

Photographs and Floor Plans-No Floor Plans Available-Structure Severely Damaged



Apr 22, 2026

Apr 22, 2026

Apr 22, 2026

Apr 22, 2026

Apr 22, 2026

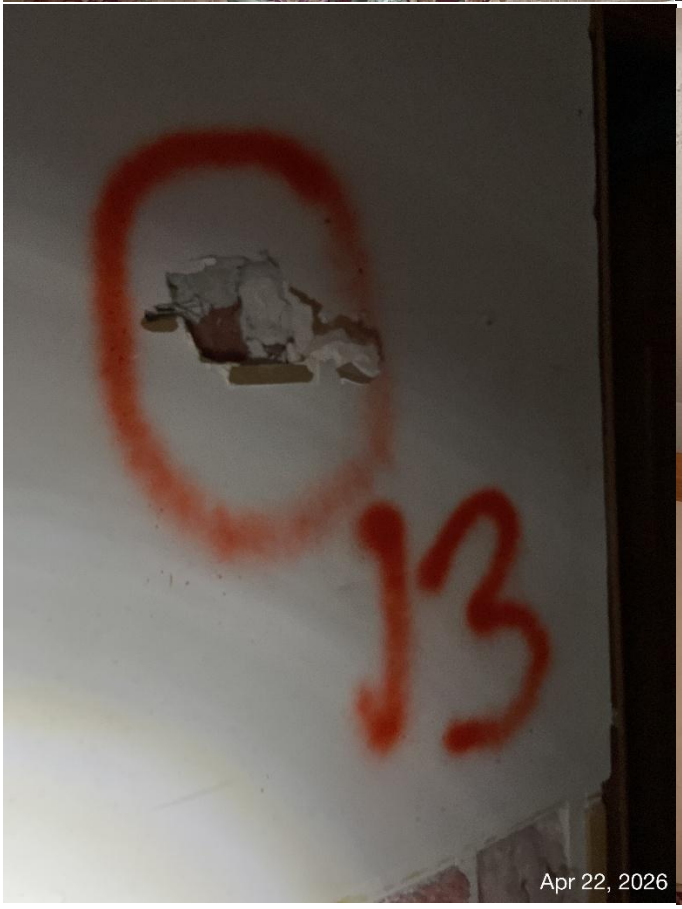
Apr 22, 2026

Apr 22, 2026

Apr 22, 2026

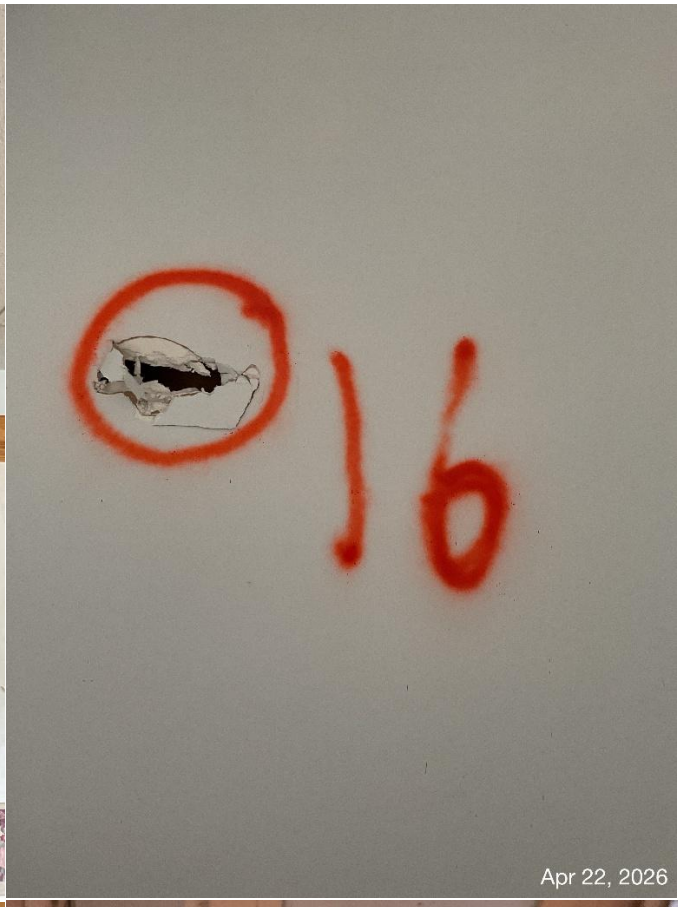
11
Apr 22, 2026

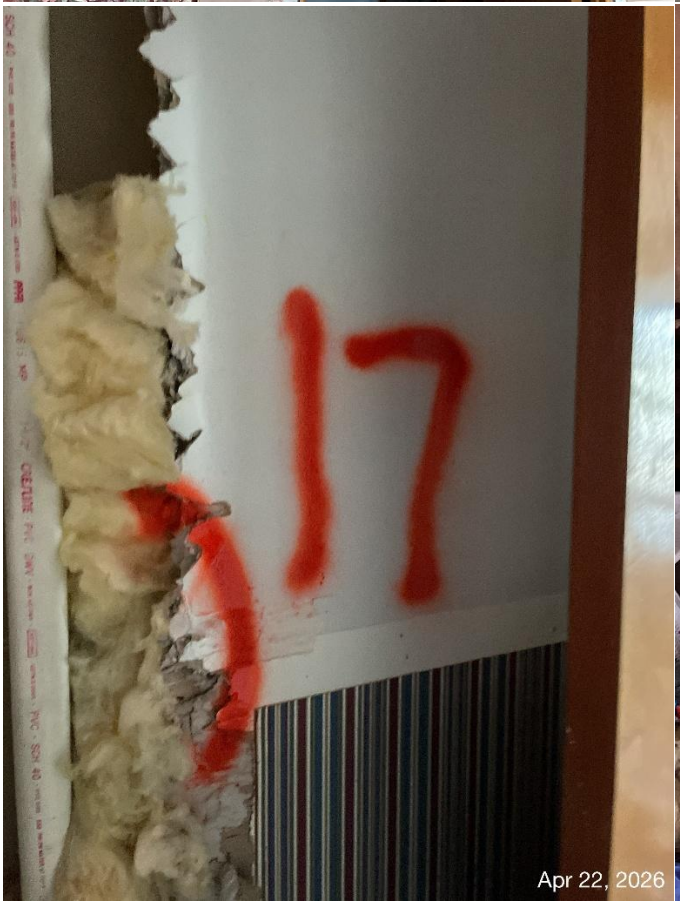
12
Apr 22, 2026


13
Apr 22, 2026

Apr 22, 2026

15
Apr 22, 2026


16
Apr 22, 2026


17
Apr 22, 2026

18
Apr 22, 2026