

October 12th, 2018

Mr. Steve Pearson 131 W. German Street Shepherdstown, WV 25443

Ref: Limited Asbestos Inspection: 131 W. German Street, Shepherdstown, WV 25443

Dear Mr. Pearson:

On September 26th, 2018 at your request, Mr. Ben Sawyer of WECI, Inc. conducted an asbestos inspection according to National Emission Standards for Hazardous Air Pollutants (NESHAP) guidelines at the aforementioned address. The inspection was requested due to anticipated renovations to the building following a water intrusion event. At your request, only materials scheduled to be renovated were tested at this time.

Materials tested included drywall, joint compound, plaster and skim coats, floor tiles and associated mastics, sheet flooring and mastic, stair treads, exterior siding and underlayment, and floor leveling compound. 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.

The following materials tested positive for asbestos fibers.

- Approximately 400 square feet of gray plaster (2% Chrysotile) on the chimney in good condition.
- An unknown amount of gray transite siding (15% Chrysotile) on the exterior of the theater that was damaged in the area accessible from the theater.

Attached are the sample log, lab analysis, and the chain of custody please feel to contact me with any questions, thank you.

Sincerely, WECI, Inc.

Ben Sawyer

Bulawyer

WECI, Inc.

112 Walker Court, Winchester, VA 22602 540-877-9420 Business 540-877-9495 Fax

SAMPLE LOG

Ref: 131 W German Street, Shepherdstown, WV 25443

Sample Date: September 26th, 2018

Sample ID	Location Description	Asbestos Results Positive/Negative	Y/N Friable	Amount (Ft)	Condition	Homogenous Area
MM-1	3 rd Floor – Gray Drywall	Negative	NA	NA	NA	NA
MM-1	3 rd Floor – White Joint Compound	Negative	NA	NA	NA	NA
MM-2	3 rd Floor – Gray Drywall	Negative	NA	NA	NA	NA
MM-2	3 rd Floor – White Joint Compound	Negative	NA	NA	NA	NA
MM-3	3 rd Floor – Plaster Rough Coat – Brown	Negative	NA	NA	NA	NA
MM-4	3 rd Floor – Plaster Rough Coat – Brown	Negative	NA	NA	NA	NA
MM-5	3 rd Floor – White Skim Coat	Negative	NA	NA	NA	NA
MM-6	3 rd Floor – White Skim Coat	Negative	NA	NA	NA	NA
MM-7	3 rd Floor – Chimney – Gray Base Coat	Positive 2% Chrysotile	YES	~400 ft ²	Good	4
MM-8	3 rd Floor – Chimney – Gray Base Coat	Positive Stop	YES	~400 ft ²	Good	4
MM-9	3 rd Floor – Kitchen – Beige 12" Tile	Negative	NA	NA	NA	NA
MM-10	3 rd Floor – Kitchen – Beige 12" Tile	Negative	NA	NA	NA	NA
MM-11	3 rd Floor – Bath – Faux Tile Sheet Flooring	Negative	NA	NA	NA	NA
MM-11	3 rd Floor – Bath – Yellow Mastic Under Faux Tile Sheet Flooring	Negative	NA	NA	NA	NA
MM-12	3 rd Floor – Bath – Faux Tile Sheet Flooring	Negative	NA	NA	NA	NA
MM-12	3 rd Floor – Bath – Yellow Mastic Under Faux Tile Sheet Flooring	Negative	NA	NA	NA	NA
MM-13	2 nd Floor – Back Living Area – White Joint Compound	Negative	NA	NA	NA	NA
MM-14	2 nd Floor – Back Living Area – White Joint Compound	Negative	NA	NA	NA	NA

