



## ASBESTOS INSPECTION REPORT

August 16, 2021

Prepared for  
Mr. Hugh Leishman  
City of Dunbar Building Inspector 210 12th Street  
Dunbar, WV 25064

Property Address  
103 Knotts Ave.  
Dunbar, WV

Prepared by  
Pinnacle Consultants, LLC  
10 Independent Ave.  
Nitro, WV 25143  
Phone (304) 757-5204  
Fax (304) 440-3465

Pinnacle Consultants Project  
Number 21PC-0427



On Friday, August 13, 2021 Pinnacle Consultants (Pinnacle) conducted an asbestos inspection at the referenced project address listed. The purpose of this inspection was to collect bulk samples of materials which were suspected to contain asbestos. The inspection was performed in accordance with generally accepted procedures outlined in the Asbestos Hazard Emergency Response Act (AHERA). Please see the attached certificates and licenses of the person(s) who conducted the asbestos inspections.

For this project a total of nine (9) bulk samples were collected from five (5) homogeneous areas. Laboratory analytical results indicate there is one (1) homogeneous areas which was identified with asbestos content greater than one percent (>1%).

Please see attached laboratory results, chain of custody and bulk sample data table for complete sample location and description information.

The samples were randomly collected from homogeneous areas (HA's) according to the following table:

Friable Surfacing Materials	Thermal System Insulation
<ul style="list-style-type: none"> <li>• ≤ 1,000 sq. ft. – 3 samples</li> <li>• 1,001 – 5,000 sq. ft. – 5 samples</li> <li>• &gt;5000 sq. ft. – 7 Samples</li> </ul>	<ul style="list-style-type: none"> <li>• 3 Samples</li> <li>• &lt; 6 ln. ft. Patch – 1 Sample</li> </ul>
Miscellaneous and Non-Friable Materials	
<ul style="list-style-type: none"> <li>• In a manner sufficient to determine whether the material in question contained asbestos.</li> </ul>	

Pinnacle performed the bulk sampling of suspect materials in accordance with generally accepted industry procedures as outlined in the Asbestos Hazard Emergency Response Act (AHERA). Each sample collected was placed into a clean, sealable container and labeled with a sample identification number. This number was recorded on the Bulk Sample Log Sheet and when possible at the sample location to permit easy identification of the sampled material in the future. Supplemental information was recorded on the Bulk Sample Log Sheet including the date of the inspection, name of inspector, description and location of sample.

A Chain of Custody was completed and the samples were submitted to Pinnacle's licensed and NVLAP accredited laboratory for analysis (attached are the laboratory certifications and licenses). The samples were analyzed by Polarized Light Microscopy (PLM) in accordance to method EPA-600/R-93/116 with dispersion staining. Based upon this method qualitative identification of Chrysotile, Amosite, Crocidolite, Anthophyllite, Tremolite, and Actinolite can be performed. The method specifies the asbestos content be reported as a finite percentage within the range of zero (0 %) to one hundred (100 %) percent.



If a bulk sample contains less than 10 % asbestos (10%), the US EPA recommends the sample be analyzed by the Point Count Method referenced in method EPA 600/R-93/116. This method is a more accurate way of determining the actual percentage of asbestos present in the sample. This method cannot be performed on Non-friable Organically Bound (NOB's) materials (e.g. roofing, mastics, caulking, etc.). For this project were zero (0) samples analyzed utilizing the Point Count Method. Please see the attached bulk sample analysis reports which include Pinnacle's Laboratory identification number and the composition of the bulk sample.

Current laws and regulations require the removal of asbestos containing materials prior to renovation or demolition activities which may disturb these materials. The laws requiring Category I Non-friable asbestos containing materials to be removed prior to demolition vary by state. Please check with your local regulatory agency to determine if Category I asbestos containing materials are required to be removed prior to demolition.

Because not all areas may have been accessible or even included in the inspection, extreme caution should be exercised during the renovation/demolition activities in the event suspect materials not identified in this report, known, or presumed to contain asbestos are exposed during these activities. In the event additional suspect materials that are not included in this report are discovered, all work with the potential to disturb this material should be stopped until a properly certified and licensed inspector performs sampling and analysis has concluded whether the material is asbestos containing or not.

Pinnacle Consultants, its employees or subcontractors, shall not be legally responsible for any direct, indirect, incidental, special, consequential or exemplary damages, including (but not restricted to) damages for loss of investment, value, use, expenditure, or other intangible losses (even if Pinnacle has been advised of the possibility of such damages), resulting from: The use or the incapability to use this document or previously related documentation issued by Pinnacle; statements or behavior of any third party; or any other matter relating to our efforts regarding the referenced property.

On no occasion shall total legal responsibility to any concerned party for all damages, losses, and causes of action go beyond the amount paid to Pinnacle for the preparation and publication of this specific document.

