



State of West Virginia
 Department of Administration
 Purchasing Division
 2019 Washington Street East
 Post Office Box 50130
 Charleston, WV 25305-0130

Request for Quotation

RFQ NUMBER
DNR80203

PAGE
1

ADDRESS CORRESPONDENCE TO ATTENTION OF
BUTCH CHITTUM 304-558-8806

RFQ COPY
 TYPE NAME/ADDRESS HERE

VENDOR

SHIP TO

DIVISION OF NATURAL RESOURCES
 CASS SCENIC RAILROAD ST PARK
 ATTN: PARK SUPERINTENDENT
 BOX 107
 CASS, WV 24927 456-4300

DATE PRINTED	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS
07/06/2007				
BID OPENING DATE: 07/18/2007		BID OPENING TIME 01:30PM		

LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
0001	1	JB		988-63		
ADDENDUM #2 CHANGES TO THE SPECIFICATIONS AS PER THE ATTACHED. BID OPENING DATE AND TIME REMAIN 07/18/2007 @ 1:30 P.M. NO OTHER CHANGES CASS RAILROAD STATE PARK CLUBHOUSE RENOVATION ***** THIS IS THE END OF RFQ DNR80203 ***** TOTAL:						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS			
SIGNATURE	TELEPHONE	DATE	
TITLE	FEIN	ADDRESS CHANGES TO BE NOTED ABOVE	

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'

**GENERAL TERMS & CONDITIONS
REQUEST FOR QUOTATION (RFQ) AND REQUEST FOR PROPOSAL (RFP)**

1. Awards will be made in the best interest of the State of West Virginia.
2. The State may accept or reject in part, or in whole, any bid.
3. All quotations are governed by the *West Virginia Code* and the *Legislative Rules* of the Purchasing Division.
4. Prior to any award, the apparent successful vendor must be properly registered with the Purchasing Division and have paid the required \$125.00 registration fee.
5. All services performed or goods delivered under State Purchase Orders/Contracts are to be continued for the term of the Purchase Order/Contract, contingent upon funds being appropriated by the Legislature or otherwise being made available. In the event funds are not appropriated or otherwise available for these services or goods, this Purchase Order/Contract becomes void and of no effect after June 30.
6. Payment may only be made after the delivery and acceptance of goods or services.
7. Interest may be paid for late payment in accordance with the *West Virginia Code*.
8. Vendor preference will be granted upon written request in accordance with the *West Virginia Code*.
9. The State of West Virginia is exempt from federal and state taxes and will not pay or reimburse such taxes.
10. The Director of Purchasing may cancel any Purchase Order/Contract upon 30 days written notice to the seller.
11. The laws of the State of West Virginia and the *Legislative Rules* of the Purchasing Division shall govern all rights and duties under the Contract, including without limitation the validity of this Purchase Order/Contract.
12. Any reference to automatic renewal is hereby deleted. The Contract may be renewed only upon mutual written agreement of the parties.
13. **BANKRUPTCY:** In the event the vendor/contractor files for bankruptcy protection, this contract is automatically null and void, and is terminated without further order.
14. **HIPAA Business Associate Addendum -** The West Virginia State Government HIPAA Business Associate Addendum (BAA), approved by the Attorney General, and available online at the Purchasing Division's web site (<http://www.state.wv.us/admin/purchase/vrc/hipaa.htm>) is hereby made part of the agreement. Provided that, the Agency meets the definition of a Covered Entity (45 CFR §160.103) and will be disclosing Protected Health Information (45 CFR §160.103) to the vendor.

INSTRUCTIONS TO BIDDERS

1. Use the quotation forms provided by the Purchasing Division.
2. **SPECIFICATIONS:** Items offered must be in compliance with the specifications. Any deviation from the specifications must be clearly indicated by the bidder. Alternates offered by the bidder as **EQUAL** to the specifications must be clearly defined. A bidder offering an alternate should attach complete specifications and literature to the bid. The Purchasing Division may waive minor deviations to specifications.
3. Complete all sections of the quotation form.
4. Unit prices shall prevail in cases of discrepancy.
5. All quotations are considered F.O.B. destination unless alternate shipping terms are clearly identified in the quotation.
6. **BID SUBMISSION:** All quotations must be delivered by the bidder to the office listed below prior to the date and time of the bid opening. Failure of the bidder to deliver the quotations on time will result in bid disqualifications.

SIGNED BID TO:

Department of Administration
Purchasing Division
2019 Washington Street East
Post Office Box 50130
Charleston, WV 25305-0130



Cass Scenic Railroad State Park
The Clubhouse
Addendum Bulletin No. 2

DEPT. of Natural Resources
Cass Scenic Railroad
Clubhouse Renovation

AAI PROJECT NO.: 0404039.00
DNR-80203

TO ALL BIDDERS:

1.0 GENERAL NOTES:

.01 This Addendum is part of the Contract Documents for the Project.

2.0 CORRECTIONS/ADDITIONS TO THE PROJECT MANUAL:

- .01 Division 08710-Door Hardware, 2.2 Hinges, B. Manufacturers:
ADD: "6. Ives Manufacturing, an Ingersoll Rand Company (IVE)"
- .02 Division 08710-Door Hardware, 2.3 Spring Hinges, B. Manufacturers:
ADD: "6. Ives Manufacturing, an Ingersoll Rand Company (IVE)"
- .03 Division 08710-Door Hardware, 2.4 Locks and Latches, B. Manufacturers:
ADD: "e. Falcon Lock Manufacturing Company, an Ingersoll Rand Company (FAL)
f. Best Lock Manufacturing Company, a Stanley Hardware Company (BES)"
- .04 Division 08710-Door Hardware, 2.5 Auxiliary Locks and Latches, B. Manufacturers:
ADD: "e. Falcon Lock Manufacturing Company, an Ingersoll Rand Company (FAL)"
f. Best Lock Manufacturing Company, a Stanley Hardware Company (BES)"



July 3, 2007
Page 2 of 6

- .05** Division 08710-Door Hardware, 2.7 Lock Cylinders B. Cylinders:
 1. Number of Pins: **ADD: "6"**
 E. Manufacturers:
ADD: "4. Falcon Lock Manufacturing Company, an Ingersoll Rand Company (FAL)
.5 Best Lock Manufacturing Company, a Stanley Hardware Company (BES)"
- .06** Division 08710-Door Hardware, 2.9 Closers B. .Surface Closers:
 1. Manufacturers:
ADD: "e. Dor-o-matic , an Ingersoll Rand Company (DOR)
f. Ryobi Closer, a Stanley Hardware Company (RY)"
- .07** Division 08710-Door Hardware, 2.12 Miscellaneous Door Hardware:
 A. Boxed Power Supplies: 1. Manufacturers:
Omit: "No Substitution."
ADD: "b. Schlage Electronics (SCE)"
 B. Auxiliary Hardware: 1. Manufacturers:
ADD: "f. Ives Manufacturing, an Ingersoll Rand Company"
- .08** Division 08710-Door Hardware, 3.6 Door Hardware Sets:
 Set #1.0:
ADD: "Balance of hardware is existing."
 Set #2.0:
ADD:
- | | | | | |
|---|-----------|------|-----|----|
| 1 | Set Seals | 5050 | CL | NG |
| 1 | Wall Stop | 409 | 613 | RO |
- Set #3.0:
Correct : 6 Hinges, 2 Closer
ADD: Closer: CLP 1601 BF TBGN
ADD: 1 Set Seals 5050CL Grey NG
- Set #4.0
OMIT: Door 002B
- ADD: SET #4.1**

Doors: 002B

6 Hinges	TA2714 4 1/2 X 4 1/2	P	MC
2 Surface Bolt	580-8	US10B	RO



July 3, 2007
Page 3 of 6

Set #6.0:

OMIT: Door 101A, 101B

ADD: SET #6.1:

Doors: 101A, 101B

4 Hinges	TA2714 5 X 4 1/2	P	MC
1 Latchset (Passage)	AU 5301LN	613	YA
1 Magnetic Holder	998 24VDC	690	RX
1 Closer	78B/D-RA TBGN	690	NO
1 Protection Plate (Kick)	K1050 6" x 3BE x CSK x 2" LDW	US10B	RO
1 Power Module	PM-24-1		SN
3 Silencers	608	GREY	RO

NOTE: Provide only ONE power Module for doors 101A and 101B

Sequence of Operation: Door normally closed and latched.
Door can be held open by wall magnet, when desired.
Fail Secure - Loss of power or activation of fire alarm system de-energizes wall magnet and allows door to close and latch.

.09 Delete Section 15407 replace with attached, revised section #15407.

3.0 CORRECTIONS/ADDITIONS TO THE PROJECT DRAWINGS:

- .01 Sheet A-6.01 Door Hardware Schedule
OMIT: Matrix under Hardware Items. Refer to Division 08710 for Scheduled Hardware Sets.
- .02 ADD to sheet P-1.01 Fire Protection General Note "16. Contractor may use CPVC Pipe in concealed locations in place of steel piping. The use of CPVC pipe shall be limited to concealed location not in plenums or subject to abuse. The Contractor shall transition between dissimilar materials as required by the piping manufacturers."
- .03 ADD Sheet P-1.01 to Fire Protection General Notes "17. Sprinkler Piping may be exposed on the third floor. Contractor shall keep exposed piping and sprinkler heads as high as possible to maintain occupant head room. All exposed piping shall be painted. Coordinate color and location of all exposed piping on the third floor with Owner and Architect prior to installation."



July 3, 2007
Page 4 of 6

- .04 Delete sheet P-1.01. Plan Note #4 replace with "The tank shall come in sections capable of fitting through a standard door. The tank shall be capable of being installed in the space allowed and shall not conflict with other utilities. The assembled tank shall not exceed 48" Tall. Provide tank with air vent. Size vent as required for flow. Terminate vent with insect screen. One fire protection tank and the domestic water tank shall be equipped with an electronic level system. Plumbing Contractor shall be responsible for installation of the systems in their tanks and their associated control valves in the water lines as required. The Electrical Contractor shall be responsible for all power and controls wiring. The Plumbing Contractor shall coordinate the exact electrical and wiring requirements for the systems provided with the Electrical Contractor. "

4.0 QUESTIONS

See attached with typed answers underlined.



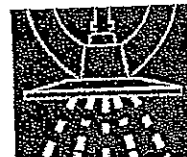
July 3, 2007
Page 5 of 6

06/19/07 11:17 FAX 304 744 4899

BREWER & COMPANY

304 744 4899

002



Fire Protection Contractors
BREWER
& COMPANY OF WV, INC.

June 18, 2007

Alpha Associates, Inc.
209 Prairie Ave., Suite 209
Morgantown, WV 26501

Attn: Rebecca Key

Re: Clubhouse Renovation for Cass Scenic Railroad
Cass, WV

Brewer & Company is pleased to be quoting the automatic fire sprinkler work for the Greenbrier East project. We have a couple of questions regarding the job that we would like addressed.

1. The fire pump in the specs is not equipped with an automatic transfer switch, but electrical drawing E-5.01 shows the fire pump controller to have a transfer switch. This pump can be equipped with a transfer switch, but the arrangement will not be UL Listed, which is a WV Fire Marshal requirement. The fire pump for an NFPA 13R system is required to comply with NFPA 20 and WV State Fire Code. Has the WV Fire Marshal has given a waiver for the UL listing for the fire pump.
See change in specification attached.
2. Can CPVC piping be used? This piping is UL Listed and FM Approved. See attached cut sheet. If CPVC piping is not permitted then can Allied XL piping be used? This is the type of piping that is used on 99% of the sprinkler projects that we install. See cut sheet.
See 3.0, item .02 above for clarification.
3. Please note that some of the plaster on the walls will need to be removed, especially on the 3rd floor. Is the Owner responsible for removing the plaster wall since the plaster contains asbestos?
4. The demo drawings note that the 3rd floor plaster ceilings do not get removed. The plaster ceilings on the 3rd floor need removed to install sprinkler piping or is this piping to be exposed? Some of the 3rd floor will need to be served by sidewall sprinklers which will require some of the wall plaster to be removed and the drawings note that this is asbestos containing plaster.
Asbestos removal and lead paint removal is part of the Base Bid.
See 3.0, item .03 above. Sprinkler may be exposed in this location.
5. There may need to be some bulkheads built for the sprinkler piping on the 3rd floor.
See 3.0, item .03 above. Sprinkler may be exposed in this location.
6. Will ACAD files be provided to aid in the shop drawing process? If so, will there be a cost associated with the procurement of these files?
ACAD files are not available, except by signing a waiver and paying a fee. Refer to Section 01330 of the Project manual.
7. It appears that the fire water storage tanks will be manual fill. Please confirm.
See 3.0, item .04 above. Automatic fill.

Thank you,

Doug Meeks
Vice President



July 3, 2007
Page 6 of 6

Q. Is there any lead paint or asbestos?

A. In summary, there was no asbestos present in the asphalt shingles of the roof. The entire exterior of the building is covered in lead paint. The interior has areas of lead paint that are not wide spread. The complete report will be made available for the contractor's use if requested.

Limited testing for various areas inside the building were performed for asbestos. The plaster has some asbestos. However, if an area is to be disturbed, than that area should be tested, it is possible that asbestos is not present in the plaster throughout the building as the plaster was hand mixed, and could vary from room to room. Areas of anticipated disturbance are highlighted on the construction drawings.

See attached Report dated March 8, 2006 and July 2005.