MM-15	2 nd Floor – Back Living Area – Brown Drywall	Negative	NA	NA	NA	NA
MM-16	2 nd Floor – Back Living Area – Brown Drywall	Negative	NA	NA	NA	NA
MM-17	1st to 2nd Floor – Black Stair Tread	Negative	NA	NA	NA	NA
MM-18	1 st to 2 nd Floor – Black Stair Tread	Negative	NA	NA	NA	NA
MM-19	Exterior Theater Walls – Black Underlayment	Negative	NA	NA	NA	NA
MM-20	Exterior Theater Walls – Black Underlayment	Negative	NA	NA	NA	NA
MM-21	Exterior Theater Walls – Transite Siding - Gray	Positive 15% Chrysotile	NO	Unknown *	Damaged **	10
MM-22	Exterior Theater Wall – Transite Siding - Gray	Positive Stop	NO	Unknown *	Damaged **	10
MM-22 MM-23	Exterior Theater Wall – Transite	•	NO NA			10 NA
	Exterior Theater Wall – Transite Siding - Gray Theater – Floors – Gray Plaster	Positive Stop		*	**	
MM-23	Exterior Theater Wall – Transite Siding - Gray Theater – Floors – Gray Plaster Leveling Compound Theater – Floors – Gray Plaster	Positive Stop Negative	NA	* NA	** NA	NA
MM-23 MM-24	Exterior Theater Wall – Transite Siding - Gray Theater – Floors – Gray Plaster Leveling Compound Theater – Floors – Gray Plaster Leveling Compound	Positive Stop Negative Negative	NA NA	* NA NA	NA NA	NA NA
MM-23 MM-24 MM-25	Exterior Theater Wall – Transite Siding - Gray Theater – Floors – Gray Plaster Leveling Compound Theater – Floors – Gray Plaster Leveling Compound Sound Booth – Tan 12" Tile Sound Booth – Yellow Mastic under	Positive Stop Negative Negative Negative	NA NA NA	* NA NA NA	NA NA NA	NA NA NA

^{*} Amount of material was not able to be determined due to limited access and visibility. Any material encountered that resembles described material should be assumed to be asbestos containing and handled accordingly.

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 30 samples were conducted on the suspected material. The samples were analyzed using Polarized Light Microscopy method. The lab reports and chain of custody are attached.

^{**} Accurate condition of material was not able to be determined due to limited access and visibility of material. Material that was accessible was considered damaged due to visible debris.

Inspection Photographs of Asbestos Containing Materials

Gray plaster on Chimney as seen from $3^{\rm rd}$ floor



Gray Transite siding on Exterior Theater Walls





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FACSIMILE TELECOPY TRANSMISSION

To:

Ben Sawyer

WECI Inc

Fax #:

From:

William M. Dunstan

AmeriSci Job #:

118091972

Subject:

PLM 3 day Results

Client Project: Pearson; 131 W German St, WV

Email:

ben sawyer@weci.biz

Date: Sunday, September 30, 2018

Time:

Comments:

12:50:12

Number of Pages:

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PLM Bulk Asbestos Report

WECI Inc

Attn: Ben Sawyer 112 Walker Court **Date Received**

09/27/18 **Am**e

AmeriSci Job #

118091972

Date Examined 09/30/18

30/18 **P.O.** #

Page

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of 6

RE: Pearson; 131 W German St, WV

Winchester, VA 22602

Client No.	/ HGA Lab No.	Asbestos Present	Total % Asbestos
MM-1 1	118091972-01.1 Location: 3rd Floor; Gray Drywall & Joint (White)	No	NAD (by CVES) by William M. Dunstan on 09/30/18
Asbes	escription: White/Brown, Heterogeneous, Non-Fibrous, Dr etos Types: er Material: Cellulose 5 %, Non-fibrous 95 %	ywall	
MM-1	118091972-01.2	No	NAD
1	Location: 3rd Floor; Gray Drywall & Joint (White)		(by CVES) by William M. Dunstan on 09/30/18
Asbes	escription: White, Heterogeneous, Non-Fibrous, Joint Con tos Types: er Material: Non-fibrous 100 %	npound	
MM-2	118091972-02.1	No	NAD
1	Location: 3rd Floor; Gray Drywall & Joint (White)		(by CVES) by William M. Dunstan on 09/30/18
Asbes	escription: White/Brown, Heterogeneous, Non-Fibrous, Dr tos Types: r Material: Cellulose 5 %, Non-fibrous 95 %	ywall	
MM-2	118091972-02.2	No	NAD
4	Location: 3rd Floor; Gray Drywall & Joint (White)		(by CVES)
1	, , , , , , , , , , , , , , , , , , , ,		by William M. Dunstan
Analyst Do	escription: White, Heterogeneous, Non-Fibrous, Joint Contos Types:	npound	
Analyst Do Asbes Othe	escription: White, Heterogeneous, Non-Fibrous, Joint Contos Types: r Material: Non-fibrous 100 %		by William M. Dunstan on 09/30/18
Analyst Do Asbes Othe MM-3	escription: White, Heterogeneous, Non-Fibrous, Joint Contos Types:	No	by William M. Dunstan

Page 2 of 6

Client Name: WECI Inc

PLM Bulk Asbestos Report

Client No. /	HGA Lab No.	Asbestos Present	Total % Asbestos
MM-4	118091972-04	No	NAD
Location: 3rd Floor; Plaster Rough Coat - Brown		'n	(by CVES) by William M. Dunstan on 09/30/18
Asbest	escription: Gray, Heterogeneous, Non-Fibrous, Cement tos Types: r Material: Animal hair Trace, Non-fibrous 100 %	itious, Bulk Material	
MM-5	118091972-05	No	NAD
3	Location: 3rd Floor; White Skim Coat		(by CVES) by William M. Dunstan on 09/30/18
Asbest	s cription: White, Heterogeneous, Non-Fibrous, Bulk M cos Types: r Material: Non-fibrous 100 %	aterial	
<u></u> ИМ-6	118091972-06	No	NAD
3	Location: 3rd Floor; White Skim Coat		(by CVES) by William M. Dunstan on 09/30/18
Asbest	scription: White, Heterogeneous, Non-Fibrous, Bulk Moos Types: r Material: Non-fibrous 100 %	aterial	
MM-7	118091972-07	Yes	2 %
4	Location: 3rd Floor; Gray Base Coat		(by CVES) by William M. Dunstan on 09/30/18
Asbest	scription: Gray, Heterogeneous, Non-Fibrous, Cementios Types: Chrysotile 2.0 % Material: Animal hair Trace, Non-fibrous 98 %	itious, Bulk Material	
MM-8	118091972-08		NA/PS
4	Location: 3rd Floor; Gray Base Coat		
Asbest	scription: Bulk Material os Types: Material:		
VM-9	118091972-09	No	NAD
5	Location: 3rd FI - Kitchen; Beige 12" Tiles		(by CVES) by William M. Dunstan on 09/30/18
Asbeste	scription: Lt. Gray, Heterogeneous, Non-Fibrous, Bulk los Types: Material: Non-fibrous 100 %	Material	

