

**ILLINOIS DEPARTMENT OF PUBLIC HEALTH  
AHERA THREE YEAR REINSPECTION  
ASBESTOS ABATEMENT PROGRAM  
SCHOOL INFORMATION FORM**

**SECTION I**

NAME OF SCHOOL DISTRICT: CHICAGO SCHOOL DIST 299  
SCHOOL ID NUMBER: 14-016-2990-2185  
SCHOOL NAME: Edwards School Annex  
ADDRESS OF SCHOOL: 4815 S. Karlov  
CITY: Chicago, IL, 60632

DATE LAST THREE YEAR REINSPECTION WAS COMPLETED **11/1/2022**

**If the address on this form is different than the address of the building, submit a written explanation.**

---

**SECTION II** *(Please type or print)*

**PLEASE COMPLETE THE FOLLOWING FOR YOUR THREE YEAR REINSPECTION:**

DATE REINSPECTION COMPLETED: 5/21/2025 ENROLLMENT 1204  
IDPH INSPECTOR LICENSE NUMBER: 100-20994  
IDPH LICENSED INSPECTOR NAME (Please Print): Cody Cummins  
IDPH MP LICENSE NUMBER: 100-18488  
IDPH LICENSED MANAGEMENT PLANNER NAME (Please Print): Mike Serio

DESIGNATED PERSON (Please Print): Richard J.Schleyer PHONE: (773) 251-7074

  
*Signature of Designated Person*

6/20/2025  
*Date*

**SECTION III**

PLEASE COMPLETE THE FOLLOWING INFORMATION FOR ANY CHANGES WITHIN THE SCHOOL DISTRICT.

School building has been sold. Date of Sale: \_\_\_\_\_

School has been closed. Date closed: \_\_\_\_\_

School building has been demolished. Date: \_\_\_\_\_

School building is asbestos free since last reinspection: \_\_\_\_\_

**Please explain in writing why the school building is now asbestos free and include the supporting documentation.**

If a new school building has been added to the district, submit either an exclusionary statement or a management plan and inspection report. Include the complete name, address and city of school building.

**Explain in writing if the address of the building is different than the address on this form:**

**THREE-YEAR REINSPECTION**

**CHICAGO SCHOOL DIST 299**

**Edwards School Annex**

4815 S. Karlov  
Chicago, IL, 60632

Unit: 23081  
Building ID: 3200 A

IDPH ID Number: 14-016-2990-2185

**REPORT DATE:**

Friday, June 20, 2025

**Prepared for:**

**Chicago Public Schools**  
**42 W. Madison Street**  
**Chicago, IL 60602**

**Prepared by:**

**Carnow, Conibear and Associates**

600 West Van Buren St., Ste 500

Chicago, IL, 60607

Phone (312) 762-2900

Fax (312) 782-5145

**DO NOT REMOVE FROM SCHOOL**  
**REQUIRED BY FEDERAL LAW**

06/23/2025

Mr. Eric Culbertson  
Asbestos Program  
Illinois Department of Public Health  
525 West Jefferson Street  
Springfield, Illinois 62761

Re: Chicago Public Schools - 2025 Three-Year Reinspections

Dear Mr. Culbertson:

Carnow, Conibear and Associates, Managing Environmental Consultant (MEC), conducted the Three-Year Reinspections and performed management plan updates for the Chicago Public Schools (CPS) facilities in Region 3, 4 Elementary Schools. Please update your records with the following information.

School District: 299                      Unit: 23081                      Region: 04                      IDPH ID: 14-016-2990-2185

School: Edwards School Annex                      Building ID: 3200 A

Address: 4815 S. Karlov

Chicago, IL, 60632

Building Contact:                      Contact Phone:

Current Building Owners: Chicago Public Schools

Reinspection Date: 5/21/2025

Review Date: 06/23/2025

Inspector: Cody Cummins

Inspector IDPH License: 100-20994

Management Planner: Mike Serio

Management Planner IDPH License: 100-18488

If you have any questions or comments, please contact us at (312) 762-2900

Sincerely,  
Carnow, Conibear and Associates

A handwritten signature in black ink, appearing to read "Mike Serio", is written over a horizontal line.

