



February 8th, 2023

Development Authority of Berkeley County
Ms. Jennifer D. Smith
300 Foxcroft Avenue, Suite 201
Martinsburg, WV 25401

Limited Asbestos Inspection: 603 Packhorse Ford Road, Martinsburg, WV 25405

Dear Ms. Smith:

On January 23rd, 2023, at your request, Mr. Ryan Rose of WECCI, Inc. conducted a limited asbestos inspection according to National Emission Standards for Hazardous Air Pollutants (NESHAP) guidelines at the aforementioned address. The inspection was requested prior to demolition of all structures on the aforementioned property.

Materials tested included drywall, joint compound, sheet flooring, ceramic tile, grout, flue mud, window glazing, asphalt shingles, silver roof coating, and black felt paper. Samples were properly labeled and sent to a certified lab for analysis. The samples were collected using a random grab technique then tested using Polarized Light Microscopy (PLM) method.

Drywall joint compound on interior of structure tested positive for containing asbestos at 2% via Polarized Light Microscopy (PLM). The sample was reanalyzed by Hayes Microbial Consulting of Midlothian, VA via EPA 400 Point Count

Asbestos Containing Material (ACM): Any material that contains *GREATER THAN* 1% asbestos.

The flowing material tested positive for containing asbestos at Trace <1% asbestos via EPA 400 Point Count.

- ~8,000 square feet of drywall (joint compound included in estimate/cannot be separated) of walling and ceiling throughout tested positive (trace) at 0.75% pc.

While WV and EPA regulations do not specifically address or regulate this trace material, the Occupational Safety and Health Administration (OSHA) Construction Asbestos Standard, 29 CFR 1926.1101(g) contains requirements for the controlled removal of materials that contain < 1% asbestos during demolition or renovation operations.

During operations that may disturb materials containing < 1% asbestos, these materials must be handled by wet methods in order to minimize potential employee exposure to airborne asbestos fibers. This work practice must be followed by prompt cleanup and disposal of asbestos waste and debris using leak tight containers. Exposure monitoring of

199-1 Sulky Drive, Winchester, VA 22602
(540) 877-9420
www.thinkweci.com

employees involved in the removal of trace materials must also be performed until a negative exposure assessment is achieved.

Links to several OSHA interpretive letters discussing the minimum requirements necessary when < 1% of asbestos is present in disturbed building materials are shown below.


http://www.osha.gov/pls/oshaweb/owadisp.show_document?p_table=INTERPRETATIONS&p_id=24747)

http://www.osha.gov/pls/oshaweb/owadisp.show_document?p_table=INTERPRETATIONS&p_id=24748)

http://www.osha.gov/pls/oshaweb/owadisp.show_document?p_table=INTERPRETATIONS&p_id=25031)

Any material discovered during demolition/renovation that is not addressed in this report and adjoining sample log, should be assumed to be asbestos containing until sampled by a licensed asbestos inspector and verified by an accredited NVLAP laboratory.

Sincerely,
WECI, Inc.



Vice President

WECI Inc.
199-1 Sulky Drive, Winchester, VA 22602
(540) 877-9420
www.thinkweci.com



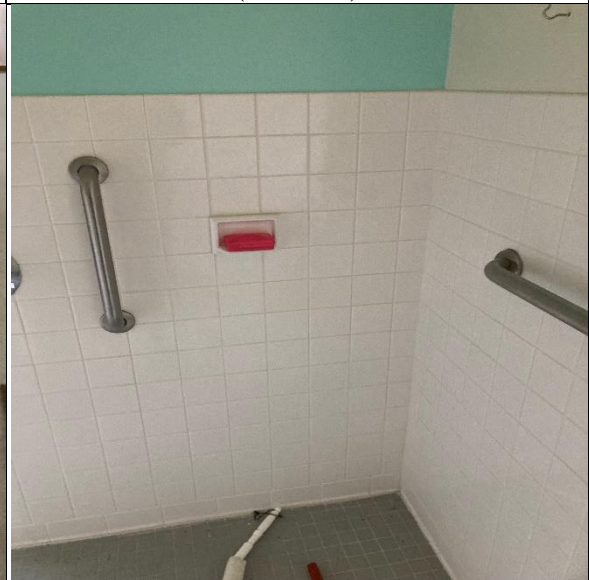
Drywall/joint compound throughout
(TRACE)



Drywall/joint compound throughout
(TRACE)