Clarification

The 1,000 A main disconnect switch shown on sheet E-1.01 is missing from the riser diagram on sheet E-5.01. The main disconnect switch should be installed between the tap for the fire pump and panel "A". The electrical contractor is responsible for providing all material and labor necessary to completely install the main breaker as required for a complete electrical service.

End of Document

Issued: July 3, 2007

Alpha Associates, Incorporated

Rebecca Jean Key, AIA

Rebecca Jean Key, AIA

Last revised 7-03-07

SECTION 15407 - ELECTRIC-DRIVE, CENTRIFUGAL FIRE PUMPS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.
- B. Section 15000A - General Mechanical and Electrical Requirements applies to and forms a part of Divisions 15 and 16. Articles of this section shall govern unless superseded by specific stipulations of that Division of the Specifications.
- C. Drawings M1 and E1 General Notes applies to and forms a part of Divisions 15 and 16.

1.2 SUMMARY

- A. This Section includes electric-drive, in-line centrifugal fire pumps and the following:
 - 1. Full-service fire-pump controllers and automatic transfer switches.
 - 2. Fire-pump accessories and specialties.
 - 3. Pressure-maintenance pumps, controllers, accessories, and specialties.
 - 4. Alarm panels.
 - 5. Flowmeter systems.

1.3 PERFORMANCE REQUIREMENTS

- A. Pump, Equipment, Accessory, Specialty, and Piping Pressure Rating: 175-psig minimum working-pressure rating, unless otherwise indicated.

1.4 SUBMITTALS

- A. Product Data: For each type of product indicated. Include rated capacities, certified pump performance curves with each selection point indicated, operating characteristics, and furnished accessories and specialties for each fire pump and pressure-maintenance pump.

Last revised 7-03-07

- B. Shop Drawings: For fire pumps and drivers, fire-pump controllers, fire-pump accessories and specialties, pressure-maintenance pumps, pressure-maintenance-pump controllers, and pressure-maintenance-pump accessories and specialties. Include plans, elevations, sections, details, and attachments to other work.
 - 1. Dimensioned Outline Drawings of Equipment Unit: Identify center of gravity and locate and describe mounting and anchorage provisions.
 - 2. Detailed description of equipment anchorage devices on which the certification is based and their installation requirements.
- C. Product Certificates: For each type of fire pump and fire-pump controller, signed by product manufacturer.
- D. Operation and Maintenance Data: For fire pumps and drivers, pressure-maintenance pumps, controllers, accessories and specialties, alarm panels, and flowmeter systems to include in emergency, operation, and maintenance manuals.

1.5 QUALITY ASSURANCE

- A. Source Limitations: Obtain fire pumps, pressure-maintenance pumps, and controllers through one source from a single manufacturer for each type of equipment.
- B. Product Options: Drawings indicate size, profiles, and dimensional requirements of fire pumps, pressure-maintenance pumps, and controllers and are based on specific systems indicated. Refer to Division 1 Section "Product Requirements."
- C. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by testing agency acceptable to authorities having jurisdiction, and marked for intended use.
- D. Comply with standards of authorities having jurisdiction pertaining to materials, hose threads, and installation.
- E. Comply with NFPA 20, "Stationary Pumps for Fire Protection," for fire pumps, drivers, controllers, accessories, and their installation.

Last revised 7-03-07

1.6 COORDINATION

- A. Fire Pump and Control shall fit in area provide on drawing. Field verify sizes to avoid conflicts.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. In other Part 2 articles where titles below introduce lists, the following requirements apply to product selection:
 - 1. Manufacturers: Subject to compliance with requirements, provide products by one of the manufacturers specified.

2.2 CENTRIFUGAL FIRE PUMPS

- A. Description, General: UL 448, factory-assembled and -tested, electric-drive, centrifugal fire pumps capable of furnishing not less than 150 percent of rated capacity at not less than 65 percent of total rated head and with shutoff head limited to 140 percent of total rated head.
 - 1. Finish: Manufacturer's standard red paint applied to factory-assembled and -tested unit before shipping.
 - 2. Nameplate: Complete with capacities, characteristics, and other pertinent data.
- B. Fabricate base and attachment to fire pumps, pressure-maintenance pumps, and controllers with reinforcement to resist movement of pumps and controllers during a seismic event when their bases are anchored to building structure.
- C. In-Line Fire Pumps: Vertically mounted type with electric-motor driver directly mounted to pump casing.
 - 1. Manufacturers:
 - a. A-C Pump; ITT Industries.
 - b. Armstrong Darling, Inc.
 - c. Aurora Pump; Pentair Pump Group.
 - d. Patterson Pump Company.

Last revised 7-03-07

2. Pump: Radially split cast-iron casing with suction and discharge flanges machined to ASME B16.1, Class 125 dimensions, unless otherwise indicated. The pump shall be a Fire Patterson Pump System 2x2x8 or approved equal.
 - a. Impeller: Cast bronze of construction to match fire pump, statically and dynamically balanced, and keyed to shaft.
 - b. Wear Rings: Replaceable, bronze.
 - c. Shaft and Sleeve: Steel shaft with bronze sleeve.
 - 1) Shaft Bearings: Grease-lubricated ball bearings in cast-iron housing.
 - 2) Seals: Stuffing box with minimum of four rings of graphite-impregnated braided yarn and bronze packing gland.
3. Driver: UL-listed, NEMA MG 1, open-dripproof, squirrel-cage, induction motor close coupled to the pump and complying with NFPA 20 and NFPA 70. Include wiring compatible with controller used.
 - a. Manufacturers:
 - 1) Emerson; U.S. Electrical Motors.
 - 2) Lincoln Electric Company (The).
 - 3) Marathon Electric, Inc.
 - 4) Armstrong
 - 5) Patterson

D. Fire-Pump Characteristics and Specialty Data:

1. Fire-Pump
 - a. Rated Capacity: 100 GPM
 - b. Total Rated Head: 75 feet of head (45 psi).
 - c. Suction Size: 2"
 - d. Discharge Size: 1-1/2"
 - e. Outlet Flange Class: 125.
2. Speed: Same as driver.
3. Electric-Motor Driver: 20 hp, 3500 rpm, 3 phase, 60 Hz.
4. Test Header Size: 4" X 2-way, 2-1/2" NPT.
 - a. Hose Valve Size: NPS 2-1/2.
5. Relief Valve Size: 3/4".

Last revised 7-03-07

2.3 FIRE-PUMP CONTROLLERS

- A. Fire-Pump Controllers, General: UL 218 and NFPA 20; listed for electric-drive, fire-pump service and service entrance; combined automatic and manual operation; factory assembled and wired; and factory tested for capacities and electrical characteristics.
1. Manufacturers:
 - a. Cutler-Hammer.
 - b. Armstrong
 - c. Hubbell Industrial Controls, Inc.
 - d. Patterson
 2. Rate controllers for scheduled fire-pump horsepower and short-circuit withstand rating at least equal to short-circuit current available at controller location. Take into account cable size and distance from substation or supply transformers.
 3. Enclosure: UL 50, Type 2, dripproof, indoor, unless special-purpose enclosure is indicated. Include manufacturer's standard red paint applied to factory-assembled and -tested unit before shipping.
 4. Controls, devices, alarms, functions, and operations listed in NFPA 20 as required for drivers and controller types used, and specific items listed.
 - a. Isolating means and circuit breaker.
 - b. "Power on" pilot lamp.
 - c. Fire-alarm system connections for indicating motor running condition, loss-of-line power, and line-power phase reversal.
 - d. Automatic and manual operation, and minimum run-time relay to prevent short cycling.
 - e. Water-pressure-actuated switch with independent high and low calibrated adjustments responsive to water pressure in fire-suppression piping.
 - f. Automatic and manual shutdown.
 - g. System pressure recorder, electric ac driven with spring backup.
 5. Nameplate: Complete with capacity, characteristics, approvals and listings, and other pertinent data.
 6. Controller Sensing Pipes: Fabricate pipe and fittings according to NFPA 20 with nonferrous-metal sensing piping, NPS 1/4, with globe valves for testing controller mechanism from system to pump controller as indicated. Include bronze check valve with 3/32-inch orifice in clapper or ground-face union with noncorrosive diaphragm having 3/32-inch orifice.

Last revised 7-03-07

7. Temperature rating: 130 deg.F.
- B. Full-Service Fire-Pump Controllers: Patterson Fire Pump System 2x2x8B or approved equal.
1. Type Starting: Solid State soft Start.
 2. Mounting: Shall mount to pump skid.
 3. Automatic Transfer Switches: UL 218 and UL 1008 and requirements for and attached to fire-pump controllers. Include enclosure complying with UL 50, Type 2, with automatic transfer switch with rating at least equal to fire-pump driver-motor horsepower. Include ampere rating not less than 115 percent of motor full-load current and suitable for switching motor-locked rotor current.

2.4 FIRE-PUMP ACCESSORIES AND SPECIALTIES

- A. Match fire-pump suction and discharge ratings as required for fire-pump capacity rating. Include the following:
1. Automatic air-release valve.
 2. Circulation relief valve.
 3. Suction and discharge pressure gages.
 4. Eccentric-tapered reducer at suction inlet.
 5. Concentric-tapered reducer at discharge outlet.
 6. Test-Header Manifold: Ductile-iron or brass body for hose valves. Include nozzle outlets arranged in single line; horizontal, flush-wall mounting attachment; and rectangular, polished chrome-plated brass finish escutcheon plate with lettering equivalent to "PUMP TEST CONNECTION."
 7. Test-Header Manifold: Ferrous body for hose valves. Manufacturer's standard finish. Include bronze or cast-iron, exposed-type valve header with nozzle outlets; and round, brass escutcheon plate with lettering equivalent to "PUMP TEST CONNECTION."
 8. Hose Valves: UL 668, straightway pattern, and bronze with cap and chain. Include NFPA 1963 hose thread that complies with local fire department standards and finish same as for test-header-manifold escutcheon plate.
 9. Ball Drip Valve: UL 1726.
 10. Main Relief Valve: UL 1478,
 11. Discharge Cone: Closed type.
 12. Finish: Manufacturer's standard factory-applied red paint unless brass or other finish is specified.

Last revised 7-03-07

2.5 PRESSURE-MAINTENANCE PUMPS

- A. Pressure-Maintenance Pumps, General: Factory-assembled and -tested pumps with electric-motor driver, controller, and accessories and specialties. Include cast-iron or stainless-steel casing and bronze or stainless-steel impellers, mechanical seals, and suction and discharge flanges machined to ASME B16.1, Class 125 dimensions unless Class 250 flanges are indicated and except that connections may be threaded in sizes where flanges are not available.
1. Finish: Manufacturer's standard color paint applied to factory-assembled and -tested unit before shipping.
 2. Nameplate: Complete with capacity, characteristics, and other pertinent data.
- B. Multistage, Pressure-Maintenance Pumps: Multiple-impeller type complying with HI 1.1-1.2 and HI 1.3 requirements for multistage centrifugal pumps. Include base. Patterson Fire Pump System 2x2x8B or approved equal.
1. Manufacturers:
 - a. A-C Pump; ITT Industries.
 - b. Grundfos Pumps Corp.
 - c. Sterling Peerless Pump; Sterling Fluid Systems Group.
 - d. Armstrong
 - e. Patterson
 2. Driver: NEMA MG 1, open-dripproof, squirrel-cage, induction motor complying with NFPA 20 and NFPA 70. Include wiring compatible with controller used.
- C. Controllers: UL 508; factory-assembled, -wired, and -tested, across-the-line type for combined automatic and manual operation. Patterson Fire Pump System 2x2x8B or approved equal.
1. Manufacturers:
 - a. Cutler-Hammer Model FD-JP1D or approved equal.
 - b. Firetrol, Inc.
 - c. Hubbell Industrial Controls, Inc.
 2. Enclosure: UL 508 and NEMA 250, Type 2, wall-mounting type for field electrical wiring.

Last revised 7-03-07

- a. Finish: Manufacturer's standard color paint applied to factory-assembled and -tested unit before shipping.
 3. Rate controller for scheduled horsepower and include the following:
 - a. Fusible disconnect switch.
 - b. Pressure switch.
 - c. Hand-off-auto selector switch.
 - d. Pilot light.
 - e. Running period timer.
 4. Temperature Rating: 130 deg.F.
 - D. Accessories and Specialties: Match pressure-maintenance-pump suction and discharge ratings as required for pump capacity rating. Include the following:
 1. Circulation relief valve.
 2. Suction and discharge pressure gages.
 - E. Pressure-Maintenance-Pump Characteristics and Specialty Data:
 1. Rated Capacity: 10 gpm.
 2. Total Rated Head: 148 feet of head (64 psi).
 3. Pump Speed: 3500 rpm.
 4. Electric-Motor Driver Size: 1.0 hp, 3500 rpm, 3 phase, 60 Hz.
- 2.6 SOURCE QUALITY CONTROL
- A. Test and inspect fire pumps with their controllers according to NFPA 20 for certified shop tests.
 - B. Verification of Performance: Rate fire pumps according to requirements indicated.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas, concrete bases, and conditions, with Installer present, for compliance with requirements and other conditions affecting performance of fire pumps.