Mike Serio  
100-18488

## **Environmental Notification to Occupants**

To: Faculty, Staff and Parents  
From: Chicago Public Schools  
Date: June 20, 2025

RE: Edwards School Annex, Unit 23081  
4815 S. Karlov  
Chicago, IL, 60632

Dear Faculty, Staff and Parents,

This letter is to notify you that the 2025 asbestos three year re-inspection has been completed at Edwards School Annex , following the Federal Asbestos Hazard Emergency Response Act (AHERA), 40 CFR Part 763, Subpart E and is available for your review at the main office of the school.

Although asbestos-containing building materials have been identified at Edwards School Annex, there is no reason to believe that any threat to the health of students or staff exists at this time. CPS will continue to carefully monitor the condition of asbestos-containing building materials and if conditions warrant, all appropriate steps will be taken to maintain the health and safety of all building occupants.

If you have any questions regarding this matter or require additional information, please feel free to contact Richard J.Schleyer, the designated Local Education Authority's Designated Person at (773) 251-7074 .

## **Table of Contents**

- I. School and Inspection Information
- II. Executive Summary
- III. Methodology
- IV. Abatement History
- V. Reassessments and Recommendations
- VI. Conclusions

Table I: Inspector's Reinspection Findings

Table II: Management Planner's Review

### **APPENDICES:**

- Appendix A: Assessment Sheets, Drawings and Photos
- Appendix B: Inspector and Management Planner Licenses
- Appendix C: Laboratory Accreditations
- Appendix D: Laboratory Results
- Appendix E: Chain of Custody Forms

## SCHOOL AND INSPECTION INFORMATION

### 1. School Information

School: Edwards School Annex	Unit: 23081	Region: 04
Address: 4815 S. Karlov	Chicago, IL, 60632	
IDPH ID: 14-016-2990-2185	Building ID: 3200 A	
Contact:	Phone:	

### 2. Description of Facility

Original Construction:	Additional Construction:
Total Square Footage: 4900	No of Floors:
Current Occupancy: 1204	

### 3. LEA Designated Person

Contact: Richard J.Schleyer	Phone: (773) 251-7074
Address: 42 West Madison Street	
Chicago, IL 60602	


### 4. Managing Environmental Consultant

MEC: Carnow, Conibear and Associates	
Contact: Doug McCormick	
Address 600 West Van Buren St., Ste 500	
Phone: (312) 762-2900	Fax: (312) 782-5145

### 5. Inspector

Inspector Name: Cody Cummins


Inspector IDPH license # 100-20994  
Reinspection Date: 5/21/2025

Signature:   
Date: 5/21/2025

### 6. Management Planner

Management Planner Name: Mike Serio

Management Planner IDPH license # 100-18488

Signature:   
Date: 06/23/2025

### 7. Review Date: 06/23/2025

### 8. LEA Designated Person's Acknowledgement

The reinspection report and recommendations have been received by me and appropriate action will be taken by the School District.

Signature:



Date: 6/20/2025

Name: Richard J.Schleyer

## II. EXECUTIVE SUMMARY

Carnow, Conibear and Associates was retained by the Chicago Public Schools (CPS) to perform a three-year asbestos reinspection of the Edwards School Annex. This inspection was conducted in accordance with the United States Environmental Protection Agency (USEPA) Asbestos Hazard Emergency Response Act (AHERA) part 763.92 (b), and the ongoing Operations and Maintenance Program (O&M) originally designed in the School's Asbestos Management Plan. The purpose of this three-year reinspection is to record any condition changes in the asbestos-containing building material (ACBM) in the school since the previous three-year reinspection and the six-month periodic surveillance, to identify, assess, and include any Homogeneous Areas (HA) not identified in the Management Plan, and to recommend an appropriate response action to manage asbestos.

The inspector conducted a three-year reinspection of this facility under Illinois Department of Public Health (IDPH) school reinspection requirements and AHERA, sections 763.85 and 763.88. The main building and each addition to the main building, if constructed at different dates, were inspected separately. Laboratory accreditations are included in Appendix C, laboratory results are included in Appendix D, and chain of custody forms are included in Appendix E.

Note: During previous inspections, some of the HA(s) were identified together as 9" x 9" floor tile (FT), mastics assoc. with 9" x 9" FT, 12" x 12" FT, mastics assoc. with 12" x 12" FT, pipe insulation, etc. Some of these HA(s) have been re-identified by areas that are uniform in color, texture, construction date, application date, and general appearance.