Every attempt was made to gain access to each and every area or to access representative materials entering or leaving such areas. Pinnacle Consultants accepts no liability nor makes any claims regarding asbestos or suspect materials that were not accessible during the inspection process. Especially if such material was located behind or within walls, concrete decks, sub-floors, chases, or was otherwise generally inaccessible without destructive sampling.



The information in the report or portions thereof may be required to be included in the notifications to contractors or other visitors to the building(s). This report is not intended to be used as a specification or work plan for any of the work suggested or recommended in this report.

This report is based upon conditions and practices observed at the property and information made available to the surveyor. This report does not intend to identify all hazards or unsafe practices, or to indicate that other hazards or unsafe practices do not exist at the premises.

This report or any statements or information contained herein shall not be interpreted to imply any conclusions or opinions related in any manner as to whether any potential health risks to individuals exposed to the building environments were or were not present at the time of our inspection or may or may not develop at some time in the future.

This report is not a guarantee or warranty of any kind and was prepared for the exclusive use of the owner and Pinnacle Consultants and may be provided to others for disclosure purposes only. Prospective purchasers or any other interested parties are advised that this report is not intended for their use or benefit nor is to be relied upon to ascertain the condition of the property. Pinnacle Consultants, their employees, agents and subcontractors do not assume any liability for hidden/latent defects or conditions of any kind.

Pinnacle Consultants greatly appreciates the opportunity to provide you with our asbestos inspection and laboratory services for this project. Should you have any questions, please contact our office at your earliest convenience at 304-757-5204.

Sincerely,  
Pinnacle Consultants

Tina Burkner



## PINNACLE PERSONNEL CERTIFICATION(S) & LICENSE(S)







10 Independent Avenue Nitro, West Virginia 25526

Tel: 304-757-5204 Fax: 304-757-5205

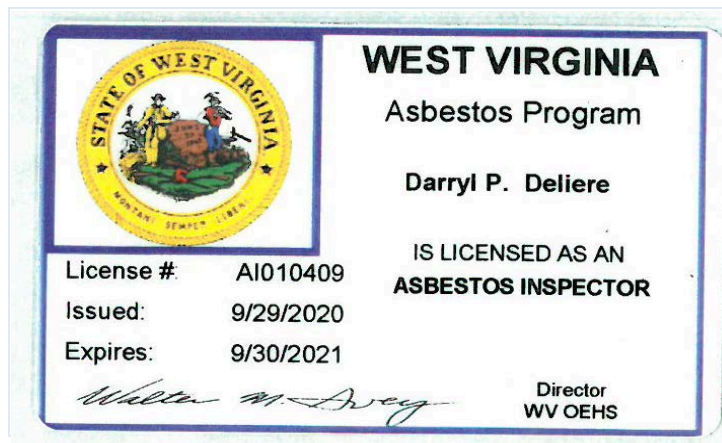
[www.pinnaclecorp.net](http://www.pinnaclecorp.net)

# Certificate of Completion

## DARRYL DELIERE

Has successfully completed the below course with a score of 70% or better. This course has been approved by the State of West Virginia and U.S. EPA and meets all requirements set forth in 40 CFR Part 763 (AHERA model Accreditation Plan) for purposes of accreditation required under TSCA Title II. This course was conducted in English at the Pinnacle Consultants, LLC through live ZOOM video out of the training facility located in Nitro, WV.

### Asbestos Inspector Refresher



Training Date  
Friday, June 11, 2021

Exam Date  
June 11, 2021

Training Hours  
4 hours

Certificate Identification  
ABINSPRC06112021-25

Expiration Date  
June 11, 2022

*Michael J. Pauley*  
Instructor: Michael Pauley





**WEST VIRGINIA**

Asbestos Program

Pinnacle Consultants, LLC

IS LICENSED AS AN  
**ASBESTOS LABORATORY -  
AIR AND BULK**

License #: LT000612

Issued: 2/18/2021

Expires: 2/28/2022

*Michelle L. Cochran*

Director  
WV OEHS

**State of West Virginia**  
Bureau for Public Health  
Office of Environmental Health Services  
Radiation, Toxics and Indoor Air Division

This is to certify that

**Pinnacle Consultants, LLC**  
**10 Independent Avenue**  
**Nitro, WV 25143**

Has complied with Chapter 16, Article 32, of the Asbestos Abatement Licensing Rules and Regulations and is hereby licensed as an Air & Bulk Sample Analytical Laboratory.