Last revised 7-03-07

- B. Examine roughing-in for fire-suppression piping to verify actual locations of piping connections before fire-pump installation.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Install and align fire pump, pressure-maintenance pump, and controller according to NFPA 20.
- B. Install pumps and controllers to provide access for periodic maintenance including removal of motors, impellers, couplings, and accessories.
- C. Install suction and discharge piping equal to or greater than diameter of fire-pump nozzles.
- D. Install valves that are same size as piping connecting fire pumps, bypasses, test headers, and other piping systems.
- E. Install pressure gages on fire-pump suction and discharge at pressure-gage tappings.
- F. Support pumps and piping separately so weight of piping does not rest on pumps.
- G. Install piping accessories, hangers and supports, anchors, valves, meters and gages, and equipment supports.
- H. Install flowmeters and sensors where indicated.
- I. Electrical Wiring: Install electrical devices furnished by equipment manufacturers but not specified to be factory mounted. Furnish copies of manufacturers' wiring diagram submittals to electrical Installer.

3.3 ALIGNMENT

- A. Align split-case fire-pump and driver shafts after complete unit has been leveled on concrete base, grout has set, and anchor bolts have been tightened.
- B. Align piping connections.

Last revised 7-03-07

- C. Align pump and driver shafts for angular and parallel alignment according to HI 1.4 and to tolerances specified by manufacturer.
- D. Align vertically mounted, split-case pump and driver shafts after complete unit has been made plumb and anchor bolts have been tightened.

3.4 CONNECTIONS

- A. Piping installation requirements are specified in Division 13 Section "Fire-Suppression Piping." Drawings indicate general arrangement of piping, fittings, and specialties.
- B. Install piping adjacent to pumps and equipment to allow service and maintenance.
- C. Connect water supply and discharge piping to fire pumps with flexible connectors. Connect water supply and discharge piping to pressure-maintenance pumps with flexible connectors. Refer to Division 15 Section "Fire-Suppression Piping" for flexible connectors.
- D. Connect relief-valve discharge to point of disposal.
- E. Connect controllers to pumps.
- F. Connect fire-pump controllers to building fire-alarm system. Refer to Division 16 Section "Fire Alarm."
- G. Ground equipment according to Division 16 Section "Grounding and Bonding."
- H. Connect wiring according to Division 16 Section "Conductors and Cables."

3.5 FIELD QUALITY CONTROL

- A. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect, test, and adjust field-assembled components and equipment installation, including connections, and to assist in field testing. Report results in writing.
- B. Perform field tests for each fire pump when installation is complete. Comply with operating instructions and procedures in NFPA 20 to demonstrate compliance with requirements. Where possible, field correct malfunctioning equipment, then retest to demonstrate compliance. Replace equipment that

Last revised 7-03-07

cannot be satisfactorily corrected or that does not perform as indicated, then retest to demonstrate compliance. Verify that each fire pump performs as indicated.

- C. Perform the following field tests and inspections and prepare test reports:
1. Leak Test: After installation, charge system and test for leaks. Repair leaks and retest until no leaks exist.
 2. Final Checks before Startup: Perform the following preventive-maintenance operations and checks:
 - a. Lubricate oil-lubrication-type bearings.
 - b. Remove grease-lubrication-type bearing covers, flush bearings with kerosene, and clean thoroughly. Fill with new lubricant according to manufacturer's written instructions.
 - c. Disconnect coupling and check electric motor for proper rotation. Rotation shall match direction of rotation marked on pump casing.
 - d. Verify that pump is free to rotate by hand. If pump is bound or if it drags even slightly, do not operate until cause of trouble is determined and corrected.
 3. Starting procedure for pumps is as follows:
 - a. Prime pump by opening suction valve and closing drains, and prepare pump for operation.
 - b. Open sealing-liquid supply valves if pump is so fitted.
 - c. Start motor.
 - d. Open discharge valve slowly.
 - e. Observe leakage from stuffing boxes and adjust sealing-liquid valve for proper flow to ensure lubrication of packing. Do not tighten gland immediately, but let packing run in before reducing leakage through stuffing boxes.
 - f. Check general mechanical operation of pump and motor.
 4. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.
 5. Furnish fire hoses in number, size, and length required to reach storm drain or other acceptable location to dispose of fire-pump test water. Fire hoses are for field-acceptance tests only and are not property of Owner.

Last revised 7-03-07

3.6 DEMONSTRATION

- A. Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain fire pumps, drivers, controllers, and pressure-maintenance pumps. Refer to Division Section "Closeout Procedures" or "Demonstration and Training."
- B. Refer to Division 15, Section 15000-A General Mechanical and Electrical Requirements, paragraph, Instruction of Owner's Employees.

END OF SECTION 15407

BEC
Boggs Environmental Consultants, Inc.

1 College Avenue
Frederick, Maryland 21701

Office (301) 694-5687
Fax (301) 694-9799

363 High Street
Morgantown, West Virginia 26505

Office (304) 292-1095
Fax (304) 292-2320

March 8, 2006

Mr. Steve DeBarr, PE
Assistant Chief
Planning, Engineering & Development
West Virginia Department of Natural Resources
Capital Complex, Building 3, Room 719
1900 Kanawha Boulevard, East
Charleston, West Virginia 25305

Ref: Plaster Wall and Ceiling Sampling, Cass Scenic Railroad, Cass, West Virginia

Dear Mr. DeBarr:

Per your request, Boggs Environmental Consultants, Inc., (BEC), collected samples of suspect asbestos-containing wall and ceiling materials from the interior areas of the building referred to as "The Clubhouse" located on the grounds of Cass Scenic Railroad in Cass, West Virginia. The purpose of the sample collection was to determine which interior plaster walls/ceilings contained regulated quantities of asbestos prior to a planned renovation project. The sample collection was conducted by a BEC staff member who is a asbestos building inspector and has successfully completed Environmental Protection Agency (EPA) approved training classes and is licensed in the State of West Virginia as an asbestos building inspector. All samples were collected in accordance with the EPA recommended inspection and sampling protocols.

Representative bulk samples were collected of suspect asbestos-containing wall and ceiling materials which had the same physical characteristics and appearance (i.e., homogeneous). These included samples of gypsum wall board, joint compound, wall plaster and ceiling plaster.

All of the collected bulk samples were submitted to International Asbestos Testing Laboratories (IATL), Inc. of Mt. Laurel, New Jersey for analysis. The samples were first examined using a stereo-binocular microscope, and then using a Polarized Light Microscope with a dispersion staining lens, as recommended in the EPA "Method For The Determination Of Asbestos In Bulk Building Materials" (July 1993, EPA/600/R-93/116). IATL is accredited by the National Voluntary Laboratory Accreditation Program, which was established by the National Institute for Standards and Testing, by the American Industrial Hygiene Association and is licensed in the State of West Virginia for the analysis of asbestos in bulk materials.

Mr. Steve DeBarr
 February 2, 2006
 Page 2

The EPA defines any material as asbestos containing if it contains 1% or greater asbestos by weight. Materials containing less than 1% asbestos are not currently regulated. The following table describes the plaster materials which were determined by the laboratory to contain asbestos:

First Floor

SAMPLE #	ASBESTOS MATERIAL DESCRIPTION & LOCATION
CH012406-B4	Wall plaster from dining room
CH012406-B5	Wall plaster from front wall in foyer
CH012406-B6	Wall plaster from fireplace room
CH012406-B10	Wall plaster from stairway wall in stairs between first and second floors

Second Floor

SAMPLE #	ASBESTOS MATERIAL DESCRIPTION & LOCATION
CH012406-B11	Wall plaster from left side hall
CH012406-B13	Wall plaster from left bedroom next to hall, front side of house
CH012406-B14	Wall plaster from bedroom above front porch, front side of house
CH012406-B16	Wall plaster from bathroom wall *
CH012406-B20	Wall plaster from right side hall

* Plaster sampled previously from this area was determined to contain asbestos

No plaster material observed in the basement area of the structure.

All ceilings (except for the third floor) are constructed of gypsum wall board and do not contain asbestos.

All other samples collected were reported by the testing laboratory as having less than the regulated limit of 1% or greater asbestos by weight. Laboratory reports for all samples collected are attached for your reference.

Mr. Steve DeBarr
February 2, 2006
Page 2

Based upon observations made during the survey, and the results of the laboratory analysis, BEC recommends the following:

First Floor

- The plaster wall material located in the dining room, foyer, fireplace room and stairway walls between the first and second floors was identified by the laboratory to contain asbestos. These materials must be properly removed prior to any maintenance, renovation, or demolition activity which would disturb them in accordance with all federal and State of West Virginia asbestos regulations.

Second Floor

- The plaster wall material located in the both halls, left front bedroom, bedroom located above the front porch, and the bathroom with the damaged wall plaster was identified by the laboratory to contain asbestos. These materials must be properly removed prior to any maintenance, renovation, or demolition activity which would disturb them in accordance with all federal and State of West Virginia asbestos regulations.

All outside contractors must be made aware of the identified asbestos materials prior to performing any work on the walls which will prevent accidental disruption of the asbestos material and subsequent exposure.

If you have any questions or require further assistance, please do not hesitate to call.

Sincerely,

Jon B. Anderson
Manager, West Virginia Office

Enclosures:

**Asbestos Bulk Sample Data Table
Clubhouse
Cass Scenic Railroad
Cass, West Virginia**

First Floor

Sample #	Sample Description & Location	Sample Result
CH012406-B1	Gypsum wallboard from wall next to door entering kitchen	ND
CH012406-B2	Joint compound applied to gypsum board in kitchen	ND
CH012406-B3	Gypsum wallboard from ceiling in kitchen	ND
CH012406-B4	Wall plaster from dining room	2.4% Chrysotile *
CH012406-B5	Wall plaster from wall between front doors in foyer	3.3% Chrysotile *
CH012406-B6	Wall plaster from back wall of room with fireplace	2.5% Chrysotile *
CH012406-B7	Wall plaster from front wall in room next fireplace room	ND
CH012406-B8	Wall plaster from back bedroom	ND
CH012406-B9	Wall plaster from fire panel closet in back bedroom	ND
CH012406-B10	Wall plaster from stairway wall between first and second floors	3.1% Chrysotile *

* - These samples were analyzed using the Stratified Point Count Method

ND - No Asbestos Detected

Asbestos Bulk Sample Data Table
Clubhouse
Cass Scenic Railroad
Cass, West Virginia

Second Floor

Sample #	Sample Description & Location	Sample Result
CH012406-B11	Wall plaster from hall wall	4.0% Chrysotile *
CH012406-B12	Wall plaster from far left bedroom located on the front side of house	ND
CH012406-B13	Wall plaster from bedroom next to hall left front side of house	3.2% Chrysotile *
CH012406-B14	Wall plaster from bedroom above front steps on front side of house	3.8% Chrysotile *
CH012406-B15	Wall plaster from left side bedroom, back side of house	ND
CH012406-B16	Wall plaster from damaged section of wall in bathroom	Trace < 1% Chrysotile *
CH012406-B17	Wall plaster from right side bedroom, back side of house	ND
CH012406-B18	Wall plaster from right side bedroom, front side of house	ND
CH012406-B19	Wall plaster from right bathroom, back side of house	0.5% Chrysotile *
CH012406-B20	Wall plaster from right side hall	2.6% Chrysotile *

* - These samples were analyzed using the Stratified Point Count Method

ND – No Asbestos Detected

**Asbestos Bulk Sample Data Table
Clubhouse
Cass Scenic Railroad
Cass, West Virginia**

Third Floor

Sample #	Sample Description & Location	Sample Result
CH012406-B21	Wall plaster from stair wall	ND
CH012406-B22	Ceiling plaster from left room	ND
CH012406-B23	Wall plaster from left room	ND
CH012406-B24	Ceiling plaster from middle room	ND
CH012406-B25	Ceiling plaster from right room	ND

FINAL TECHNICAL REPORT

**LEAD-BASED PAINT INSPECTION
And
LIMITED ASBESTOS MATERIALS SURVEY**

of

The Clubhouse
At
Cass Scenic Railroad
Cass, West Virginia


PREPARED FOR:

Alpha Associates, Inc.
209 Prairie Avenue
Morgantown, WV 26501

BEC PROJECT # WV05052

July 2005

PREPARED BY:

BEC		<u>1 College Avenue</u> <u>Frederick, Maryland 21701</u> 301.694.5687 Fax 301.694.5687
<u>BOGGS ENVIRONMENTAL CONSULTANTS, INC.</u>		<u>363 High Street</u> <u>Morgantown, West Virginia 26505</u> 304.292.1095 Fax 301.292.2320

BEC

**Lead Paint Inspection
And
Limited Asbestos Materials Survey
Report
Of
The Club House
at
Cass Scenic Railroad
Cass, West Virginia**

TABLE OF CONTENTS

SECTION	PAGE
1.0 EXECUTIVE SUMMARY	1
2.0 SAMPLING AND ANALYTICAL METHODS	2
3.0 SURVEY RESULTS AND DISCUSSION	5
4.0 RECOMMENDATIONS	6
5.0 STUDY LIMITATIONS	6
APPENDIX I	Asbestos Laboratory Data Table
APPENDIX II	Lead-Based Paint Data Table (XRF Readings)
APPENDIX III	Site Drawings
APPENDIX IV	BEC Personnel Accreditations

BEC

SECTION 1.0 EXECUTIVE SUMMARY

Boggs Environmental Consultants, Inc (BEC) was retained by Alpha Associates to conduct a lead-based paint inspection and perform limited asbestos sampling of structure referred to as "The Clubhouse" located on the Historic Cass Scenic Railroad Property in Cass, West Virginia.