The inspector has determined the following:

A. The following HAs have changed assessment categories for Building 3200 A:

1	Fiberglass Pipe and Joint Insulation
10	2' x 4' Lay-in Ceiling Panels
22	Tan Vinyl Sheet Flooring
22A	Blue Vinyl Sheet Flooring
22B	Blue Vinyl Sheet Flooring Mastic
23	Tan Vinyl Sheet Flooring Mastic
23A	Pink Vinyl Sheet Flooring
23B	Pink Vinyl Sheet Flooring Mastic
24	12" x 12" White Speckled Floor Tile

25	Vinyl Covered Drywall Wall/Ceiling
26	4" Cream Baseboard
27	4" Cream Baseboard Mastic



B. The following new homogenous areas have been identified for Building 3200 A:

- |    |                                   |
|----|-----------------------------------|
| 28 | 4" Green Vinyl Baseboard          |
| 29 | 4" Green Vinyl Baseboard Adhesive |

C. This reinspection covered only physically accessible and visible areas and materials that were identified in the LEA's management plan. The following materials were concealed and/or contained in areas that were inaccessible for sampling and have been classified as Assumed:

10	2' x 4' Lay-in Ceiling Panels
11	Adhesive For Chalk, Marker & Bulletin Boards
12	Vibration Absorber on Duct
13	Boiler Gaskets
14	Gasket on Ac Filighter Door
15	12" x 12" Green Vinyl Floor Tile
16	12" x 12" Pink Vinyl Floor Tile
17	12" x 12" Dark Blue Vinyl Floor Tile
18	12" x 12" Cream Vinyl Floor Tile
19	Mastic for 12" x 12" Green Vinyl Floor Tile, 12" x 12" Pink Vinyl Floor Tile, 12" x 12" Dark Blue Vinyl Floor Tile, 12" x 12" Cream Vinyl Floor Tile
2	Drywall
20	12" x 12" White/Gray Floor Tile
21	12" x 12" White/Gray/Pink/Green/Dark Blue Floor Tile Mastic
22	Tan Vinyl Sheet Flooring
22A	Blue Vinyl Sheet Flooring
22B	Blue Vinyl Sheet Flooring Mastic
23	Tan Vinyl Sheet Flooring Mastic
23A	Pink Vinyl Sheet Flooring
23B	Pink Vinyl Sheet Flooring Mastic
24	12" x 12" White Speckled Floor Tile
25	Vinyl Covered Drywall Wall/Ceiling
26	4" Cream Baseboard
27	4" Cream Baseboard Mastic
28	4" Green Vinyl Baseboard
29	4" Green Vinyl Baseboard Adhesive
3	Drywall Compound
4	Cinderblock
5	Cinderblock Mortar
6	12" x 12" Blue Floor Tile w/ Black Flecks
7	12" x 12" Blue Floor Tile w/ Black Flecks Mastic
8	4" Blonde Vinyl Baseboard
9	4" Blonde Vinyl Baseboard Mastic

The following areas were deemed to be inaccessible:

1	Fiberglass Pipe and Joint Insulation
11	Adhesive For Chalk, Marker & Bulletin Boards

19	Mastic for 12" x 12" Green Vinyl Floor Tile, 12" x 12" Pink Vinyl Floor Tile, 12" x 12" Dark Blue Vinyl Floor Tile, 12" x 12" Cream Vinyl Floor Tile
21	12" x 12" White/Gray/Pink/Green/Dark Blue Floor Tile Mastic
29	4" Green Vinyl Baseboard Adhesive
7	12" x 12" Blue Floor Tile w/ Black Flecks Mastic
9	4" Blonde Vinyl Baseboard Mastic

Materials were also listed as "assumed" if they were in good condition and sampling was not conducted to avoid damage.

This reinspection was conducted by Cody Cummins, IDPH License # 100-20994. The Management Plan was updated by Mike Serio, IDPH License # 100-18488. Inspector and Management Planner Licenses are included in Appendix B.