AmeriSci Job #: 118091972 Client Name: WECI Inc

PLM Bulk Asbestos Report

Client No. / I	IGA	Lab No.	Asbestos Present	Total % Asbestos
MM-10 5		118091972-10 - Kitchen; Beige 12" Tiles	No	NAD (by CVES) by William M. Dunstan on 09/30/18
Asbesto	-	rogeneous, Non-Fibrous, Bulk	Material	
MM- 11 6	Location: 3rd Fl	118091972-11L1 Bath; Faux Tile Sheet Floor	No	NAD (by CVES) by William M. Dunstan on 09/30/18
Asbesto		leterogeneous, Non-Fibrous, Si %, Non-fibrous 80 %	heet Flooring	
MM-11 6	Location: 3rd Fl	118091972-11L2 Bath; Faux Tile Sheet Floor	No	NAD (by CVES) by William M. Dunstan on 09/30/18
Asbestos		ogeneous, Non-Fibrous, Mastic		
MM-12 6	Location: 3rd Fl	118091972-12L1 Bath; Faux Tile Sheet Floor	No	NAD (by CVES) by William M. Dunstan on 09/30/18
Asbestos	_	leterogeneous, Non-Fibrous, Sl 4, Non-fibrous 80 %	heet Flooring	
MM-12 6	Location: 3rd Fl	118091972-12L2 Bath; Faux Tile Sheet Floor	No	NAD (by CVES) by William M. Dunstan on 09/30/18
Asbestos		ogeneous, Non-Fibrous, Mastic 00 %		
MM-13 7	Location: 2nd Fl	118091972-13 Back Living Area; White Joint	No	NAD (by CVES) by William M. Dunstan on 09/30/18
Asbestos		geneous, Non-Fibrous, Bulk Ma 00 %	aterial	3.1 33/30/10

AmeriSci Job #: 118091972 Client Name: WECI Inc

PLM Bulk Asbestos Report

Client No.	/ HGA	Lab No.	Asbestos Present	Total % Asbestos
MM-14 7	Location : 2nd F	118091972-14 I Back Living Area; White Joint	No	NAD (by CVES) by William M. Dunstan on 09/30/18
Asbest	escription: White, Hetero tos Types: r Material: Non-fibrous 1	ogeneous, Non-Fibrous, Bulk Mat 00 %	terial	
MM-15		118091972-15	No	NAD
7	Location: 2nd F	I Back Living Area; Brown Drywa	!!	(by CVES) by William M. Dunstan on 09/30/18
Asbest	tos Types:	Heterogeneous, Non-Fibrous, Bu 5, Fibrous glass 2 %, Non-fibrou		
MM-16		118091972-16	No	NAD
7	Location: 2nd F	l Back Living Area; Brown Drywal	ll .	(by CVES) by William M. Dunstan on 09/30/18
Asbest	tos Types:	Heterogeneous, Non-Fibrous, Bu b, Fibrous glass 2 %, Non-fibrou		
MM-17		118091972-17	No	NAD
8	Location : 2nd F	loor; Black Stair Tread		(by CVES) by William M. Dunstan on 09/30/18
Asbest	escription: Black, Hetero cos Types: r Material: Cellulose 10	geneous, Non-Fibrous, Bulk Mate %, Non-fibrous 90 %	erial	
MM-18		118091972-18	No	NAD
8	Location: 1st To	2nd Floor; Black Stair Tread		(by CVES) by William M. Dunstan on 09/30/18
Asbest	os Types:	geneous, Non-Fibrous, Bulk Mate	erial	
	Material: Cellulose 10			
MM- 19 9	Location: Exteri	118091972-19 or Theater Walls; Black - Underla	No syment	NAD (by CVES) by William M. Dunstan on 09/30/18
Asbest	scription: Black, Hetero os Types: Material: Cellulose 50	geneous, Fibrous, Bulk Material		011 0 <i>3</i> /30/10