The purpose of the inspection and sampling was to identify lead-based paint and painted components located on the interior and exterior of the structure prior to a planned renovation project. In addition, a limited asbestos materials survey was performed on the interior and exterior of the structure. Please note, the scope of work did not include a comprehensive asbestos materials location survey. The lead-based paint inspection and asbestos sampling was conducted by BEC staff members who are accredited by the Environmental Protection Agency (EPA) and licensed in the State of West Virginia as asbestos and lead paint building inspectors.

As a result of the inspection, lead-based painted components were identified on interior and exterior areas of the structure. The finished wall plaster present throughout the interior of the structure has been determined through laboratory analysis to contain asbestos. The laboratory results indicated the roofing materials and linoleum flooring were non-asbestos containing materials.

BEC

2.0 SAMPLING AND ANALYTICAL METHODS

2.1 Lead-Based Paint

The lead-based paint survey was performed utilizing a direct read, real-time display, X-Ray Fluorescence (XRF) lead-in-paint testing device manufactured by RMD, Incorporated of Watertown, Massachusetts (Model # LPA-1, Serial Number 1701) to determine paint film lead concentrations. The XRF testing unit action limit was set at 1.0 milligrams per square centimeter (mg/cm^2) in accordance with State of West Virginia Regulations. The sampling strategy was developed using room equivalent, substrate, and component definitions in accordance with the Department of Housing and Urban Development (HUD) Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, with the 2000 revisions, for the purpose of identifying lead-based painted components as a part of an environmental site inspection. Calibration checks were made three (3) consecutive times on the XRF using a National Institute of Science and Technology lead standard of $1.0 \text{ mg}/\text{cm}^2$, followed by calibration checks on a non-lead containing substrate three (3) times prior to starting and at the completion of the inspection. Readings were collected from exposed, interior and exterior painted surfaces, including window components, doors and door components, ceilings, walls, floors, baseboards, thresholds, cabinets, closet shelves, decorative trim, stair components, access doors, exterior siding, exterior fascia, railing systems, porch ceilings, support structures and foundations.

2.1.1 Inspection Procedures

A lead-based paint inspection is a surface-by-surface investigation to determine the presence of lead-based paint. Procedures are based on HUD Guidelines (2000 revisions). The Inspection Procedures adhere to the EPA Performance Characteristics Sheet for the particular XRF instrument used, as well as the manufacturer's modifications and recommendations. The lead-containing surface coating inspection was conducted to generally identify building components with lead-containing surface coatings. The testing was performed using a RMD LPA-1 X-Ray Fluorescence (XRF) manufactured by RMD Corporation, 44 Hunt Street, Watertown, Massachusetts.

2.1.2 Definition of Room Equivalent

A Room Equivalent is an identifiable part of a building, such as a room, exterior Sides, or an exterior area. Hallways, stairways, and exterior areas are all examples of room equivalents. Walls are identified as A, B, C and D. The "A" wall in each room corresponds with the wall on which the main entrance of the building is located. The remaining walls are located in order proceeding clockwise from "A" wall. Multiple windows and doors on the same Side of the building or room are labeled by numbers starting with the 1st unit on the left of the interior room being identified as #1.

BEC

2.1.3 Delineation of Room Equivalent

Each room equivalent is made up of **Components**. Components may be located inside or outside a building. For example, components in a room are the ceiling, floor, walls, a door and its casing, the window sash, and window casing. The **Substrate** is the material underneath the paint. Many substrates exist; however HUD Final Guidelines recommend classifying substrates into one of six substrate types: brick, concrete, drywall, metal, plaster, and wood. These substrate types are intended to include a broad range of materials. If the true substrate is not one of the six types, the substrate that most closely matches the true substrate is selected. For substrates on top of substrates, such as plaster on concrete, the substrate directly beneath the paint surface is used. A **Testing Combination** is characterized by the room equivalent, component, and substrate. The **Testing Location** is a specific area on a testing combination where the XRF (x-ray fluorescence) instrument measures for lead-based paint.

2.2 Asbestos

Representative samples of specific suspect asbestos containing materials were collected from interior and exterior areas of the building including roofing materials, linoleum flooring material, and wall plaster. Sampling of specific materials was requested by Alpha Associates, Inc. A comprehensive asbestos inspection of the property was beyond the scope of this assignment and was therefore not performed.

All of the collected bulk samples were submitted to International Asbestos Testing Laboratories (IATL), Inc. of Mt. Laurel, New Jersey for analysis. The samples were first examined using a stereo-binocular microscope, and then using a Polarized Light Microscope with a dispersion staining lens, as recommended in the Environmental Protection Agency (EPA) "Method For The Determination Of Asbestos In Bulk Building Materials" (July 1993, EPA/600/R-93/116). IATL is accredited by the National Voluntary Laboratory Accreditation Program, by the American Industrial Hygiene Association and is licensed in the State of West Virginia for the analysis of asbestos in bulk materials.

BEC

3.0 SURVEY RESULTS AND DISCUSSION

3.1 Lead-Based Paint

HUD and the State of West Virginia define paint as "lead-containing" if 1.0 mg/cm² by XRF or 0.5% lead by weight is detected. The following is a list of interior and exterior areas where components or surfaces were determined to be painted with lead-based paint. The XRF data table is provided as Appendix II.

INTERIOR

Paint Locations	Associated Reading #
White painted Wood Door in the Living Room Entrance Area on Side C	018
White Painted Wood Panel in the Living Room Entrance Area on Side C	019
Ceiling in the Living Room Entrance Area on Side C	020
White Painted Wood Door Stop on the French Door in the Living Room Entrance Area	021
White Painted Wood Door Stop of the Main Entrance in the Foyer	039
White Painted Wood Door in the Kitchen on Side D	070
White Painted Wood Door Frame in the Kitchen on Side D	071
White Painted Wood Window Sash in the Kitchen on Side D	075
White Painted Wood Window Frame in the Kitchen on Side D	076
White Painted Wood Baseboard in the Kitchen on Side A	077
Blue Painted Closet Wood Door on the Closet Side of Bathroom 3	131
Blue Painted Closet Wall on Side B of the Bathroom 3 Closet	133
White Painted Wooden Closet Shelf on Wall B of Bedroom 7 Closet	175
White Painted Wooden Closet Shelf on Wall B of Bedroom 7 Closet	179
White Painted Wood Window Sash on Wall D of the Third Floor	193
White Painted Wood Door on Wall C of the Basement	210

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EXTERIOR

Paint Locations	Associated Reading #
White Painted Wood Siding on the Exterior	223,241,246, 259, 267, 278
White Painted Wood Fascia on the Exterior	225
White Painted Wood Soffit on the Exterior	224
White Painted Wood Window Systems on the Exterior	220-222, 242-244, 252, 253, 260, 261, 281, 282
White Painted Railing System on the Front Porch	248-251
White Painted Ceiling System on the Front Porch	254, 255,
Gray Painted Wood Floor on the Front Porch	247
White Painted Wood Basement Door	262
White Painted Railing System on Side C	271, 272, 274
White Painted Wood Ceiling on Side C	273
White Painted Wood Door on Side C	268
White Painted Wood Door Panel on Side C	269
White Painted Wood Door Frame on Side D	280
White Painted Wood Ceiling on Side D Porch	283

3.2 Asbestos

The EPA considers materials containing greater than 1% asbestos to be "asbestos-containing". Materials containing less than 1% asbestos are not currently regulated. Listed below are materials the laboratory identified as asbestos-containing. Specific quantities of asbestos and non-asbestos materials are detailed within the laboratory reports which are provided as Appendix I.

SAMPLE #	ASBESTOS MATERIAL DESCRIPTION & LOCATION
CH070605-07	Wall Plaster from 2 nd Floor Bathroom
CH070605-08	Wall Plaster from 1 st Floor Living Room
CH070605-09	Wall Plaster from the 3 rd Floor

BEC

4.0 RECOMMENDATIONS

Based upon the laboratory analysis and the observations made during the site survey, BEC recommends the following:

4.1 Lead-Based Paint and Lead-Based Components

Results of the survey have determined that lead-based paint or lead containing components are present on interior and exterior surfaces. Prior to renovations or demolition activities which would disturb paint or lead-based components, engineering controls should be implemented to prevent the migration of lead- containing dust and potential exposures to building occupants and contractors.

4.2 Asbestos

Based on laboratory analysis the wall and ceiling plaster located throughout the building is asbestos containing material. In accordance with federal and West Virginia State regulations, all of the identified asbestos-containing materials must be properly removed prior to any maintenance, renovation, or demolition activity which would disturb them. All outside contractors must be made aware of the identified asbestos materials prior to any work in the property to prevent accidental disruption of the identified asbestos materials and subsequent exposure. Due to the limited number of samples collected of the plaster material, BEC recommends that additional samples of the plaster ceiling and wall materials be collected to demarcate the exact locations of the asbestos-containing plaster.

During asbestos removal, BEC recommends that you retain an industrial hygiene consultant, independent of the abatement contractor, to monitor and document that the abatement is being conducted in accordance with applicable federal and West Virginia State asbestos regulations.

5.0 STUDY LIMITATIONS

BEC in no way warrants that additional asbestos and lead-based paints do not exist within inaccessible areas of the properties, nor are we accepting any liability if such is found at some future time or could have been found if interior demolition or other destructive methods were utilized to gain access. We are asserting that we have actually visited the site and conducted our inspection in accordance with generally accepted engineering practices to produce the testing data contained within this report.

APPENDIX I

Asbestos Laboratory Data Table

**Asbestos Bulk Sample Data Table
The Clubhouse, Cass, West Virginia
BEC Project # WV05052**

<i>The Clubhouse, Cass Scenic Railroad, Cass, West Virginia</i>		
Sample #	Sample Description & Location	Sample Result
CH070605-01	Black Roof Shingle from Low Roof at Kitchen Entrance on the rear of the house	ND
CH070605-02	Tar Paper from Main Roof (Bottom Layer)	ND
CH070605-03	Black Roof Shingle from Main Roof (3 rd Layer)	ND
CH070605-04	Black Roof Shingle from Main Roof (2 nd Layer)	ND
CH070605-05	Green Roof Shingle from Main Roof (Top Layer)	ND
CH070605-06	Linoleum Flooring material	ND
CH070605-07	Wall Plaster from 2 nd Floor Bathroom	1.8 % Chrysotile
CH070605-08	Wall Plaster from 1 st Floor Living Room	1.5% Chrysotile
CH070605-09	Wall Plaster from the 3 rd Floor	2.0% Chrysotile

ND – No Asbestos Detected

IATLInternational Asbestos
Testing Laboratories16000 Horizon Way Unit 100 Mt. Laurel, NJ 08054
Telephone: 856-231-9449 Fax: 856-231-9818**CERTIFICATE OF ANALYSIS**Client: **Boggs Environ. Consultants Inc**
363 High Street
Morgantown WV 26505Report Date: 7/13/2005
Project: Club House, Cass WV
Project No.: WV05052**BULK SAMPLE ANALYSIS SUMMARY**

Lab No.:	2311468	Description / Location:	Black Shingle Roof	
Client No.:	CHO7605-1			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	15	Cellulose	85

Lab No.:	2311469	Description / Location:	Black Tar Paper	
Client No.:	CHO7605-2			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	65	Cellulose	35

Lab No.:	2311470	Description / Location:	Black Shingle Roof	
Client No.:	CHO7605-3			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	25	Cellulose	75

Lab No.:	2311471	Description / Location:	Black/Green Shingle Roof	
Client No.:	CHO7605-4			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	25	Cellulose	75

NIST-NVLAP No. 101165-0

NY-DOH No. 11021

AIHA Lab No. 100188

*This confidential report relates only to those item(s) tested and does not represent an endorsement by NIST-NVLAP, AIHA or any agency of the U.S. government
This report shall not be reproduced except in full, without written approval of the laboratory.*

Analysis Method: EPA 600/R-93/116

Comments: (PC) Indicates Stratified Point Count Method performed. Method not performed unless stated. Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, negative PLM results cannot be guaranteed. Electron Microscopy can be used as a confirming technique. Regulatory Limit is based upon the sample matrix. Quantification at <1% by volume is possible with this method. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed.

Analysis Performed By: J. Weitzman

Approved By: _____

Date: 7/12/2005

Page 1 of 3

Frank E. Eizenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

Client: Boggs Environ. Consultants Inc 363 High Street Morgantown WV 26505	Report Date: 7/13/2005 Project: Club House, Cass WV Project No.: WV05052
---	---

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 2311472	Description / Location: Black/Green Shingle Roof		
Client No.: CH07605-5			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	20	Cellulose
			% Non-Fibrous Material
			80

Lab No.: 2311473	Description / Location: Off-White/White Vinyl Sheet Flooring		
Client No.: CH07605-6			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	20	Cellulose
		Traces	Fibrous Glass
			% Non-Fibrous Material
			80

Lab No.: 2311474	Description / Location: Grey/White Wall Plaster		
Client No.: CH07605-7			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
PC 1.8	Chrysotile	None Detected	None Detected
			% Non-Fibrous Material
			PC 98.2

Lab No.: 2311475	Description / Location: Grey/White Wall Plaster		
Client No.: CH07605-8			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
PC 1.5	Chrysotile	None Detected	None Detected
			% Non-Fibrous Material
			PC 98.5

NIST-NVLAP No. 101165-0
NY-DOH No. 11021
AIHA Lab No. 100188

*This confidential report relates only to those item(s) tested and does not represent an endorsement by NIST-NVLAP, AIHA or any agency of the U.S. government
 This report shall not be reproduced except in full, without written approval of the laboratory.*

Analysis Method: EPA 600/R-93/116

Comments: (PC) Indicates Stratified Point Count Method performed. Method not performed unless stated. Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, negative PLM results cannot be guaranteed. Electron Microscopy can be used as a confirming technique. Regulatory Limit is based upon the sample matrix. Quantification at <1% by volume is possible with this method. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed.