### **III. METHODOLOGY**

Tasks performed on-site included the following:

1. Review current management plan, identify HA(s) and extract appropriate information.
2. Examine and verify abatement records.
3. Touch and visually and physically reinspect and reassess the condition of all friable known or assumed ACBM.
4. Touch and visually and physically reinspect all non-friable known or assumed ACBM to determine whether these materials have become friable since the last inspection or periodic surveillance.
5. Identify any condition changes that may affect Hazard Ranking of known ACBM or Assumed ACBM, as well as any HA(s) that have become friable since the last reinspection.
6. Collect bulk samples from each newly discovered friable HA or previously assumed and submit for laboratory analysis.
7. Tabulate reinspection findings and submit for management planner review and recommendations with appropriate response actions based on the AHERA Damage Category of the ACBM.
8. Submit reinspection findings and management planner recommendations to the LEA within thirty (30) days for inclusion into the management plan.

### **IV. ABATEMENT HISTORY**

The information collected from the existing management plan and inspection report(s) and from interviews with the school official revealed that the following asbestos abatement was conducted at the school since the previous Three year Reinspection.

Abatement Dates:

### **V. REASSESSMENTS AND RECOMMENDATIONS**

The reassessments and recommendations are summarized in Tables I and II on the following pages. Detailed Hazard Assessment Sheets and Drawings and Photos (if applicable) are included in Appendix A.

### **VI. CONCLUSIONS**

The Edwards School Annex Building 3200 A Three-Year reinspection has been completed and response actions have been recommended for both friable and non-friable ACBM. A timely execution of the response actions recommended will enable the LEA and the Designated Person(s) to effectively manage the existing ACBM.

This three-year reinspection report should be inserted in the current Management plan at the CPS Central Office, and one (1) copy should be kept at the school for use when planning any renovation and/or demolition activities in areas where ACBM has been identified. Also, periodic surveillance documentation and any summary reports from any response actions that are executed at the school should be used to update the Management Plan.

**Table I**  
**Inspector's Reinspection Findings**

---

# Chicago Public Schools

**School** Edwards School Annex **Unit** 23081 **Building ID** 3200 A  
**Address** 4815 S. Karlov **Region** 04

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Inspector's Reinspection Findings Table 1

**Managing Environmental Consultant (MEC)** Carnow, Conibear and Associates

600 West Van Buren St., Ste 500

Phone: (312) 762-2900 Fax: (312) 782-5145

*Inspector's Comments are Summarized at the End of the Report*

HA No	Material Description	Material Quantity	Material Units	Material Location	Asbestos Type	Material Category	Friable	Damage Type	Damage Quantity	Damage Units	Change in Assessment Category	Damage Category	Damage Reason	Disturbance Potential
1	Fiberglass Pipe and Joint Insulation	1,000	LF	Throughout Building	NOT_TESTED	TSI	Y	NONE			Yes	Any remaining friable ACBM or friable suspect ACBM		LOW
10	2' x 4' Lay-in Ceiling Panels	9,500	SF	Rooms 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teacher's Bathroom, North Teacher's Bathroom	ASSUMED	MISC	Y	LOC	3	SF	Yes	Damaged or significantly damaged friable misc. ACBM	10	LOW
11	Adhesive For Chalk, Marker & Bulletin Boards	2,000	SF	Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413.	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
12	Vibration Absorber on Duct	12	LF	Boiler Room	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
13	Boiler Gaskets	20	LF	Boiler Room	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
14	Gasket on Ac Filighter Door	10	LF	Boiler Room	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
15	12" x 12" Green Vinyl Floor Tile	200	SF	Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
16	12" x 12" Pink Vinyl Floor Tile	400	SF	Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
17	12" x 12" Dark Blue Vinyl Floor Tile	200	SF	Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
18	12" x 12" Cream Vinyl Floor Tile	200	SF	Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW

# Chicago Public Schools

**School** Edwards School Annex **Unit** 23081 **Building ID** 3200 A  
**Address** 4815 S. Karlov **Region** 04

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Inspector's Reinspection Findings Table 1