AmeriSci Job #: 118091972 Client Name: WECI Inc

PLM Bulk Asbestos Report

Client No.	/ HGA Lai	b No.	Asbestos Present	Total % Asbestos
MM-20 9	11809 Location: Exterior Theater Walls	91972-20 s; Black - Under	No layment	NAD (by CVES) by William M. Dunstan
Analyst De	escription: Black, Heterogeneous, Fibrou	us. Bulk Materia	I	on 09/30/18
Asbest	tos Types: r Material: Cellulose 50 %, Non-fibrous			
MM-21	11809	91972-21	Yes	15 %
10	Location: Exterior Theater Walls	(by CVES) by William M. Dunstan on 09/30/18		
Asbest	escription: Gray, Heterogeneous, Fibrou tos Types: Chrysotile 15.0 % r Material: Non-fibrous 85 %	s, Cementitious	, Bulk Material	
MM-22	11809	1972-22		NA/PS
10	Location: Exterior Theater Walls	s; Transite Sidin	g - Gray	
Asbest Othe	escription: Bulk Material tos Types: r Material:			
MM-23		1972-23	No	NAD
11	Location: Theater - Floors; Gray	Plaster Levelin	g Compound	(by CVES) by William M. Dunstan on 09/30/18
Asbest	escription: Gray, Heterogeneous, Non-Fi tos Types: r Material: Non-fibrous 100 %	brous, Cementi	tious, Bulk Material	
MM-24	11809	1972-24	No	NAD
11	Location: Theater - Floors; Gray	Plaster Levelin	g Compound	(by CVES) by William M. Dunstan on 09/30/18
Asbest	escription: Gray, Heterogeneous, Non-Fi tos Types: r Material: Non-fibrous 100 %	brous, Cementi	tious, Bulk Material	
MM-25	118091	972-25L1	No	NAD
12	Location: Sound Booth; Tan 12"	-		(by CVES) by William M. Dunstan
				on 09/30/18

AmeriSci Job #: 118091972 Page 6 of 6

Client Name: WECI Inc

PLM Bulk Asbestos Report

Pearson; 131 W German St, WV

Client No.	/ HGA Lab No.	Asbestos Present	Total % Asbestos	
MM-25 12	118091972-25L2 Location: Sound Booth; Tan 12" Tile & Mastic	No	NAD (by CVES) by William M. Dunstan on 09/30/18	
Asbes	Description: Yellow, Heterogeneous, Non-Fibrous, Mastic stos Types: er Material: Non-fibrous 100 %			
MM-26	118091972-26L1	No	NAD	
12	Location: Sound Booth; Tan 12" Tile & Mastic		(by CVES) by William M. Dunstan on 09/30/18	
Asbes	Description: Lt. Gray, Heterogeneous, Non-Fibrous, Floor stos Types: er Material: Non-fibrous 100 %	Γίle		
MM-26	118091972-26L2	No	NAD	
12	Location: Sound Booth; Tan 12" Tile & Mastic		(by CVES) by William M. Dunstan on 09/30/18	
Asbes	Description: Yellow, Heterogeneous, Non-Fibrous, Mastic stos Types: er Material: Non-fibrous 100 %			

Reporting 1	N	lotes:
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Analyzed by: William M. Dunstan______ Date: 9/30/2018 Reviewed by:______

"NAD = no asbestos detected, Detection Limit <1%, Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1%; "Present" or NVA = "No Visible Asbestos" are observations made during a qualitative analysis; NA = not analyzed; NA/PS = not analyzed / positive stop; PLM Bulk Asbestos Analysis by EPA 600/R-93/116 per 40 CFR 763 (NVLAP Lab Code 101904-0) and ELAP PLM Analysis Protocol 198.1 for New York friable samples which includes quantitation of any vermiculite observed (198.6 for NOB samples) or EPA 400 pt ct by EPA 600/M4-82-020 (NYSDOH ELAP Lab # 10984); CA ELAP Lab # 2508; Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. NAD or Trace results by PLM are inconclusive, TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). NIST Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the laboratory. This PLM report relates ONLY to the items tested.