Analysis Performed By: J. Weitzman

Date: 7/12/2005

CERTIFICATE OF ANALYSIS

Client:	Boggs Environ. Consultants Inc	Report Date:	7/13/2005
	363 High Street	Project:	Club House, Cass WV
	Morgantown WV 26505	Project No.:	WV05052

BULK SAMPLE ANALYSIS SUMMARY

Lab No.:	2311476	Description / Location:	Grey/White Wall Plaster		
Client No.:	CH07605-9				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>	
PC 2.0	Chrysotile	None Detected	None Detected	98	

NIST-NVLAP No. 101165-0 **NY-DOH No. 11021** **AIHA Lab No. 100188**

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This report shall not be reproduced except in full, without written approval of the laboratory.*

Analysis Method: EPA 600/R-93/116

Comments: (PC) Indicates Stratified Point Count Method performed. Method not performed unless stated. Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, negative PLM results cannot be guaranteed. Electron Microscopy can be used as a confirming technique. Regulatory Limit is based upon the sample matrix. Quantification at <1% by volume is possible with this method. Analytic includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed.

Analysis Performed By: J. Weitzman

Date: 7/12/2005

APPENDIX II

Lead-Based Paint Data Table (XRF Readings)

LEAD PAINT INSPECTION REPORT

REPORT NUMBER: S#01701 - 07/06/05 10:27

INSPECTION FOR: Alpha Associates, Inc
209 Prairie Avenue
Morgantown, WV 26501

PERFORMED AT: The Clubhouse
Cass Scenic Railroad
Cass, West Virginia

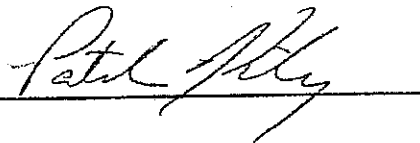
INSPECTION DATE: 07/06/05

INSTRUMENT TYPE: R M D
MODEL LPA-1
XRF TYPE ANALYZER
Serial Number: 01701

ACTION LEVEL: 1.0 mg/cm²

OPERATOR LICENSE: _____

SIGNED: _____



Date: _____

7/18/05

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Alpha Associates, Inc

Inspection Date: 07/06/05 The Clubhouse
 Report Date: 7/8/2005 Cass Scenic Railroad
 Abatement Level: 1.0 Cass, West Virginia
 Report No. S#01701 - 07/06/05 10:27
 Total Readings: 289 Actionable: 64
 Job Started: 07/06/05 10:27
 Job Finished: 07/06/05 14:22

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
Exterior Room 018 Ext-Upper									
223	A	Wall	U Lft		P	Wood	White	>9.9	QM
225	A	Fascia			P	Wood	White	>9.9	QM
224	A	Soffit			P	Wood	White	>9.9	QM
221	A	Window	Ctr	Sash	P	Wood	White	>9.9	QM
220	A	Window	Ctr	Well	P	Wood	White	1.3	QM
Room 7 BR 2									
222	A	Win Frame	Ctr		P	Wood	White	>9.9	QM
Exterior Room 019 2nd Fl Deck									
226	A	Wall	U Ctr		P	Wood	White	>9.9	QM
Second Floor Porch									
231	A	Floor	Ctr		P	Concrete	Gray	1.6	QM
229	A	Door Frame	Rgt		P	Wood	White	>9.9	QM
238	B	Corner board	Rgt		P	Wood	White	>9.9	QM
237	B	Soffit			P	Wood	White	>9.9	QM
236	B	Window	Ctr	Well	P	Wood	White	>9.9	QM
228	B	Win Frame	Lft		P	Wood	White	>9.9	QM
235	B	Ceiling	Ctr		P	Wood	White	>9.9	QM
Porch Ceiling									
233	C	Wall	L Ctr		P	Wood	White	>9.9	QM
Porch Siding									
239	C	Railing	Ctr	Railing	P	Wood	White	>9.9	QM
Porch Railing									
234	C	Column	Ctr	U column	P	Wood	White	>9.9	QM
Porch Screen Support									
Exterior Room 020 Ext Side A									
246	A	Wall	U Lft		P	Wood	White	>9.9	QM
Siding									
241	A	Wall	U Ctr		P	Wood	White	>9.9	QM
Siding									
253	A	Window	Ctr	Well	P	Wood	White	>9.9	QM
242	A	Window	Ctr	Sash	P	Wood	White	>9.9	QM
Front Porch									
243	A	Window	Ctr	Sill	P	Wood	White	>9.9	QM
245	A	Door	Lft	Lft casing	P	Wood	White	>9.9	QM
249	A	Railing	Ctr	Balusters	P	Wood	White	>9.9	QM
248	A	Railing	Ctr	Railing	P	Wood	White	1.5	QM
250	A	Column	Ctr	U column	P	Wood	White	>9.9	QM
252	A	Win Frame	Lft		P	Wood	White	>9.9	QM
247	A	Floor	Ctr		P	Wood	Gray	4.1	QM
251	A	Gate Post	Ctr		P	Wood	White	>9.9	QM
254	A	Ceiling	Ctr		P	Wood	White	>9.9	QM
255	A	Support	Ctr		P	Wood	White	>9.9	QM
Porch Support									
244	A	Win Frame	Ctr		P	Wood	White	>9.9	QM
Window Frame									

Exterior Room 021 Ext Side B

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Alpha Associates, Inc

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
259	B	Wall Siding	L Ctr		P	Wood	White	3.4	QM
261	B	Window	Ctr	Sash	P	Wood	White	>9.9	QM
262	B	Door	Ctr	U Ctr	P	Wood	White	>9.9	QM
260	B	Basement Door Win Frame	Ctr		P	Wood	White	>9.9	QM
Exterior Room 022 Ext Side C									
267	C	Wall Siding	U Ctr		P	Wood	White	>9.9	QM
268	C	Door	Ctr	U Ctr	P	Wood	White	7.9	QM
272	C	To Living Room Railing	Ctr	Balusters	P	Wood	White	>9.9	QM
271	C	Railing	Ctr	Railing	P	Wood	White	>9.9	QM
274	C	Deck Railing Column	Ctr	U column	P	Wood	White	>9.9	QM
269	C	Porch Support Door Panel	Ctr		P	Wood	White	>9.9	QM
273	C	Ceiling	Ctr		P	Wood	White	>9.9	QM
Exterior Room 023 Ext Side D									
278	D	Wall Siding	U Ctr		P	Wood	White	5.2	QM
282	D	Window	Ctr	Sash	P	Wood	White	>9.9	QM
281	D	Window	Ctr	sill	P	Wood	White	>9.9	QM
280	D	Door Frame	Ctr		P	Wood	White	>9.9	QM
283	D	Ceiling	Ctr		P	Wood	White	>9.9	QM
Interior Room 001 Living Rm									
020	C	Ceiling			P	Wood	White	>9.9	QM
018	C	Ceiling of small area between doors Door	Ctr	U Ctr	P	Wood	White	8.8	QM
019	C	Interior Side of Door to Exterior Side Panel	Lft		F	Wood	White	>9.9	QM
021	C	Small area between Living Room doors and exterior doors Door Stop	Lft		P	Wood	White	9.7	QM
		Exterior Side of French Doors							
Interior Room 003 Foyer									
039	A	Door Stop	Rgt		P	Wood	White	2.3	QM
Interior Room 006 Kitchen									
077	A	Baseboard	Ctr		P	Wood	White	1.6	QM
075	D	Window	Ctr	Sash	P	Wood	White	1.9	QM
070	D	Door	Ctr	U Ctr	P	Wood	White	1.8	QM
076	D	To Exterior Win Frame	Lft		P	Wood	White	2.3	QM
071	D	Door Frame	Rgt		P	Wood	White	1.7	QM
Interior Room 011 Bath 3									
133	B	Wall	L Ctr		P	Drywall	Blue	>9.9	QM
131	B	In Closet Door	Ctr	U Ctr	P	Wood	Blue	>9.9	QM
		Interior Side of Closet Door							
Interior Room 014 Bedroom 7									
175	B	Shelf	Ctr		I	Wood	White	8.0	QM

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Alpha Associates, Inc

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
179		Closet Lower Shelf B Shelf Re-test of Lower Shelf		Ctr	I	Wood	White	8.7	QM
Interior Room 016 3rd Floor									
193	D	Window	Ctr	Sash	P	Wood	White	>9.9	QM
Only painted interior window component on the 3rd floor									
Interior Room 017 Basement									
210	C	Door	Ctr	U Ctr	P	Wood	White	6.4	QM
----- End of Readings -----									

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR: Alpha Associates, Inc

Inspection Date: 07/06/05
 Report Date: 7/8/2005
 Abatement Level: 1.0
 Report No. S#01701 - 07/06/05 10:27
 Total Readings: 289
 Job Started: 07/06/05 10:27
 Job Finished: 07/06/05 14:22

The Clubhouse
 Cass Scenic Railroad
 Cass, West Virginia

Read No.	Rm No.	Room Name	Wall Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
1		CALIBRATION							-0.1	TC
2		CALIBRATION							-0.2	TC
3		CALIBRATION							-0.2	TC
4		CALIBRATION							0.8	TC
5		CALIBRATION							0.8	TC
6		CALIBRATION							0.8	TC
7	001	Living Rm	A Wall		U Rgt	P Plaster		White	0.0	QM
8	001	Living Rm	B Wall		L Ctr	I Plaster		White	0.0	QM
9	001	Living Rm	C Wall		L Rgt	I Plaster		White	-0.1	QM
10	001	Living Rm	D Wall		U Rgt	I Plaster		White	-0.2	QM
11	001	Living Rm	D Ceiling			P Drywall		White	0.0	QM
12	001	Living Rm	B Window		Ctr Sill	I Wood		Varnish	-0.3	QM
13	001	Living Rm	B Window		Ctr Sash	I Wood		Varnish	-0.1	QM
14	001	Living Rm	B Baseboard		Ctr	I Wood		Varnish	-0.1	QM
15	001	Living Rm	A Floor			P Wood		Varnish	-0.1	QM
16	001	Living Rm	A Door		Ctr U Ctr	P Wood		Varnish	-0.1	QM
17	001	Living Rm	A Door		Rgt U Rgt	P Wood		White	-0.2	QM
18	001	Living Rm	C Door		Ctr U Ctr	P Wood		White	8.8	QM
19	001	Living Rm	C Side Panel		Lft	F Wood		White	>9.9	QM
20	001	Living Rm	C Ceiling			P Wood		White	>9.9	QM
21	001	Living Rm	C Door Stop		Lft	P Wood		White	9.7	QM
22	001	Living Rm	D Header		Ctr	I Concrete		White	-0.1	QM
23	001	Living Rm	D Vent Frame		Ctr	I Wood		White	0.0	QM
24	001	Living Rm	B Wall		L Ctr	P Concrete		White	-0.2	QM
25	001	Living Rm	D Door Panel		Lft	I Wood		White	-0.3	QM
26	001	Living Rm	D Door		Lft Lft jamb	I Wood		White	-0.3	QM
27	002	Bedroom 1	A Wall		U Lft	P Plaster		Blue	-0.5	QM
28	002	Bedroom 1	B Wall		U Ctr	P Plaster		Blue	-0.3	QM
29	002	Bedroom 1	C Wall		L Ctr	P Plaster		Blue	-0.5	QM
30	002	Bedroom 1	D Wall		L Ctr	P Plaster		Blue	-0.5	QM
31	002	Bedroom 1	A Ceiling			I Drywall		White	-0.1	QM
32	002	Bedroom 1	A Wall		L Ctr	P Plaster		Yellow	-0.6	QM
33	003	Foyer	A Wall		U Ctr	I Plaster		White	-0.6	QM
34	003	Foyer	B Wall		U Ctr	I Plaster		White	-0.3	QM
35	003	Foyer	C Wall		U Ctr	I Plaster		White	-0.4	QM
36	003	Foyer	D Wall		L Ctr	I Plaster		Red	-0.4	QM
37	003	Foyer	D Ceiling			I Drywall		White	-0.3	QM