**Managing Environmental Consultant (MEC)** Carnow, Conibear and Associates

600 West Van Buren St., Ste 500

Phone: (312) 762-2900 Fax: (312) 782-5145

*Inspector's Comments are Summarized at the End of the Report*

HA No	Material Description	Material Quantity	Material Units	Material Location	Asbestos Type	Material Category	Friable	Damage Type	Damage Quantity	Damage Units	Change in Assessment Category	Damage Category	Damage Reason	Disturbance Potential
				Teachers Bathroom, North Teachers Bathroom										
19	Mastic for 12" x 12" Green Vinyl Floor Tile, 12" x 12" Pink Vinyl Floor Tile, 12" x 12" Dark Blue Vinyl Floor Tile, 12" x 12" Cream Vinyl Floor Tile	1,000	SF	Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
2	Drywall	12,000	SF	Ceilings and Walls Between Classrooms	ASSUMED	MISC	Y	NONE			No	Any remaining friable ACBM or friable suspect ACBM		LOW
20	12" x 12" White/Gray Floor Tile	10,000	SF	Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
21	12" x 12" White/Gray/Pink/Green/Dark Blue Floor Tile Mastic	7,360	SF	Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
22	Tan Vinyl Sheet Flooring			Mobile Units 400 & 500 - DEMOLISHED	ASSUMED	MISC					Yes			
22A	Blue Vinyl Sheet Flooring			Mobile Units 400 & 500 - DEMOLISHED	ASSUMED	MISC					Yes			
22B	Blue Vinyl Sheet Flooring Mastic			Mobile Units 400 & 500 - DEMOLISHED	ASSUMED	MISC					Yes			
23	Tan Vinyl Sheet Flooring Mastic			Mobile Units 400 & 500 - DEMOLISHED	ASSUMED	MISC					Yes			
23A	Pink Vinyl Sheet Flooring			Mobile Units 400 & 500 - DEMOLISHED	ASSUMED	MISC					Yes			
23B	Pink Vinyl Sheet Flooring Mastic			Mobile Units 400 & 500 - DEMOLISHED	ASSUMED	MISC					Yes			

# Chicago Public Schools

**School** Edwards School Annex **Unit** 23081 **Building ID** 3200 A  
**Address** 4815 S. Karlov **Region** 04

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Inspector's Reinspection Findings Table 1

**Managing Environmental Consultant (MEC)** Carnow, Conibear and Associates

600 West Van Buren St., Ste 500

Phone: (312) 762-2900 Fax: (312) 782-5145

*Inspector's Comments are Summarized at the End of the Report*

HA No	Material Description	Material Quantity	Material Units	Material Location	Asbestos Type	Material Category	Friable	Damage Type	Damage Quantity	Damage Units	Change in Assessment Category	Damage Category	Damage Reason	Disturbance Potential
24	12" x 12" White Speckled Floor Tile			Mobile Units 400 & 500 - DEMOLISHED	ASSUMED	MISC					Yes			
25	Vinyl Covered Drywall Wall/Ceiling			Mobile Units 400 & 500 - DEMOLISHED	ASSUMED	MISC					Yes			
26	4" Cream Baseboard			Mobile Units 400 & 500 - DEMOLISHED	ASSUMED	MISC					Yes			
27	4" Cream Baseboard Mastic			Mobile Units 400 & 500 - DEMOLISHED	ASSUMED	MISC					Yes			
28	4" Green Vinyl Baseboard	500	LF	Annex Hallway	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
29	4" Green Vinyl Baseboard Adhesive	500	LF	Annex Hallway	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
3	Drywall Compound	12,000	SF	Ceilings and Walls Between Classrooms	ASSUMED	MISC	Y	NONE			No	Any remaining friable ACBM or friable suspect ACBM		LOW
4	Cinderblock	10,000	SF	Walls Throughout Building with the Exception of Walls Between Classrooms	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
5	Cinderblock Mortar	10,000	SF	Walls Throughout Building with the Exception of Walls Between Classrooms	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
6	12" x 12" Blue Floor Tile w/ Black Flecks	9,000	SF	Classrooms, Corridors, Office and Storage Room	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
7	12" x 12" Blue Floor Tile w/ Black Flecks Mastic	9,000	SF	Classrooms, Corridors, Office and Storage Room	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
8	4" Blonde Vinyl Baseboard	1,600	LF	Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
9	4" Blonde Vinyl Baseboard Mastic	1,600	LF	Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom,	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW



**School** Edwards School Annex **Unit** 23081 **Building ID** 3200 A  
**Address** 4815 S. Karlov **Region** 04

### Inspector's Reinspection Findings Table 1

600 West Van Buren St., Ste 500

*Inspector's Comments are Summarized at the End of the Report*

[illegible]

# Chicago Public Schools

**School** Edwards School Annex **Unit** 23081 **Building ID** 3200 A  
**Address** 4815 S. Karlov **Region** 04

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Inspector's Reinspection Findings Table 1