Off white sheet flooring in laundry area



Ceramic tile walling in bathroom



Ceramic tile and grout in kitchen



Metal frame window glazing in basement



Basement flue mud



Black asphalt roofing at shed entry



Silver roof coating on shed



Black asphalt shingles and felt paper



Attic area with fiberglass insulation

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SAMPLE LOG

Limited Asbestos Inspection: 603 Packhorse Ford Rd., Martinsburg, WV 25405

Sample Date: January 23rd, 2023

Sample ID	Location Description	Asbestos Results	Y/N Friable	Amount (Ft)	Condition	Homogenous Area
MM-1	Walling & Ceiling Throughout Drywall	None Detected	N/A	N/A	N/A	N/A
MM-1	Walling & Ceiling Throughout Joint Compound	Trace (<1%) 0.75% Chrysotile via 400-Point Count*	N/A	N/A	N/A	N/A
MM-2	Walling & Ceiling Throughout Drywall	None Detected	N/A	N/A	N/A	N/A
MM-2	Walling & Ceiling Throughout Joint Compound	None Detected	N/A	N/A	N/A	N/A
MM-3	Walling & Ceiling Throughout Drywall	None Detected	N/A	N/A	N/A	N/A
MM-3	Walling & Ceiling Throughout Joint Compound	None Detected	N/A	N/A	N/A	N/A
MM-4	Flooring in Laundry Room Off White Sheet Flooring	None Detected	N/A	N/A	N/A	N/A
MM-4	Flooring in Laundry Room Off White Sheet Flooring Mastic	None Detected	N/A	N/A	N/A	N/A
MM-4	Flooring in Laundry Room Off White Sheet Flooring Leveling Compound	None Detected	N/A	N/A	N/A	N/A
MM-5	Flooring in Laundry Room Off White Sheet Flooring	None Detected	N/A	N/A	N/A	N/A
MM-5	Flooring in Laundry Room Off White Sheet Flooring Mastic	None Detected	N/A	N/A	N/A	N/A
MM-5	Flooring in Laundry Room Off White Sheet Flooring Leveling Compound	None Detected	N/A	N/A	N/A	N/A
MM-6	Walling in Bathroom Ceramic	None Detected	N/A	N/A	N/A	N/A
MM-6	Walling in Bathroom Adhesive	None Detected	N/A	N/A	N/A	N/A
MM-7	Walling in Bathroom Ceramic	None Detected	N/A	N/A	N/A	N/A
MM-7	Walling in Bathroom Adhesive	None Detected	N/A	N/A	N/A	N/A

* Not Applicable – (N/A).

MM-8	Flooring of Kitchen Gray Ceramic Grout	None Detected	N/A	N/A	N/A	N/A
MM-9	Flooring of Kitchen Gray Ceramic Grout	None Detected	N/A	N/A	N/A	N/A
MM-10	Metal Frame Windows in Basement – Gray Glazing	None Detected	N/A	N/A	N/A	N/A
MM-11	Metal Frame Windows in Basement – Gray Glazing	None Detected	N/A	N/A	N/A	N/A
TSI-1	Basement Chimney Gray Flue Mud	None Detected	N/A	N/A	N/A	N/A
TSI-2	Basement Chimney Gray Flue Mud	None Detected	N/A	N/A	N/A	N/A
TSI-3	Basement Chimney Gray Flue Mud	None Detected	N/A	N/A	N/A	N/A
MM-12	Entry Roofing in Shed Black Asphalt Shingles	None Detected	N/A	N/A	N/A	N/A
MM-13	Entry Roofing in Shed Black Asphalt Shingles	None Detected	N/A	N/A	N/A	N/A
MM-14	Roofing of Shed Silver Roof Coating	None Detected	N/A	N/A	N/A	N/A
MM-15	Roofing of Shed Silver Roof Coating	None Detected	N/A	N/A	N/A	N/A
MM-16	Roofing on Main Black Asphalt Shingles	None Detected	N/A	N/A	N/A	N/A
MM-17	Roofing on Main Black Asphalt Shingles	None Detected	N/A	N/A	N/A	N/A
MM-18	Roofing on Main Black Felt Paper	None Detected	N/A	N/A	N/A	N/A
MM-19	Roofing on Main Black Felt Paper	None Detected	N/A	N/A	N/A	N/A

*PLM sample reanalyzed via EPA 400 Point Count.