Relinquished By:	RECEIVED Date	e/Time:		BULK CHAIN (
Received By:_	Date	e/Time:	AMERI SCI	13635 GENI MIDLOTHIAN	
Relinquished By:_ Received By:	74	e/Time:	WWW.AMERISCI.COM	TOLL FREE: (80 PHONE: (804 FAX: (804)	00) 476-5227 I) 763-1200
Company: WEC				AMERISCI #: 118	091972
Street Address: 11		Project: Pearson		B	<u> </u>
		Proj Mgr: Ben Sa		Proj #:	
City: Winchester		Proj Address: 131 1		Proj State: ☐TEM; ☐ NY ELAP PLI	
Phone: 540-877-9	_	Analysis: ☑PLM;			
Fax Results? Y		ASTM Dust [(Mic		ualitative; NY ELA	
Email Results? Y	☑ Email: ben_sawyer@weci.biz	Turnaround Time:	3-5day	Material Type: 🗹 Bu	ılk 🔲 Dust 🔲 Wateı
Results to: Ben Sa		Sampled By: Ben	Sanyer	Date Sampled: 26	Sept.2018
Special Instruction					
Lab ID Field I		· 		iption (dust area)	Homogenous Area
MM-			grey drywall i	tjoint(white)	1
MM-Z			"		
MM-3			plaster rough	coat-brown	<u> </u>
MI-C					7
MM-		<u> </u>	white skin ca	17	3
mm-			. 41		3
MM-		· · · · · · · · · · · · · · · · · · ·	gray base co	na t	4
MM-			11		4
MM-		sitch e u	gray cemen	titous beige 13" +iles	S
MM-		· · · · · · · · · · · · · · · · · · ·			. 5
MM-		<u> </u>	favx file she	set floor	6
mm-			•		
mm-		and the second s	dry wall (brown) + white joint	7
MM-				· · · · · · · · · · · · · · · · · · ·	
MM-	,		brown drywa	t //	7
MM-)			11		7
mM-1	17 stairney - 1 style 2nd Floor		black stairt	read	8

PAGE 1 OF Z

Relinquis	shed By: 2	lange	Date/Time: 26 Sept 7019		BULK CHAIN (
Rece	ived By:		Date/Time:	AMERI SCI	AMERISCI RICHMOND 13635 GENITO ROAD MIDLOTHIAN, VA 23112	
Relinquis	shed By:		Date/Time:		TOLL FREE: (80 PHONE: (804 FAX: (804) 7) 763-1200
Rece	ived By:		Date/Time:	WWW.AMERISCI.COM		
Company	:WECI, Ir	IC.	Project: Pears		ERISCI #: 1 1	18091972
Street Ad	dress: 112 Wa	alker Court	Proj Mgr: Bers	langer	Proj #:	
City: Wir	nchester	State: VA Zip: 22602		W German St.	Proj State:	WV
Phone: 5	40-877-9420	Cell: ₅₄₀₋₅₃₃₋₈₃₀₈				M/TEM w/ NOB Prep.
1	lts? Y ☐ Fax		ASTM Dust ☐ (Mic	crovac) <u></u> (Wipe); Qualit	tative; 🔲 NY ELA	P 198.8 Vermiculite
Email Res	sults? Y☑ E	mail: ben_sawyer@weci.biz	Turnaround Time:	3-sday N	Material Type: ☑ Bu	ılk
	:Ben Sawye		Sampled By: Be		Date Sampled: Z6	
	structions or (and the second s		***************************************	
Lab ID	Field ID	Locatio	n	Sample Description	on (dust area)	Homogenous Area
	MM-18	stairway - 1 st to 2 and f	loor	black stairt	read	В
	MM-19	exterior theree wells		black - underlags	nest	9
	MM-20	",				9
	MM-21	11		transite siding	-gray	10
	MM-27	11		17		LO
	MM-23	sheater-floors		gray planter lev	ding compose	11
	MM-ZY	11		gray planter lev		1(
T	MM-25	sound booth		then 12" tile +	matic	12
	m M-26	4				12
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				Ву	_/aim_	
AmeriSci Bı	ilk CoC rev Jan 20	1Ω				PAGE Z OF Z



WEST VIRGINIA Asbestos Program

Benjamin S. Sawyer

IS LICENSED AS AN

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Issued:

6/26/2018

6/30/2019

ASBESTOS AIR CLEARANCE

MONITOR

Wheter

M. Ave

Director WV OEHS



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Asbestos Program

Benjamin S. Sawyer

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6/25/2018

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6/30/2019

M. Dreg

Director WV OEHS



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Asbestos Program

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License #:

AD004063

Issued:

6/25/2018

Expires:

6/30/2019

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DESIGNER

Wheter M. Due

Director **WV OEHS**