**Managing Environmental Consultant (MEC)** Carnow, Conibear and Associates

600 West Van Buren St., Ste 500

Phone: (312) 762-2900 Fax: (312) 782-5145

*Inspector's Comments are Summarized at the End of the Report*

Reinspection Date	<u>5/21/2025</u>
Inspector Name	<u>Cody Cummins</u>
<u>100-20994</u>	<u>5/15/2026</u>
Inspector's IDPH License Number / Expiration Date	

### Inspector's Comments

HA Number:	Inspector Comments:
1	
10	Water damage in 408
11	
12	
13	
14	
15	
16	
17	
18	
19	
2	
20	
21	
22	
22A	
22B	
23	
23A	
23B	
24	
25	
26	
27	

# Chicago Public Schools

**School** Edwards School Annex **Unit** 23081 **Building ID** 3200 A  
**Address** 4815 S. Karlov **Region** 04

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Inspector's Reinspection Findings Table 1

**Managing Environmental Consultant (MEC)** Carnow, Conibear and Associates

600 West Van Buren St., Ste 500

Phone: (312) 762-2900 Fax: (312) 782-5145

*Inspector's Comments are Summarized at the End of the Report*

---

HA Number:	Inspector Comments:
28	
29	
3	
4	
5	
6	
7	
8	
9	

**Table II**

**Management Planner's Review**

---

# Chicago Public Schools

School    Edwards School Annex

Unit    23081

Building ID    3200 A

Address    4815 S. Karlov

Chicago, IL, 60632

Region    04

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Management Planner's Review Table II

Managing Environmental Consultant (MEC)    Carnow, Conibear and Associates

600 West Van Buren St., Ste 500

Phone:    (312) 762-2900

Fax:    (312) 782-5145

### Management Planner's Comments Summarized at the End of the Report

HA Num	Material Description	Material Quantity	Material Units	Material Location	Asbestos Type	Material Category	Friable	Damage Quantity	Damage Units	Damage Category	Response
1	Fiberglass Pipe and Joint Insulation	1,000	LF	Throughout Building	Not Tested	TSI	Yes		LF	7 Any remaining friable ACBM or friable suspect ACBM	Follow O&M Plan
10	2' x 4' Lay-in Ceiling Panels	9,500	SF	Rooms 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teacher's Bathroom, North Teacher's Bathroom	Assumed	MISC	Yes	3	SF	4 Damaged or significantly damaged friable misc. ACBM	Remove
11	Adhesive For Chalk, Marker & Bulletin Boards	2,000	SF	Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413,	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
12	Vibration Absorber on Duct	12	LF	Boiler Room	Assumed	MISC	No		LF	6 ACBM with the potential for damage	Follow O&M Plan
13	Boiler Gaskets	20	LF	Boiler Room	Assumed	MISC	No		LF	6 ACBM with the potential for damage	Follow O&M Plan
14	Gasket on Ac Filighter Door	10	LF	Boiler Room	Assumed	MISC	No		LF	6 ACBM with the potential for damage	Follow O&M Plan
15	12" x 12" Green Vinyl Floor Tile	200	SF	Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
16	12" x 12" Pink Vinyl Floor Tile	400	SF	Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
17	12" x 12" Dark Blue Vinyl Floor Tile	200	SF	Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
18	12" x 12" Cream Vinyl Floor Tile	200	SF	Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
19	Mastic for 12" x 12" Green Vinyl Floor Tile, 12" x 12" Pink Vinyl Floor Tile, 12" x 12" Dark Blue Vinyl Floor Tile, 12" x 12" Cream Vinyl Floor Tile	1,000	SF	Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
2	Drywall	12,000	SF	Ceilings and Walls Between Classrooms	Assumed	MISC	Yes		SF	7 Any remaining friable ACBM or friable suspect ACBM	Follow O&M Plan
20	12" x 12" White/Gray Floor Tile	10,000	SF	Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan

# Chicago Public Schools

School Edwards School Annex

Unit 23081

Building ID 3200 A

Address 4815 S. Karlov

Chicago, IL, 60632

Region 04

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Management Planner's Review Table II