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR: Alpha Associates, Inc

Read No.	Rm No.	Room Name	Wall Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
38	003	Foyer	A Door		Ctr U Ctr	P	Wood	White	-0.2	QM
		Interior Side of Screen Door								
39	003	Foyer	A Door Stop		Rgt	P	Wood	White	2.3	QM
40	003	Foyer	A Mailbox		Ctr	I	Metal	White	0.5	QM
41	004	Dining Rm	A Wall		U Ctr	P	Plaster	White	-0.7	QM
		Mold Present at Subject Site								
42	004	Dining Rm	B Wall		U Ctr	P	Plaster	White	-0.6	QM
43	004	Dining Rm	C Wall		U Ctr	P	Plaster	White	0.0	QM
44	004	Dining Rm	D Wall		U Ctr	P	Plaster	White	-0.3	QM
45	004	Dining Rm	A Ceiling			I	Drywall	White	-0.3	QM
46	004	Dining Rm	B Frame		Lft	I	Drywall	White	0.0	QM
		Bullentin Board Frame								
47	004	Dining Rm	C Door		Rgt U Rgt	I	Wood	White	-0.3	QM
		Closet Door								
48	004	Dining Rm	C Shelf		Ctr	I	Wood	White	-0.2	QM
		Closet Shelf								
49	004	Dining Rm	C Wall		L Ctr	I	Wood	White	-0.3	QM
		Closet Wall								
50	005	Pantry	A Wall		L Rgt	P	Drywall	White	-0.4	QM
51	005	Pantry	B Wall		U Ctr	P	Drywall	White	-0.4	QM
52	005	Pantry	C Wall		L Ctr	P	Drywall	White	-0.6	QM
53	005	Pantry	D Wall		U Ctr	P	Drywall	White	-0.3	QM
54	005	Pantry	A Ceiling			P	Drywall	White	-0.3	QM
55	005	Pantry	A Shelf		Ctr	I	Wood	White	0.0	QM
		Closet Shelf								
56	005	Pantry	C Door		Ctr U Ctr	P	Wood	White	-0.5	QM
		To Kitchen								
57	005	Pantry	C Door Frame		Lft	P	Wood	White	-0.4	QM
		To Kitchen								
58	005	Pantry	C Door		Lft Lft casing	P	Wood	White	-0.3	QM
59	005	Pantry	C Board		Ctr	P	Wood	White	-0.3	QM
		Server's Window from Kitchen								
60	005	Pantry	C Window		Ctr Sill	P	Wood	White	0.7	QM
		Server's Window								
61	005	Pantry	C Window		Ctr Header	I	Wood	White	-0.3	QM
		Server's Window								
62	005	Pantry	C Baseboard		Ctr	P	Wood	White	-0.3	QM
63	006	Kitchen	A Wall		L Lft	P	Plaster	White	-0.3	QM
64	006	Kitchen	B Wall		L Rgt	P	Plaster	White	-0.4	QM
65	006	Kitchen	C Wall		L Lft	P	Plaster	White	-0.2	QM
66	006	Kitchen	D Wall		L Ctr	P	Plaster	White	-0.3	QM
67	006	Kitchen	D Ceiling			P	Drywall	White	-0.3	QM
68	006	Kitchen	A Door Frame		Lft	P	Wood	White	0.5	QM
		To Pantry								
69	006	Kitchen	A Door		Ctr U Ctr	P	Wood	White	0.0	QM
70	006	Kitchen	D Door		Ctr U Ctr	P	Wood	White	1.8	QM
		To Exterior								
71	006	Kitchen	D Door Frame		Rgt	P	Wood	White	1.7	QM
72	006	Kitchen	D Door		Lft Lft casing	P	Wood	White	-0.5	QM
73	006	Kitchen	D Door		Ctr U Lft	P	Wood	White	-0.3	QM
		Interior of Screen Door								
74	006	Kitchen	D Window		Ctr Sill	P	Wood	White	0.4	QM
75	006	Kitchen	D Window		Ctr Sash	P	Wood	White	1.9	QM
76	006	Kitchen	D Win Frame		Lft	P	Wood	White	2.3	QM
77	006	Kitchen	A Baseboard		Ctr	P	Wood	White	1.6	QM

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR: Alpha Associates, Inc

Read No.	Rm No.	Room Name	Wall Structure	Location	Member	Paint		Color	Lead (mg/cm ²)	Mode
						Cond	Substrate			
78	007	Bedroom 2	A Wall	U Ctr		I	Plaster	White	-0.5	QM
		No Painted Surfaces in 1st Floor Bathroom								
79	007	Bedroom 2	B Wall	U Ctr		P	Plaster	White	-0.7	QM
80	007	Bedroom 2	C Wall	U Ctr		I	Plaster	White	-0.4	QM
81	007	Bedroom 2	D Wall	U Ctr		I	Plaster	White	-0.5	QM
82	007	Bedroom 2	A Ceiling			I	Drywall	White	-0.1	QM
83	007	Bedroom 2	A Window	Ctr Sill		I	Wood	Black	-0.3	QM
84	007	Bedroom 2	A Window	Ctr Sash		I	Wood	Black	0.1	QM
85	007	Bedroom 2	A Win Frame	Ctr		I	Wood	Black	-0.2	QM
86	007	Bedroom 2	C Support	Ctr		I	Wood	White	-0.1	QM
		Closet Support								
87	008	Bedroom 3	A Wall	L Ctr		I	Wood	White	-0.4	QM
88	008	Bedroom 3	B Wall	L Ctr		I	Wood	White	-0.3	QM
89	008	Bedroom 3	C Wall	L Ctr		I	Wood	White	-0.5	QM
90	008	Bedroom 3	D Wall	L Ctr		I	Wood	White	-0.1	QM
91	008	Bedroom 3	C Ceiling			I	Drywall	White	-0.2	QM
92	008	Bedroom 3	C Window	Ctr Sill		I	Wood	Tan	-0.5	QM
93	008	Bedroom 3	C Window	Ctr Sash		I	Wood	Tan	-0.1	QM
94	008	Bedroom 3	C Window	Ctr Header		I	Wood	Tan	-0.3	QM
95	008	Bedroom 3	C Baseboard	Rgt		P	Wood	Tan	-0.3	QM
96	008	Bedroom 3	A Shelf	Rgt		I	Wood	White	0.0	QM
		Closet Shelf								
97	008	Bedroom 3	A Door Frame	Rgt		I	Wood	Tan	-0.4	QM
		Closet Door Frame								
98	008	Bedroom 3	C Door	Rgt U Ctr		I	Wood	Tan	-0.4	QM
		Closet Side of Closet Door								
99	008	Bedroom 3	C Door	Rgt Rgt casing		I	Wood	Tan	-0.2	QM
100	009	Bath 2	A Wall	U Ctr		I	Drywall	White	-0.2	QM
101	009	Bath 2	B Wall	U Ctr		I	Drywall	White	-0.4	QM
102	009	Bath 2	C Wall	U Ctr		I	Drywall	White	-0.3	QM
103	009	Bath 2	D Wall	U Ctr		I	Drywall	White	-0.1	QM
104	009	Bath 2	B Ceiling			I	Drywall	White	-0.2	QM
105	009	Bath 2	B Window	Ctr Sill		I	Wood	White	-0.3	QM
106	009	Bath 2	B Window	Ctr Sash		I	Wood	White	-0.1	QM
107	009	Bath 2	B Win Frame	Rgt		I	Wood	White	-0.1	QM
		Window Frame								
108	009	Bath 2	B Door	Ctr U Ctr		I	Wood	White	-0.5	QM
		Door to Hall								
109	009	Bath 2	B Baseboard	Ctr		I	Wood	White	-0.1	QM
110	009	Bath 2	B Door	Rgt Rgt casing		I	Wood	White	-0.2	QM
111	010	Bedroom 4	A Wall	U Ctr		I	Drywall	White	-0.3	QM
112	010	Bedroom 4	B Wall	U Rgt		I	Drywall	White	-0.4	QM
113	010	Bedroom 4	C Wall	U Lft		I	Drywall	White	-0.5	QM
114	010	Bedroom 4	D Wall	U Rgt		I	Drywall	White	-0.4	QM
115	010	Bedroom 4	C Ceiling			I	Drywall	White	-0.2	QM
116	010	Bedroom 4	D Window	Ctr Sill		I	Wood	Black	-0.4	QM
117	010	Bedroom 4	D Window	Ctr Sash		I	Wood	Black	0.0	QM
118	010	Bedroom 4	D Window	Ctr Apron		I	Wood	Black	-0.3	QM
119	010	Bedroom 4	B Shelf	Ctr		I	Wood	Green	0.0	QM
		Closet Shelf								
120	011	Bath 3	A Wall	U Ctr		I	Plaster	White	-0.3	QM
121	011	Bath 3	B Wall	U Ctr		I	Plaster	White	-0.2	QM
122	011	Bath 3	C Wall	U Ctr		I	Plaster	White	-0.2	QM
123	011	Bath 3	D Wall	U Ctr		I	Plaster	White	-0.2	QM
124	011	Bath 3	A Ceiling			I	Drywall	White	-0.2	QM

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR: Alpha Associates, Inc

Read No.	Rm No.	Room Name	Wall Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
125	011	Bath 3	D Window		Ctr Sill	I Wood		Tan	-0.4	QM
126	011	Bath 3	D Win Frame		Lft	I Wood		Tan	-0.1	QM
		Window Frame								
127	011	Bath 3	D Window		Ctr Sash	I Wood		Tan	-0.1	QM
128	011	Bath 3	A Baseboard		Ctr	I Wood		Tan	-0.2	QM
129	011	Bath 3	B Shelf		Ctr	I Wood		Blue	-0.2	QM
		Closet Shelf								
130	011	Bath 3	B Door		Lft Lft casing	P Wood		Blue	0.0	QM
131	011	Bath 3	B Door		Ctr U Ctr	P Wood		Blue	>9.9	QM
		Interior side of Closet Door								
132	011	Bath 3	B Door		Ctr U Ctr	P Wood		Tan	-0.1	QM
		Exterior of Closet Door								
133	011	Bath 3	B Wall		L Ctr	P Drywall		Blue	>9.9	QM
		In Closet								
134	011	Bath 3	C Wall		L Ctr	P Wood		Blue	0.0	QM
		In Closet								
135	011	Bath 3	D Wall		L Ctr	P Wood		Blue	-0.2	QM
		In Closet								
136	011	Bath 3	B Door		Ctr U Ctr	P Wood		Tan	-0.3	QM
		Door to Hall								
137	011	Bath 3	B Door Frame		Lft	P Wood		Tan	0.4	QM
		To Hall								
138	012	Bedroom 5	A Wall		U Ctr	P Plaster		Blue	-0.5	QM
139	012	Bedroom 5	B Wall		U Ctr	P Plaster		Blue	-0.5	QM
140	012	Bedroom 5	C Wall		U Ctr	P Plaster		Blue	-0.4	QM
141	012	Bedroom 5	D Wall		U Ctr	P Plaster		Blue	-0.3	QM
142	012	Bedroom 5	A Ceiling			P Drywall		Blue	-0.2	QM
143	012	Bedroom 5	C Door		Ctr Header	I Wood		Gray	-0.4	QM
		Door to Balcony								
144	012	Bedroom 5	C Door Frame		Ctr	I Wood		Gray	-0.3	QM
		To Closet								
145	012	Bedroom 5	C Door		Ctr U Ctr	I Wood		Gray	-0.1	QM
		To 2nd Floor Balcony								
146	012	Bedroom 5	D Window		Ctr Sill	I Wood		Gray	-0.3	QM
147	012	Bedroom 5	D Window		Rgt Rgt casing	I Wood		Gray	-0.2	QM
148	012	Bedroom 5	D Window		Ctr Sash	I Wood		Gray	-0.1	QM
149	012	Bedroom 5	D Baseboard		Ctr	I Wood		Gray	-0.2	QM
150	012	Bedroom 5	B Frame		Rgt	I Wood		Gray	0.0	QM
		Transom Frame to BR 6								
151	012	Bedroom 5	B Door Stop		Rgt	I Wood		Gray	-0.5	QM
152	013	Bedroom 6	A Wall		L Ctr	P Plaster		White	-0.6	QM
153	013	Bedroom 6	B Wall		L Rgt	P Plaster		White	-0.5	QM
154	013	Bedroom 6	C Wall		U Rgt	P Plaster		White	-0.4	QM
155	013	Bedroom 6	D Wall		L Ctr	P Plaster		White	-0.5	QM
156	013	Bedroom 6	C Ceiling			P Drywall		White	-0.1	QM
157	013	Bedroom 6	D Door Frame		Lft	I Wood		Gray	-0.3	QM
158	013	Bedroom 6	D Win Frame		Lft	I Wood		Gray	-0.2	QM
		Window Frame								
159	013	Bedroom 6	A Win Frame		Rgt	I Wood		Gray	-0.3	QM
160	013	Bedroom 6	A Window		Ctr Sash	I Wood		Gray	-0.1	QM
161	013	Bedroom 6	A Window		Ctr Apron	I Wood		Gray	-0.4	QM
162	013	Bedroom 6	A Baseboard		Ctr	I Wood		Gray	-0.3	QM
163	013	Bedroom 6	A Door		Ctr U Ctr	I Wood		Gray	-0.3	QM
		Exterior of Closet Door								
164	014	Bedroom 7	A Wall		U Rgt	I Plaster		White	-0.4	QM