All quantities are estimates based upon areas accessible to inspector at time of inspection and should be verified by abatement contractor prior to submitting bid.

Positive asbestos material is defined by the CVES method when there is 1% or greater volume of asbestos, by weight, in the sample. Prior to any renovation or demolition occurring at the site, which would disturb any positively identified material, abatement should occur utilizing a licensed abatement contractor. Upon removal of the material, a manifest of disposal should be provided in the final report.

Under state and federal regulations, you are not required to remove the positive material unless it has the potential to be disturbed and subsequently pose potential health problems or prior to renovation or demolition activities in the areas with the asbestos materials.

A total of 31 analyses were conducted on the suspected material. The samples were analyzed using Polarized Light Microscopy method. The lab reports and chain of custody are attached. A total of 1 analysis were conducted using EPA 400 Point Count.



#23003248

Amended Report

Analysis Report prepared for

WECI, Inc.

199-1 Sulky Drive
Winchester, VA 22602

Phone: (540) 877-9420

Development Authority of Berkeley County
603 Packhorse Ford Road
Martinsburg, WV

Collected: **January 23, 2023**
Received: **January 24, 2023**
Reported: **February 1, 2023**

We would like to thank you for trusting Hayes Microbial for your analytical needs!
We received 22 samples by FedEx in good condition for this project on January 24th, 2023.

The results in this analysis pertain only to this job, collected on the stated date, and should not be used in the interpretation of any other job. Information supplied by the customer can affect the validity of results. These results apply only to the samples as received. This report may not be duplicated, except in full, without the written consent of Hayes Microbial Consulting, LLC.

All information provided to Hayes Microbial is confidential information relating to our customers and their clients. We will not disclose, copy, or distribute any information verbally or written, except to those designated by the customer(s). We take confidentiality very seriously. No changes to the distribution list will be made without the express consent of the customer.

This laboratory bears no responsibility for sample collection activities, analytical method limitations, or your use of the test results. Interpretation and use of test results are your responsibility. Any reference to health effects or interpretation of mold levels is strictly the opinion of Hayes Microbial. In no event, shall Hayes Microbial or any of its employees be liable for lost profits or any special, incidental or consequential damages arising out of the use of these test results.

A handwritten signature in black ink that reads 'Stephen N. Hayes'.

Steve Hayes, BSMT(ASCP)
Laboratory Director
Hayes Microbial Consulting, LLC.



EPA Laboratory ID: VA01419



Lab ID: #188863



DPH License: #PH-0198

#	Sample	Material Description	Non-Asbestos Fibers	Asbestos Fibers
1	MM-1 - Walling & Ceiling Throughout - DW/JC	Drywall / White/Brown	12% Cellulose Fibers 2% Fiberglass	None Detected
		Joint Compound / Cream		2% Chrysotile
2	MM-2 - Walling & Ceiling Throughout - DW/JC	Drywall / White/Brown	12% Cellulose Fibers	None Detected
		Joint Compound / White		None Detected
3	MM-3 - Walling & Ceiling Throughout - DW/JC	Drywall / White/Brown		None Detected
		Joint Compound / White		None Detected
4	MM-4 - Flooring in Laundry Rm. - Off White Sheet Floor	Vinyl Flooring / Off-White	15% Cellulose Fibers	None Detected
		Adhesive / Cream		None Detected
		Leveling Compound / Gray	5% Cellulose Fibers	None Detected
5	MM-5 - Flooring in Laundry Rm. - Off White Sheet Floor	Vinyl Flooring / Off-White	15% Cellulose Fibers	None Detected
		Adhesive / Cream		None Detected
		Leveling Compound / Gray	5% Cellulose Fibers	None Detected