Managing Environmental Consultant (MEC) Carnow, Conibear and Associates

600 West Van Buren St., Ste 500

Phone: (312) 762-2900

Fax: (312) 782-5145

### Management Planner's Comments Summarized at the End of the Report

HA Num	Material Description	Material Quantity	Material Units	Material Location	Asbestos Type	Material Category	Friable	Damage Quantity	Damage Units	Damage Category	Response
				Teachers Bathroom							
21	12" x 12" White/Gray/Pink/Green/Dark BlueFloor Tile Mastic	7,360	SF	Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
22	Tan Vinyl Sheet Flooring			Mobile Units 400 & 500 - DEMOLISHED	Assumed	MISC					
22A	Blue Vinyl Sheet Flooring			Mobile Units 400 & 500 - DEMOLISHED	Assumed	MISC					
22B	Blue Vinyl Sheet Flooring Mastic			Mobile Units 400 & 500 - DEMOLISHED	Assumed	MISC					
23	Tan Vinyl Sheet Flooring Mastic			Mobile Units 400 & 500 - DEMOLISHED	Assumed	MISC					
23A	Pink Vinyl Sheet Flooring			Mobile Units 400 & 500 - DEMOLISHED	Assumed	MISC					
23B	Pink Vinyl Sheet Flooring Mastic			Mobile Units 400 & 500 - DEMOLISHED	Assumed	MISC					
24	12" x 12" White Speckled Floor Tile			Mobile Units 400 & 500 - DEMOLISHED	Assumed	MISC					
25	Vinyl Covered Drywall Wall/Ceiling			Mobile Units 400 & 500 - DEMOLISHED	Assumed	MISC					
26	4" Cream Baseboard			Mobile Units 400 & 500 - DEMOLISHED	Assumed	MISC					
27	4" Cream Baseboard Mastic			Mobile Units 400 & 500 - DEMOLISHED	Assumed	MISC					
28	4" Green Vinyl Baseboard	500	LF	Annex Hallway	Assumed	MISC	No	0	LF	6 ACBM with the potential for damage	
29	4" Green Vinyl Baseboard Adhesive	500	LF	Annex Hallway	Assumed	MISC	No	0	LF	6 ACBM with the potential for damage	
3	Drywall Compound	12,000	SF	Ceilings and Walls Between Classrooms	Assumed	MISC	Yes		SF	7 Any remaining friable ACBM or friable suspect ACBM	Follow O&M Plan
4	Cinderblock	10,000	SF	Walls Throughout Building with the Exception of Walls Between Classrooms	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
5	Cinderblock Mortar	10,000	SF	Walls Throughout Building with the Exception of Walls Between Classrooms	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
6	12" x 12" Blue Floor Tile w/ Black Flecks	9,000	SF	Classrooms, Corridors, Office and	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan

# Chicago Public Schools

School Edwards School Annex

Unit 23081

Building ID 3200 A

Address 4815 S. Karlov

Chicago, IL, 60632

Region 04

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Management Planner's Review Table II

Managing Environmental Consultant (MEC) Carnow, Conibear and Associates

600 West Van Buren St., Ste 500

Phone: (312) 762-2900

Fax: (312) 782-5145

### Management Planner's Comments Summarized at the End of the Report

HA Num	Material Description	Material Quantity	Material Units	Material Location	Asbestos Type	Material Category	Friable	Damage Quantity	Damage Units	Damage Category	Response
				Storage Room							
7	12" x 12" Blue Floor Tile w/ Black Flecks Mastic	9,000	SF	Classrooms, Corridors, Office and Storage Room	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
8	4" Blonde Vinyl Baseboard	1,600	LF	Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom	Assumed	MISC	No		LF	6 ACBM with the potential for damage	Follow O&M Plan
9	4" Blonde Vinyl Baseboard Mastic	1,600	LF	Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom	Assumed	MISC	No		LF	6 ACBM with the potential for damage	Follow O&M Plan

# Chicago Public Schools

School Edwards School Annex

Unit 23081

Building ID 3200 A

Address 4815 S. Karlov

Chicago, IL, 60632

Region 04

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Management Planner's Review Table II

Managing Environmental Consultant (MEC) Carnow, Conibear and Associates

600 West Van Buren St., Ste 500

Phone: (312) 762-2900

Fax: (312) 782-5145

*Management Planner's Comments Summarized at the End of the Report*

Review Date	6/23/2025
Manager Planner Name	Mike Serio
100-18488	5/15/2026
Manager IDPH License No/Expiration	

