



ASBESTOS INSPECTION REPORT

August 16, 2021

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

Property Address
105 10th Street
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-0428



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 eleven (11) bulk samples were collected from six (6) homogeneous areas. Laboratory analytical results indicate there are two (2) homogeneous areas which were 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"> • ≤ 1,000 sq. ft. – 3 samples • 1,001 – 5,000 sq. ft. – 5 samples • >5000 sq. ft. – 7 Samples 	<ul style="list-style-type: none"> • 3 Samples • < 6 ln. ft. Patch – 1 Sample
Miscellaneous and Non-Friable Materials	
<ul style="list-style-type: none"> • In a manner sufficient to determine whether the material in question contained asbestos. 	

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

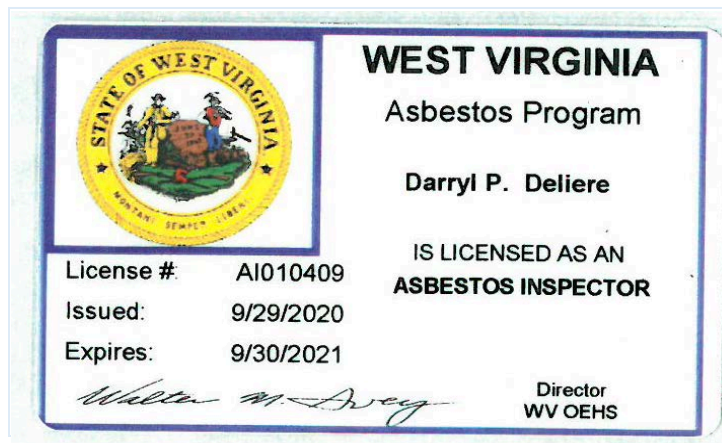
www.pinnaclecorp.net

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

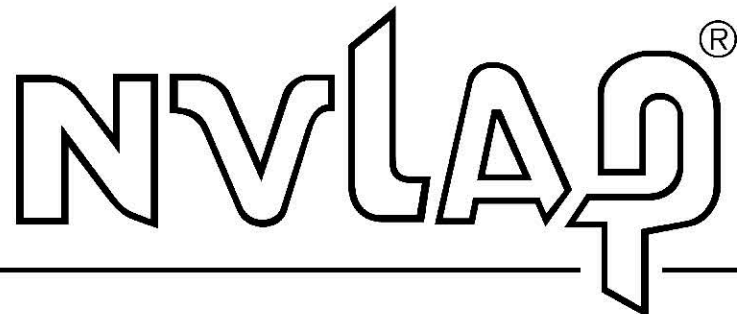
Issued: 02/18/2021

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-0428
 Received Date: 8/16/2021
 Analysis Date: 8/17/2021

RE: 105 10th St., Dunbar, WV

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
1	21B-16368		White/Brown
Texture/Description: Solid/			
TOTAL ASBESTOS: 0 %			
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:
2	21B-16369		White/Brown
Texture/Description: Solid/			
TOTAL ASBESTOS: 0 %			
Cellulose: 10 %	Fiber Glass: 0 %	Chrysotile: 0 % Amosite: 0 % Others: 0 %	Tremolite: 0 % Actinolite: 0 % Crocidolite: 0 % Filler/Binder: 90 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
3	21B-16370		White/Brown
Texture/Description: Solid/			
TOTAL ASBESTOS: 0 %			
Cellulose: 15 %	Fiber Glass: 0 %	Chrysotile: 0 % Amosite: 0 % Others: 0 %	Tremolite: 0 % Actinolite: 0 % Crocidolite: 0 % Filler/Binder: 85 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
4	21B-16371		Gold
Texture/Description: Solid/			
TOTAL ASBESTOS: 12 %			
Cellulose: 0 %	Fiber Glass: 0 %	Chrysotile: 12 % Amosite: 0 % Others: 0 %	Tremolite: 0 % Actinolite: 0 % Crocidolite: 0 % Filler/Binder: 88 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
5	21B-16372		Yellow
Texture/Description: Solid/			
TOTAL ASBESTOS: 16 %			
Cellulose: 0 %	Fiber Glass: 0 %	Chrysotile: 16 % Amosite: 0 % Others: 0 %	Tremolite: 0 % Actinolite: 0 % Crocidolite: 0 % Filler/Binder: 84 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
6	21B-16373		Red/Black
Texture/Description: Solid/			
TOTAL ASBESTOS: 0 %			
Cellulose: 55 %	Fiber Glass: 0 %	Chrysotile: 0 % Amosite: 0 % Others: 0 %	Tremolite: 0 % Actinolite: 0 % Crocidolite: 0 % Filler/Binder: 45 %

RE: 105 10th St., Dunbar, WV

CLIENT ID #:	LAB ID #:
7	21B-16374

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 #:
8	21B-16375

LOCATION:

COLOR:

White/Brown

Texture/Description: Solid/ Chrysotile: 0 % Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS: 0 % Amosite: 0% Actinolite: 0% Crocidolite: 0%
Cellulose: 30 % Fiber Glass: 0% Others: 0% Filler/Binder: 70 %

CLIENT ID #:	LAB ID #:
9	21B-16376

LOCATION:

COLOR:

Beige

Texture/Description: Solid/ Chrysotile: 0 % Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS: 0 % Amosite: 0% Actinolite: 0% Crocidolite: 0%
Cellulose: 0 % Fiber Glass: 0% Others: 0% Filler/Binder: 100%

CLIENT ID #:	LAB ID #:
10	21B-16377

LOCATION:

COLOR:

Black

Texture/Description: Solid/ Chrysotile: 0 % Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS: 0 % Amosite: 0% Actinolite: 0% Crocidolite: 0%
Cellulose: 0 % Fiber Glass: 18% Others: 0% Filler/Binder: 82 %

CLIENT ID #:	LAB ID #:
11	21B-16378

LOCATION:

COLOR:

Black

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 %

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 Healy



DATE: August 13, 2021
 LOCATION: 105 10th St.
Dunbar, WV
 PROJECT NUMBER: 21PC-0428

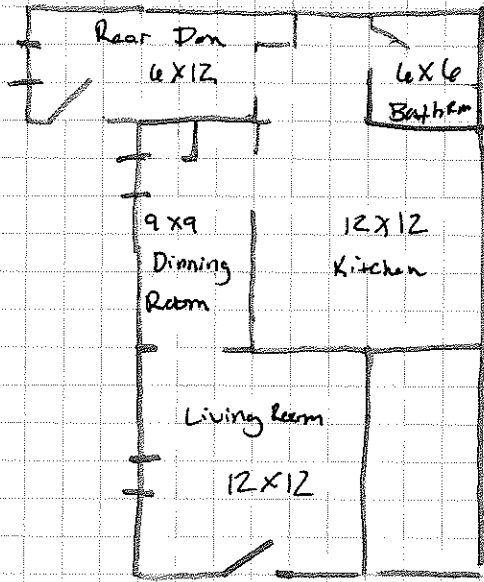
BULK SAMPLE INVENTORY					ASBESTOS CONTAINING MATERIAL					
Lab ID#	Sample ID#	Sample Location	Material Description	H.A. #	AB Content	Type of ACM	Material Category	Material Classification	Material Friability	*Estimated Quantity
21B-16368	1	Living Room Upstairs	Drywall	1	NAD					
21B-16369	2	Kitchen			NAD					
21B-16370	3	Bedroom			NAD					
21B-16371	4	Kitchen	Gold Linoleum	2	12%	CHRY	MM	Category I	Non-Friable	180sf
21B-16372	5	Bathroom			16%	CHRY	MM	Category I	Non-Friable	45sf
21B-16373	6	Exterior Siding	Red & Black Asphalt Siding	3	NAD					
21B-16374	7	Bedroom Downstairs	Drywall	1	NAD					
21B-16375	8	Living Room			NAD					
21B-16376	9	Kitchen	Covebase	4	NAD					
21B-16377	10	Exterior	Shingle	5	NAD					
21B-16378	11		Felt Paper	6	NAD					

NOTES:

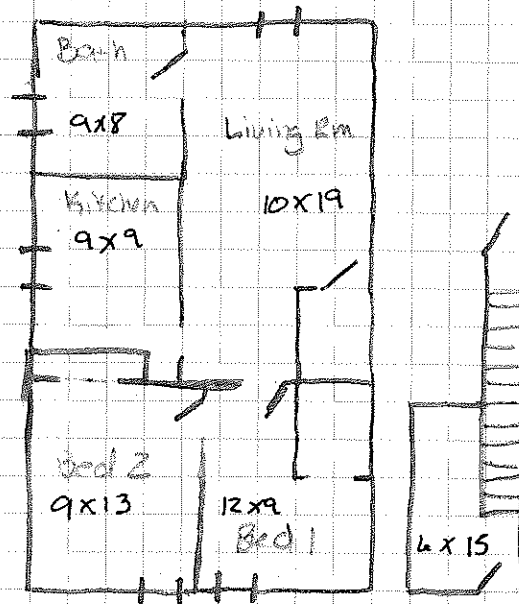
PC = Point Count	F.T. = Floor Tile	CHRY = Chrysotile	SM = Surface Material
NAD = No Asbestos Detected	C.T. = Ceiling Tile	AMO = Amosite	MM = Miscellaneous Material
HA = Homogeneous Area	Ftgs. = Fittings	TRE = Tremolite	TSI = Thermal System Insulation
AB = Asbestos	Ext. = Exterior	ACT = Actinolite	lf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

SCHEMATIC





Unit 1 (Downstairs)



Unit 2 (Upstairs)

Unit 2 Entry

219C-0428

105 10th Street Dunbar, WV