Asbestos Laboratory License Number:

**LT000612**

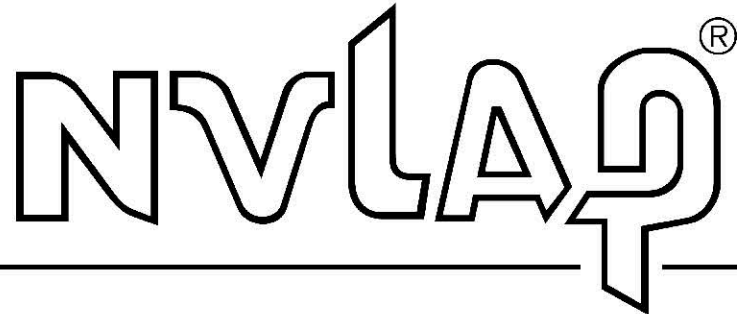
**Issued: 02/18/2021**

**Expires: 02/28/2022**

*Michelle L. Cochran*

**Michelle L. Cochran, Director**  
**Office of Environmental Health Services**

United States Department of Commerce  
National Institute of Standards and Technology



**Certificate of Accreditation to ISO/IEC 17025:2017**

**NVLAP LAB CODE: 200718-0**

**Pinnacle Consultants, LLC**  
Nitro, WV

*is accredited by the National Voluntary Laboratory Accreditation Program for specific services,  
listed on the Scope of Accreditation, for:*

**Asbestos Fiber Analysis**

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017.  
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality  
management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).*

2021-07-01 through 2022-06-30

*Effective Dates*



A handwritten signature in blue ink, reading "Dana S. Haman", is written over a horizontal line.

*For the National Voluntary Laboratory Accreditation Program*





LABORATORY ANALYTICAL RESULTS  
CHAIN OF CUSTODY  
BULK SAMPLE INVENTORY CHART





10 INDEPENDENT AVENUE  
 NITRO, WV 25143  
 PHONE 304.757.5204  
 FAX 304.440.3465  
 www.pinnaclecorp.net

## ASBESTOS IDENTIFICATION BY POLARIZED LIGHT MICROSCOPY ANALYSIS

Attn: Tina Burker  
 Pinnacle Consultants LLC  
 10 Independent Avenue  
 Nitro, WV 25143

Client Project/PO#:  
 PC Project #: 21PC-0427  
 Received Date: 8/16/2021  
 Analysis Date: 8/17/2021

RE: 103 Knotts Ave, Dunbar, WV

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
427-1	21B-16398		Grey
Texture/Description: Solid/			
TOTAL ASBESTOS: <span style="border: 1px solid black; padding: 2px;">20 %</span>			
Cellulose: 0 %	Fiber Glass: 0 %	Chrysotile: 20 % Amosite: 0 % Others: 0 %	Tremolite: 0 % Actinolite: 0 % Crocidolite: 0 % Filler/Binder: 80 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
427-2	21B-16399		Brown
Texture/Description: Solid/			
TOTAL ASBESTOS: <span style="border: 1px solid black; padding: 2px;">0 %</span>			
Cellulose: 0 %	Fiber Glass: 18 %	Chrysotile: 0 % Amosite: 0 % Others: 0 %	Tremolite: 0 % Actinolite: 0 % Crocidolite: 0 % Filler/Binder: 82 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
427-3	21B-16400		Black
Texture/Description: Solid/			
TOTAL ASBESTOS: <span style="border: 1px solid black; padding: 2px;">0 %</span>			
Cellulose: 45 %	Fiber Glass: 0 %	Chrysotile: 0 % Amosite: 0 % Others: 0 %	Tremolite: 0 % Actinolite: 0 % Crocidolite: 0 % Filler/Binder: 55 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
427-4	21B-16401		White/Brown
Texture/Description: Solid/			
TOTAL ASBESTOS: <span style="border: 1px solid black; padding: 2px;">0 %</span>			
Cellulose: 20 %	Fiber Glass: 0 %	Chrysotile: 0 % Amosite: 0 % Others: 0 %	Tremolite: 0 % Actinolite: 0 % Crocidolite: 0 % Filler/Binder: 80 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
427-5	21B-16402		White/Brown
Texture/Description: Solid/			
TOTAL ASBESTOS: <span style="border: 1px solid black; padding: 2px;">0 %</span>			
Cellulose: 30 %	Fiber Glass: 0 %	Chrysotile: 0 % Amosite: 0 % Others: 0 %	Tremolite: 0 % Actinolite: 0 % Crocidolite: 0 % Filler/Binder: 70 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
427-6	21B-16403		White/Brown
Texture/Description: Solid/			
TOTAL ASBESTOS: <span style="border: 1px solid black; padding: 2px;">0 %</span>			
Cellulose: 25 %	Fiber Glass: 0 %	Chrysotile: 0 % Amosite: 0 % Others: 0 %	Tremolite: 0 % Actinolite: 0 % Crocidolite: 0 % Filler/Binder: 75 %

RE: 103 Knotts Ave, Dunbar, WV

CLIENT ID #:	LAB ID #:
427-7	21B-16404

LOCATION:

COLOR:

White/Brown

Texture/Description: Solid/ Chrysotile: 0 % Tremolite: 0% Anthophyllite: 0%  
TOTAL ASBESTOS: 0 % Amosite: 0% Actinolite: 0% Crocidolite: 0%  
Cellulose: 33 % Fiber Glass: 0% Others: 0% Filler/Binder: 67 %

CLIENT ID #:	LAB ID #:
427-8	21B-16405

LOCATION:

COLOR:

White/Brown

Texture/Description: Solid/ Chrysotile: 0 % Tremolite: 0% Anthophyllite: 0%  
TOTAL ASBESTOS: 0 % Amosite: 0% Actinolite: 0% Crocidolite: 0%  
Cellulose: 40 % Fiber Glass: 0% Others: 0% Filler/Binder: 60 %

CLIENT ID #:	LAB ID #:
427-9	21B-16406

LOCATION:

COLOR:

White/Brown

Texture/Description: Solid/ Chrysotile: 0 % Tremolite: 0% Anthophyllite: 0%  
TOTAL ASBESTOS: 0 % Amosite: 0% Actinolite: 0% Crocidolite: 0%  
Cellulose: 35 % Fiber Glass: 0% Others: 0% Filler/Binder: 65 %

Analytical Method: Polarized light microscopy using dispersion staining (EPA-600/M4-82-020). PLM should not be used to demonstrate the absence of asbestos in floor tiles. All samples will be held for sixty (60) days unless otherwise requested. This report relates only to items tested and makes no statement as to the contents of surrounding materials and apply to the sample as received. Multi-layered material which have distinct and separable layers shall be reported separately. This report shall not be reproduced, except in full, without written permission. The results of this report should not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the U.S. Government.

Analyzed by: Casey Brown  
Casey Brown

Reviewed by: Miranda Heady







DATE: August 13, 2021  
 LOCATION: 103 Knotts Ave.  
Dunbar, WV  
 PROJECT NUMBER: 21PC-0427

BULK SAMPLE INVENTORY						ASBESTOS CONTAINING MATERIAL				
Lab ID#	Sample ID#	Sample Location	Material Description	H.A. #	AB Content	Type of ACM	Material Category	Material Classification	Material Friability	*Estimated Quantity
21B-16398	427-1	Exterior	Transite Siding	1	20%	CHRY	MM	Category I	Non-Friable	1,000 sf
21B-16399	427-2	Roof	Brown 3 Tab Shingle	2	NAD					
21B-16400	427-3		Felt Paper	3	NAD					
21B-16401	427-4	Room 4	Drywall	4	NAD					
21B-16402	427-5	Room 2			NAD					
21B-16403	427-6	Room 3			NAD					
21B-16404	427-7	Room Hallway			NAD					
21B-16405	427-8	Room 1	Drywall Texture	5	NAD					
21B-16406	427-9				NAD					

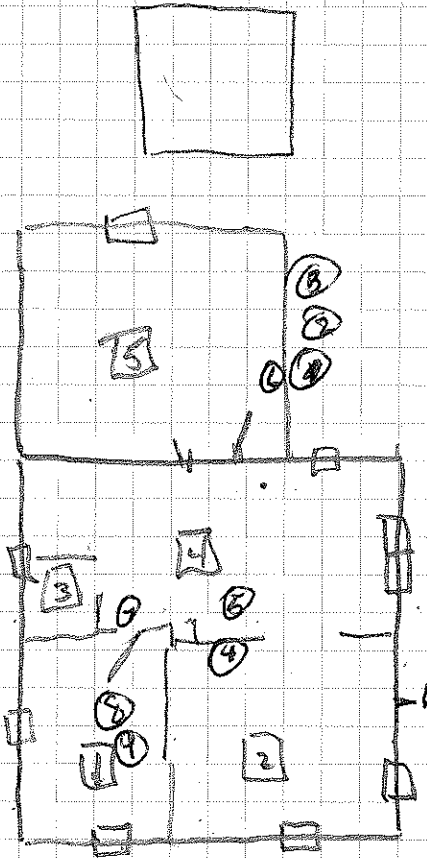
NOTES:

PC = Point Count	F.T. = Floor Tile	CHRY = Chrysotile	SM = Surface Material
NAD = No Asbestos Detected	C.T. = Ceiling Tile	AMO = Amosite	MM = Miscellaneous Material
HA = Homogeneous Area	Ftgs. = Fittings	TRE = Tremolite	TSI = Thermal System Insulation
AB = Asbestos	Ext. = Exterior	ACT = Actinolite	lf = Linear Feet
ACM = Asbestos Containing Material (highlighted on report)			sf = Square Feet

## SCHEMATIC



21 pc - 0427



TRANSIT EXT  
WOOD STAIR STRINGER  
WOOD PORCH  
METAL WALLS  
DRYWALL WALLS  
TEXTURED IS