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR: Alpha Associates, Inc

Read No.	Rm No.	Room Name	Wall Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
165	014	Bedroom 7	B Wall	U Lft		P Plaster	White	-0.4	QM	
166	014	Bedroom 7	C Wall	U Ctr		P Plaster	White	-0.3	QM	
167	014	Bedroom 7	D Wall	U Ctr		P Plaster	White	-0.5	QM	
168	014	Bedroom 7	B Ceiling			I Drywall	White	-0.2	QM	
169	014	Bedroom 7	A Window		Ctr sill	I Wood	White	-0.1	QM	
		Middle Window								
170	014	Bedroom 7	A Window		Ctr Sash	I Wood	White	0.0	QM	
171	014	Bedroom 7	A Window		Lft Lft casing	I Wood	White	-0.2	QM	
172	014	Bedroom 7	B Baseboard		Ctr	P Wood	White	-0.2	QM	
173	014	Bedroom 7	C Door Frame		Lft	I Wood	White	-0.3	QM	
		Door								
174	014	Bedroom 7	B Door		Lft Lft casing	P Wood	Brown	0.3	QM	
		Closet Door								
175	014	Bedroom 7	B Shelf		Ctr	I Wood	White	8.0	QM	
		Closet Lower Shelf								
176	014	Bedroom 7	D Support		Ctr	I Wood	White	-0.3	QM	
		Closet Upper Shelf								
177	014	Bedroom 7	B Shelf		Ctr	I Wood	White	-0.1	QM	
		Upper Shelf								
178	014	Bedroom 7	B Shelf		Ctr	I Wood	White	-0.2	QM	
		Small closet shelf								
179	014	Bedroom 7	B Shelf		Ctr	I Wood	White	8.7	QM	
		Re-test of Lower Shelf								
180	014	Bedroom 7	B Shelf		Ctr	I Wood	White	-0.2	QM	
		Closet Upper Shelf								
181	014	Bedroom 7	D Shelf		Ctr	I Wood	White	-0.1	QM	
		Corner Shelf								
182	015	2nd Fl Hall	A Wall		U Ctr	I Plaster	White	-0.5	QM	
183	015	2nd Fl Hall	B Wall		U Ctr	I Plaster	White	-0.4	QM	
184	015	2nd Fl Hall	C Wall		U Ctr	I Plaster	White	-0.2	QM	
185	015	2nd Fl Hall	D Wall		U Ctr	I Plaster	White	-0.4	QM	
186	015	2nd Fl Hall	D Ceiling			I Drywall	White	-0.3	QM	
187	016	3rd Floor	A Wall		U Ctr	P Plaster	White	-0.4	QM	
		Attic / Rec Area								
188	016	3rd Floor	B Wall		U Ctr	P Plaster	White	-0.3	QM	
189	016	3rd Floor	C Wall		U Ctr	P Plaster	White	0.0	QM	
190	016	3rd Floor	D Wall		U Ctr	P Plaster	White	-0.4	QM	
191	016	3rd Floor	A Ceiling			P Plaster	White	-0.7	QM	
192	016	3rd Floor	D Wall		L Ctr	P Plaster	Blue	-0.6	QM	
193	016	3rd Floor	D Window		Ctr Sash	P Wood	White	>9.9	QM	
		Only painted interior window component on the 3rd floor								
194	016	3rd Floor	C Wall		L Ctr	P Concrete	White	0.3	QM	
		Chimney wall								
195	016	3rd Floor	C Door		Ctr U Ctr	I Wood	White	0.0	QM	
		Closet Door								
196	017	Basement	C Stairs		Ctr Treads	P Wood	Gray	-0.2	QM	
197	017	Basement	C Stairs		Ctr Risers	P Wood	Gray	-0.3	QM	
198	017	Basement	C Stairs		Lft Stringer	P Wood	Gray	-0.2	QM	
199	017	Basement	C Landing		Ctr	P Wood	Gray	-0.4	QM	
200	017	Basement	C Floor			P Concrete	Gray	-0.5	QM	
201	017	Basement	A Wall		L Ctr	P Concrete	White	-0.1	QM	
202	017	Basement	B Wall		L Ctr	P Concrete	White	0.2	QM	
203	017	Basement	B Wall		L Ctr	P Wood	White	-0.2	QM	
204	017	Basement	C Wall		L Ctr	P Wood	Green	0.7	QM	
205	017	Basement	D Wall		L Ctr	P Concrete	White	-0.1	QM	

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR: Alpha Associates, Inc

Read No.	Rm No.	Room Name	Wall Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
206	017	Basement	A Door		Ctr U Ctr	P Wood	White	0.6	QM	
207	017	Basement	A Door		Lft Lft casing	P Wood	White	-0.6	QM	
208	017	Basement	A Door Frame		Rgt	P Wood	White	0.7	QM	
209	017	Basement	B Column		Rgt U column	P Wood	White	-0.1	QM	
		Support Column								
210	017	Basement	C Door		Ctr U Ctr	P Wood	White	6.4	QM	
211	017	Basement	A Win Frame		Ctr	P Wood	White	0.4	QM	
		Window Frame								
212	017	Basement	C Column		Ctr L column	P Brick	Green	-0.2	QM	
213	017	Basement	D Wall		L Ctr	P Wood	Gray	0.6	QM	
		Wood Siding								
214	017	Basement	B Wall		L Ctr	P Brick	Yellow	-0.1	QM	
215	017	Basement	A Wall		U Ctr	P Wood	White	-0.3	QM	
216	017	Basement	A Floor			P Wood	Gray	-0.3	QM	
217	017	Basement	D Door		Ctr U Ctr	P Wood	White	-0.1	QM	
218	017	Basement	D Wall		U Ctr	P Wood	White	-0.2	QM	
219	017	Basement	A Ceiling			P Drywall	White	-0.5	QM	
220	018	Ext-Upper	A Window		Ctr Well	P Wood	White	1.3	QM	
		Room 7 BR 2								
221	018	Ext-Upper	A Window		Ctr Sash	P Wood	White	>9.9	QM	
222	018	Ext-Upper	A Win Frame		Ctr	P Wood	White	>9.9	QM	
223	018	Ext-Upper	A Wall		U Lft	P Wood	White	>9.9	QM	
224	018	Ext-Upper	A Soffit			P Wood	White	>9.9	QM	
225	018	Ext-Upper	A Fascia			P Wood	White	>9.9	QM	
226	019	2nd Fl Deck	A Wall		U Ctr	P Wood	White	>9.9	QM	
		Second Floor Porch								
227	019	2nd Fl Deck	A Window		Ctr Well	P Wood	Tan	0.2	QM	
		To Bath 3								
228	019	2nd Fl Deck	B Win Frame		Lft	P Wood	White	>9.9	QM	
229	019	2nd Fl Deck	A Door Frame		Rgt	P Wood	White	>9.9	QM	
230	019	2nd Fl Deck	A Door		Ctr U Ctr	P Wood	White	-0.6	QM	
231	019	2nd Fl Deck	A Floor		Ctr	P Concrete	Gray	1.6	QM	
232	019	2nd Fl Deck	D Railing		Ctr Railing	P Wood	White	0.0	QM	
		Porch Railing								
233	019	2nd Fl Deck	C Wall		L Ctr	P Wood	White	>9.9	QM	
		Porch Siding								
234	019	2nd Fl Deck	C Column		Ctr U column	P Wood	White	>9.9	QM	
		Porch Screen Support								
235	019	2nd Fl Deck	B Ceiling		Ctr	P Wood	White	>9.9	QM	
		Porch Ceiling								
236	019	2nd Fl Deck	B Window		Ctr Well	P Wood	White	>9.9	QM	
237	019	2nd Fl Deck	B Soffit			P Wood	White	>9.9	QM	
238	019	2nd Fl Deck	B Corner board		Rgt	P Wood	White	>9.9	QM	
239	019	2nd Fl Deck	C Railing		Ctr Railing	P Wood	White	>9.9	QM	
		Porch Railing								
240	020	Ext Side A	A Door		Ctr U Ctr	P Wood	White	-0.3	QM	
		Screen Door								
241	020	Ext Side A	A Wall		U Ctr	P Wood	White	>9.9	QM	
		Siding								
242	020	Ext Side A	A Window		Ctr Sash	P Wood	White	>9.9	QM	
		Front Porch								
243	020	Ext Side A	A Window		Ctr Sill	P Wood	White	>9.9	QM	
244	020	Ext Side A	A Win Frame		Ctr	P Wood	White	>9.9	QM	
		Window Frame								
245	020	Ext Side A	A Door		Lft Lft casing	P Wood	White	>9.9	QM	

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR: Alpha Associates, Inc

Read No.	Rm No.	Room Name	Wall Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
246	020	Ext Side A	A Wall	U Lft		P	Wood	White	>9.9	QM
		Siding								
247	020	Ext Side A	A Floor	Ctr		P	Wood	Gray	4.1	QM
248	020	Ext Side A	A Railing	Ctr	Railing	P	Wood	White	1.5	QM
249	020	Ext Side A	A Railing	Ctr	Balusters	P	Wood	White	>9.9	QM
250	020	Ext Side A	A Column	Ctr	U column	P	Wood	White	>9.9	QM
251	020	Ext Side A	A Gate Post	Ctr		P	Wood	White	>9.9	QM
252	020	Ext Side A	A Win Frame	Lft		P	Wood	White	>9.9	QM
253	020	Ext Side A	A Window	Ctr	Wall	P	Wood	White	>9.9	QM
254	020	Ext Side A	A Ceiling	Ctr		P	Wood	White	>9.9	QM
255	020	Ext Side A	A Support	Ctr		P	Wood	White	>9.9	QM
		Porch Support								
256	020	Ext Side A	A Stairs	Ctr	Treads	P	Wood	Gray	0.0	QM
257	020	Ext Side A	A Stairs	Ctr	Railing cap	P	Wood	Gray	-0.1	QM
		Stair Railing								
258	021	Ext Side B	B Foundation	Ctr		P	Concrete	Gray	-0.3	QM
259	021	Ext Side B	B Wall	L Ctr		P	Wood	White	3.4	QM
		Siding								
260	021	Ext Side B	B Win Frame	Ctr		P	Wood	White	>9.9	QM
261	021	Ext Side B	B Window	Ctr	Sash	P	Wood	White	>9.9	QM
262	021	Ext Side B	B Door	Ctr	U Ctr	P	Wood	White	>9.9	QM
		Basement Door								
263	021	Ext Side B	B Latitice	Ctr		P	Wood	Gray	-0.1	QM
264	020	Ext Side A	B Latitice	Ctr		P	Wood	Gray	0.0	QM
		Front Stairs								
265	020	Ext Side A	A Stairs	Ctr	Stringer	P	Wood	Gray	0.0	QM
		Front Stairs								
266	022	Ext Side C	C Supprt Deck	Ctr		P	Concrete	Gray	-0.4	QM
267	022	Ext Side C	C Wall	U Ctr		P	Wood	White	>9.9	QM
		Siding								
268	022	Ext Side C	C Door	Ctr	U Ctr	P	Wood	White	7.9	QM
		To Living Room								
269	022	Ext Side C	C Door Panel	Ctr		P	Wood	White	>9.9	QM
270	022	Ext Side C	C Floor	Ctr		P	Wood	Gray	-0.4	QM
271	022	Ext Side C	C Railing	Ctr	Railing	P	Wood	White	>9.9	QM
		Deck Railing								
272	022	Ext Side C	C Railing	Ctr	Balusters	P	Wood	White	>9.9	QM
273	022	Ext Side C	C Ceiling	Ctr		P	Wood	White	>9.9	QM
274	022	Ext Side C	C Column	Ctr	U column	P	Wood	White	>9.9	QM
		Porch Support								
275	022	Ext Side C	C Planter	Ctr		P	Wood	Gray	-0.3	QM
276	022	Ext Side C	C Foundation	Ctr		P	Concrete	Gray	0.1	QM
277	022	Ext Side C	C Gutter			P	Wood	White	-0.1	QM
		Trim behind gutter								
278	023	Ext Side D	D Wall	U Ctr		P	Wood	White	5.2	QM
		Siding								
279	023	Ext Side D	D Door	Ctr	U Rgt	P	Wood	White	0.0	QM
		Screen Door								
280	023	Ext Side D	D Door Frame	Ctr		P	Wood	White	>9.9	QM
281	023	Ext Side D	D Window	Ctr	Sill	P	Wood	White	>9.9	QM
282	023	Ext Side D	D Window	Ctr	Sash	P	Wood	White	>9.9	QM
283	023	Ext Side D	D Ceiling	Ctr		P	Wood	White	>9.9	QM
284		CALIBRATION							-0.1	TC
285		CALIBRATION							-0.3	TC
286		CALIBRATION							-0.2	TC

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR: Alpha Associates, Inc

Read No.	Rm No.	Room Name	Wall Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
287		CALIBRATION							0.8	TC
288		CALIBRATION							0.8	TC
289		CALIBRATION							0.8	TC
----- End of Readings -----										

APPENDIX III

Site Drawings



ALPHA ASSOCIATES, INCORPORATED
ARCHITECTS
1001 N. W. 10th St.
Fort Lauderdale, FL 33304
Tel: (305) 555-1111
Fax: (305) 555-1112