#	Sample	Material Description	Non-Asbestos Fibers	Asbestos Fibers
6	MM-6 - Walling In Bathroom - Ceramic Grout & glue	Ceramic / White		None Detected
		Adhesive / Yellow		None Detected
Lab Note: Grout material not observed.				
7	MM-7 - Walling In Bathroom - Ceramic Grout & glue	Ceramic / White		None Detected
		Adhesive / Yellow		None Detected
Lab Note: Grout material not observed.				
8	MM-8 - Flooring Of Kitchen - Gray Ceramic Grout	Grout / Gray		None Detected
9	MM-9 - Flooring Of Kitchen - Gray Ceramic Grout	Grout / Gray		None Detected
10	MM-10 - Metal Frame Windows In Basement - Gray Glazing	Glazing / Gray/White		None Detected
11	MM-11 - Metal Frame Windows In Basement - Gray Glazing	Glazing / Gray/White		None Detected
12	TSI-1 - Basement Chimney Gray Flue Mud	Bulk Material / Tan/Gray	35% Mineral/Glass wool	None Detected
13	TSI-2 - Basement Chimney Gray Flue Mud	Bulk Material / Gray	35% Mineral/Glass wool	None Detected
14	TSI-3 - Basement Chimney Gray Flue Mud	Bulk Material / Gray	35% Mineral/Glass wool	None Detected
15	MM-12 - Entry Roofing In Shed - Black Asphalt Shingles	Shingle / Black	15% Fiberglass	None Detected



Collected: Jan 23, 2023

Received: Jan 24, 2023

Reported: Feb 1, 2023

Revision: 2

Project Analyst:
 Samuel Settle, *Samuel Settle*

Date:
 02 - 06 - 2023

Reviewed By:
 Brian Keith, *Brian Keith*

Date:
 02 - 06 - 2023

#	Sample	Material Description	Non-Asbestos Fibers	Asbestos Fibers
16	MM-13 - Entry Roofing In Shed - Black Asphalt Shingles	Shingle / Black	15% Fiberglass	None Detected
17	MM-14 - Roofing Of Shed Silver Roof Coating	Bulk Material / Silver		None Detected
18	MM-15 - Roofing Of Shed Silver Roof Coating	Bulk Material / Silver		None Detected
19	MM-16 - Roofing On Main - Black Asphalt Shingles	Shingle / Black	15% Fiberglass	None Detected
20	MM-17 - Roofing On Main - Black Asphalt Shingles	Shingle / Black	15% Fiberglass	None Detected
21	MM-18 - Roofing On Main - Black Felt Paper	Felt / Black	65% Cellulose Fibers	None Detected
22	MM-19 - Roofing On Main - Black Felt Paper	Felt / Black	65% Cellulose Fibers	None Detected

Asbestos 400 Point Count

#	Sample	Material Description	Total Points	Non-Asbestos Fibers	Asbestos Fibers
1	MM-1 - Walling & Ceiling Throughout - DW/JC	Joint Compound / Cream	400		0.75% Chrysotile



Collected: **Jan 23, 2023**

Received: **Jan 24, 2023**

Reported: **Feb 1, 2023**

Revision: **2**

Project Analyst:
 Samuel Settle, *Samuel Settle*

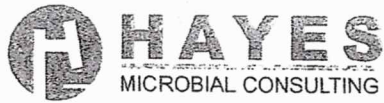
Date:
02 - 06 - 2023

Reviewed By:
 Brian Keith, *Brian Keith*

Date:
02 - 06 - 2023

Asbestos Analysis Information

Analysis Details	All samples were received in acceptable condition unless otherwise noted on the report. This report must not be used by the client to claim product certification, approval, or endorsement by AIHA, NIST, NVLAP, NY ELAP, or any agency. The results relate only to the items tested. Hayes Microbial Consulting reserves the right to dispose of all samples after a period of 60 days in compliance with state and federal guidelines.
PLM Analysis	All Polarized Light Microscopy (PLM) results include an inherent uncertainty of measurement associated with estimating percentages by PLM. Materials with interfering matrix, low asbestos content, or small fiber size may require additional analysis via TEM Analysis.
TEM Analysis	Analysis by TEM is capable of providing positive identification of asbestos type(s) and semi-quantitation of asbestos content.
Definitions	'None Detected' - Below the detected reporting limit of 1% unless point counting is performed, then the detected reporting limit is .25%.
New York ELAP	Per NY ELAP198.6 (NOB), TEM is the only reliable method to declare an NOB material as Non-Asbestos Containing. Any NY ELAP samples that are subcontracted to another laboratory will display the name and ELAP Lab Identification number in the report page heading of those samples. The original report provided to Hayes Microbial Consulting is available upon request.