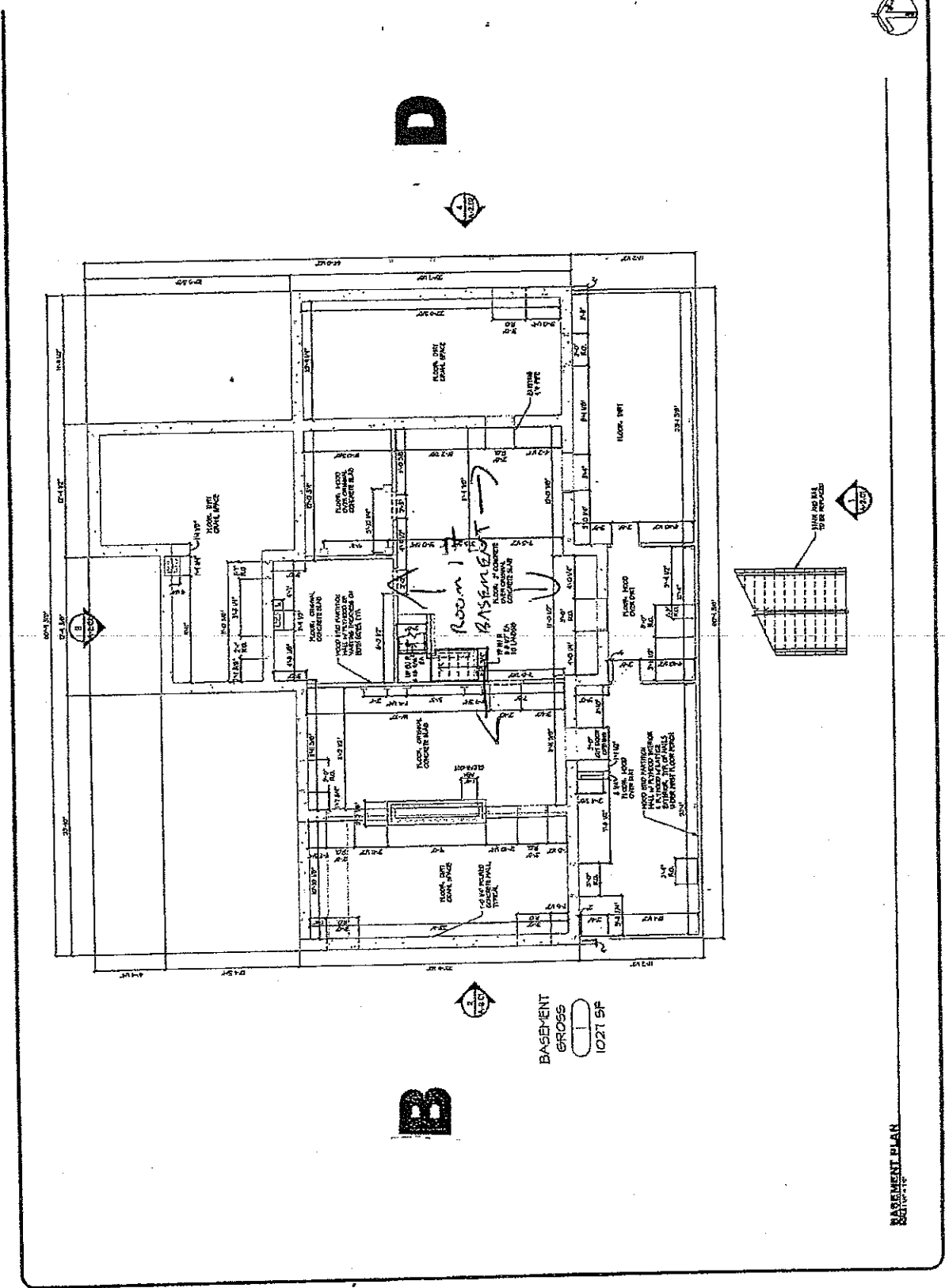
EXISTING CONDITION

DATE: 11/10/00
BY: [Signature]
SCALE: AS SHOWN
PROJECT: CLUBHOUSE RENOVATION
SHEET NO: A-1.01

BASEMENT PLAN
SCALE: AS SHOWN

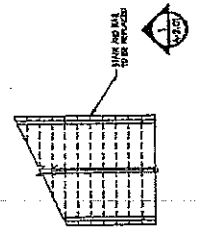
CLUBHOUSE RENOVATION FOR CASS SCENIC RR. CASS, WEST VIRGINIA

A-1.01
DATE: JUNE 28, 2005
SHEET NO. 1



C

D



A

BASEMENT GROSS 1021 SF

B

BASEMENT PLAN



ALPHA
ARCHITECTS
1000 N. 10TH ST.
SUITE 100
DURHAM, NC 27703
TEL: 919.286.1000
WWW.ALPHAARCHITECTS.COM

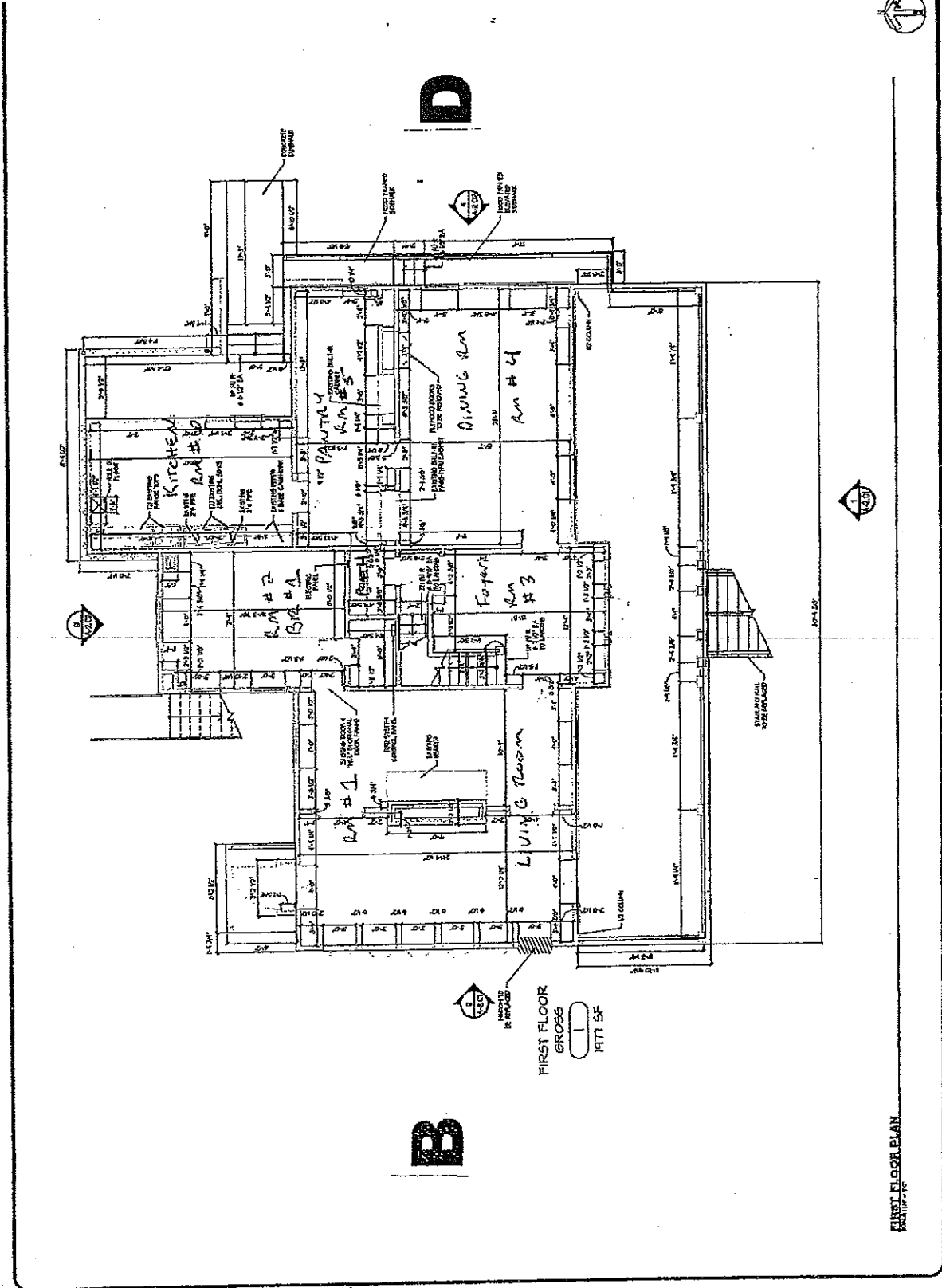
**EXISTING
CONDITION**

NO.	DATE	REVISIONS

**FIRST FLOOR
PLAN**
DATE: 04.20.20

CLUBHOUSE RENOVATION
FOR
CASS SCENIC RR
CASS, WEST VIRGINIA

A-1.02
PROJECT NO.: 10000000
DATE: 04.20.20
SHEET NO.



C

B

FIRST FLOOR PLAN

A



ALPHA
ASSOCIATES, INC.
ARCHITECTS

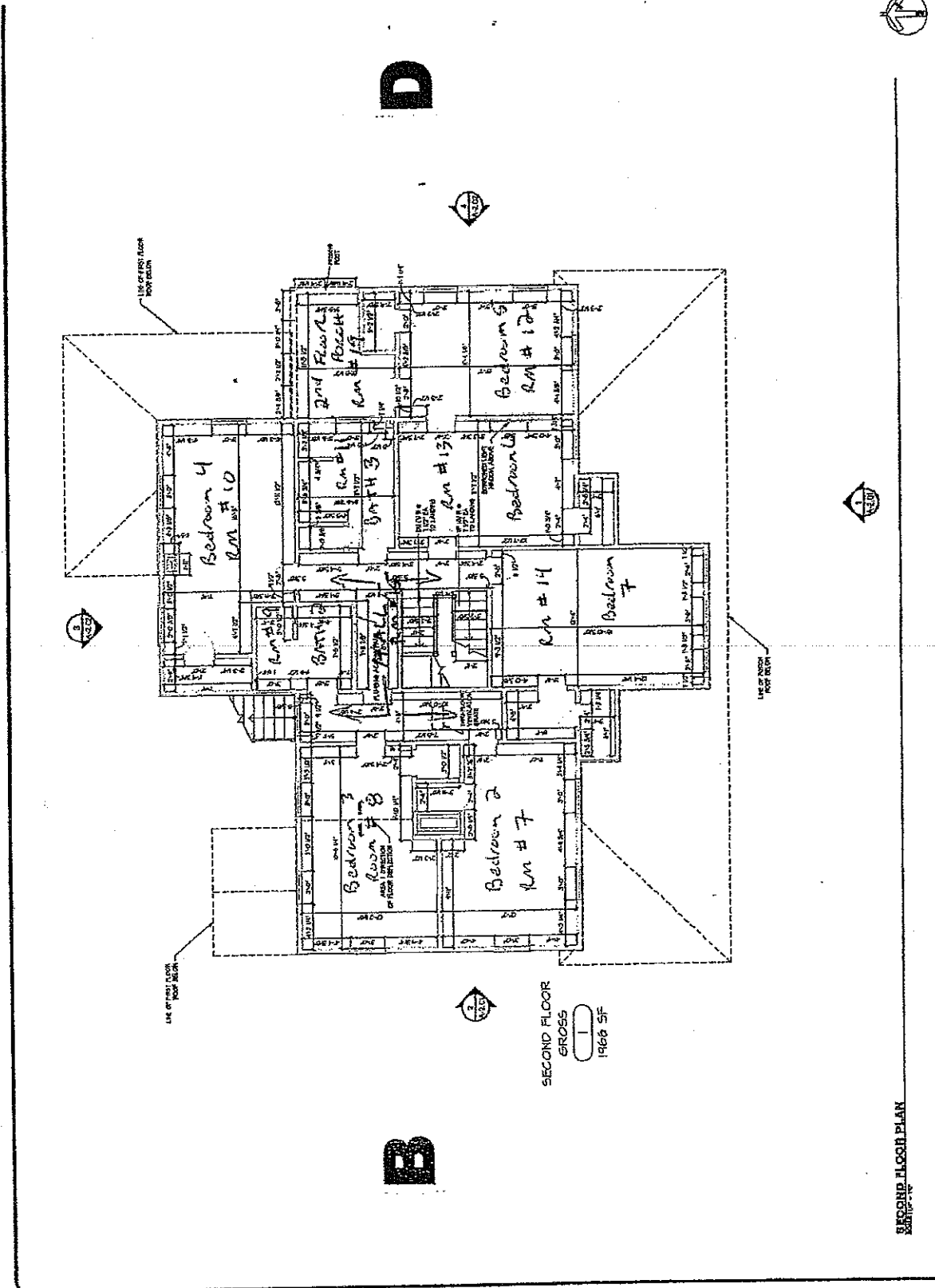
EXISTING CONDITION

NO.	DATE	REVISION

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

The CLUBHOUSE RENOVATION
FOR
CASS SCENIC RR
CASS, WEST VIRGINIA

A-1.03
SHEET NO.
DATE: JUNE 28, 2005
DRAWN BY: JAMES DO
CHECKED BY: JAMES DO



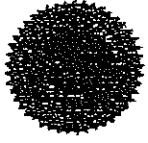
C


B

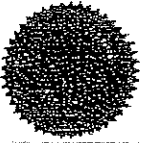
A

SECOND FLOOR PLAN

APPENDIX IV
BEC Personnel Accreditations

	WEST VIRGINIA
	Lead Program
	Patrick F. Kirby
	IS LICENSED AS AN LEAD RISK ASSESSOR
License #: PA000090	
Issued: 8/24/2004	
Expires: 8/31/2005	
<i>Randy C. Curtis</i> Dir., WV RTIA DIV	

	WEST VIRGINIA
	Asbestos Program
	Patrick F. Kirby
	IS LICENSED AS AN ASBESTOS INSPECTOR
License #: AI003461	
Issued: 3/14/2005	
Expires: 3/31/2006	
<i>Randy C. Curtis</i> Dir., WV RTIA DIV	

	WEST VIRGINIA
	Asbestos Program
	Jonathan Anderson
	IS LICENSED AS AN ASBESTOS INSPECTOR
License #: AI003373	
Issued: 1/20/2005	
Expires: 1/31/2006	
<i>Randy C. Curtis</i> Dir., WV RTIA DIV	