Company: WECL, Inc.
 Address: 199-1 Solby Drive
Winchester, VA 22601

N

SHIP: FEDEX - PAK 50
 DATE: 01-24-2023

ASBESTOS

 23003248

8175 9633 8628

Job Number: _____
 Collector: R. Rose
 Date Collected: 1-23-2023
 Job Name: Development Authority of Berkeley County
603 Patchwork Ford Road
Martinsburg, NY

Mobile: 540-686-5021 Email: rrose@thinkwecl.com
 Note: _____

Analysis Type		Analysis Methods	Turnaround Times						
PLM	Bulk	EPA 600*	3 Hour*	Same Day*	1 Day	2 Day	3 Day	5 Day	
	Point Count	400 Point*, 1000 Point*	3 Hour*	Same Day*	1 Day	2 Day	3 Day	5 Day	
	Vermiculite	EPA 600*, Cincinnati Method	3 Hour*	Same Day*	1 Day	2 Day	3 Day	5 Day	
	Soil	EPA 600*, CARB 435	3 Hour*	Same Day*	1 Day	2 Day	3 Day	5 Day	
TEM	Air	EPA AHERA, NIOSH 7402	-	Same Day	1 Day	2 Day	3 Day	5 Day	
	Bulk	Chatfield	-	Same Day	1 Day	2 Day	3 Day	5 Day	
	Wipe	ASTM D6480-05	-	Same Day	1 Day	2 Day	3 Day	5 Day	
	Microvac	ASTM D5755-09	-	Same Day	1 Day	2 Day	3 Day	5 Day	
PCM	Air	NIOSH 7400	3 Hour	Same Day	1 Day	2 Day	3 Day	5 Day	

#	Group	Number	Sample Name	Analysis Type	Turnaround	Volume / Area	Stop (+)
1	1	MM-1,2,3	Wallpaper Ceiling throughout - Drywall / joint compound	PLM	5-Day		
2	2	mm-4,5	Flooring in laundry room - Off white sheet flooring				
3	3	mm-6,7	Wallpaper in bathroom - ceramic grout + glue				
4	4	mm-8,9	Flooring of kitchen - gray ceramic grout				
5	5	mm-10,11	Metal frame windows in basement - gray glazes			3 windows	
6	6	TSJ-1,2,3	Basement chimney - gray five inch			1 sf	
7	7	mm-12,13	Entry roofing on shed - black asphalt shingles				
8	8	mm-14,15	Roofing of shed - Silver roof coating				
9	9	mm-16,17	Roofing on main - black asphalt shingles				
10	10	mm-18,19	+ - black felt paper				
11							
12							
13							
14							
15							
16							

Released by: Ryan Rose Date: 1-23-23 Received By: KH Date: 1/24/23

The EI Group, Inc.

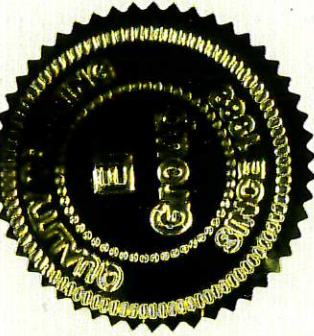
This certifies that

Michael Ryan Rose

Student Address: 199-1 Sulky Drive, Winchester, VA 22602

Has attended and satisfactorily passed an examination covering the contents of an EPA/AHERA approved course titled

Asbestos Inspector Refresher (4-Hour) Training Course



7123010001

Certificate Number

T63-14-6827

Social Security Number

January 13, 2023

Course Date

January 13, 2023

Exam Date

January 13, 2024

Expiration Date

Winchester, VA

Location

Phillip Fincher, Training Program Manager

William Stout, Primary Instructor

William Stout, Exam Administrator

4186 Innslake Drive
Glen Allen, Virginia 23060
(804) 320-9300

EPA Approved Under
TSCA Title II



WEST VIRGINIA

Asbestos Program

Michael Ryan Rose

IS LICENSED AS AN
**ASBESTOS AIR CLEARANCE
MONITOR**

License #: AA002733
Issued: 2/28/2022
Expires: 2/28/2023

Merrell L. Coel

Director
WV OEHS



WEST VIRGINIA

Asbestos Program

Michael Ryan Rose

IS LICENSED AS AN
**ASBESTOS PROJECT
DESIGNER**

License #: AD004154
Issued: 2/28/2022
Expires: 2/28/2023

Merrell L. Coel

Director
WV OEHS



WEST VIRGINIA

Asbestos Program

Michael Ryan Rose

IS LICENSED AS AN
ASBESTOS INSPECTOR

License #: AI010138
Issued: 2/28/2022
Expires: 2/28/2023

Merrell L. Coel

Director
WV OEHS