HA Number	Management Comments
1	
10	Sample to determine ACM content, remove or repair to intact.
11	
12	
13	
14	
15	
16	
17	
18	
19	
2	
20	
21	
22	Material removed
22A	Material removed
22B	Material removed
23	Material removed
23A	Material removed
23B	Material removed
24	Material removed
25	Material removed
26	Material removed
27	Material removed



# Chicago Public Schools

**School** Edwards School Annex

**Unit** 23081

**Building ID** 3200 A

**Address** 4815 S. Karlov

Chicago, IL, 60632

**Region** 04

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Management Planner's Review Table II

**Managing Environmental Consultant (MEC)** Carnow, Conibear and Associates

600 West Van Buren St., Ste 500

Phone: (312) 762-2900

Fax: (312) 782-5145

### *Management Planner's Comments Summarized at the End of the Report*

HA Number	Management Comments
28	
29	
3	
4	
5	
6	
7	
8	
9	

# APPENDIX A

## Assessment Sheets, Drawings and Photos

---

# **Chicago Public Schools**

**Carnow, Conibear and Associates**

***2025 AHERA REINSPECTION***

# Chicago Public Schools

Carnow, Conibear and Associates

## 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Edwards School Annex	INSPECTION DATE:	5/21/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	1		
MATERIAL DESCRIPTION:	Fiberglass Pipe and Joint Insulation		
HISTORICAL AHERA DAMAGE CATEGORY	7		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Not Tested	FRIABLE:	Yes

---

### RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **7. Any remaining friable ACBM or friable suspect ACBM**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Throughout Building		
MATERIAL QUANTITY:	1000	MATERIAL UNITS:	LF
DAMAGE QUANTITY:		DAMAGE UNITS:	LF
COMMENTS:			

Inspector's Signature:



Date: 05/21/2025

# Chicago Public Schools

**Carnow, Conibear and Associates**  
**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **23081** BUILDING ID: **3200 A**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**  
SCHOOL NAME: **Edwards School Annex** REVIEW DATE: **6/23/2025**  
ADDRESS: **4815 S. Karlov** IDPH LICENSE NO: **100-20994**

---

HOMOGENEOUS AREA: **1**  
MATERIAL DESCRIPTION: **Fiberglass Pipe and Joint Insulation**  
MATERIAL LOCATION: **Throughout Building**  
MATERIAL QUANTITY: **1000** MATERIAL UNITS: **LF**  
DAMAGE QUANTITY: DAMAGE UNITS: **LF**

---

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature:  Date: **06/23/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Edwards School Annex	INSPECTION DATE:	5/21/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	10		
MATERIAL DESCRIPTION:	2' x 4' Lay-in Ceiling Panels		
HISTORICAL AHERA DAMAGE CATEGORY	4 Any remaining friable ACBM or friable suspect ACBM		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	Yes

---

## RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **4. Damaged or significantly damaged friable misc. ACBM**

DAMAGE REASON:	Water		
DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Rooms 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teacher's Bathroom, North Teacher's Bathroom		
MATERIAL QUANTITY:	9500	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:	Water damage in 408		

Inspector's Signature:



Date: 05/21/2025

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **23081** BUILDING ID: **3200 A**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**  
SCHOOL NAME: **Edwards School Annex** REVIEW DATE: **6/23/2025**  
ADDRESS: **4815 S. Karlov** IDPH LICENSE NO: **100-20994**

---

HOMOGENEOUS AREA: **10**

MATERIAL DESCRIPTION: **2' x 4' Lay-in Ceiling Panels**

MATERIAL LOCATION: **Rooms 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teacher's Bathroom, North Teacher's Bathroom**

MATERIAL QUANTITY: **9500** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: **3** DAMAGE UNITS: **SF**

---

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Sample to determine ACM content, remove or repair to intact.

Management Planner's Signature: \_\_\_\_\_



Date: **06/23/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

## 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **23081** BUILDING ID: **3200 A**  
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **Cody Cummins**  
SCHOOL NAME: **Edwards School Annex** INSPECTION DATE: **5/21/2025**  
ADDRESS: **4815 S. Karlov** IDPH LICENSE NO: **100-20994**

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: **11**  
MATERIAL DESCRIPTION: **Adhesive For Chalk, Marker & Bulletin Boards**  
HISTORICAL AHERA DAMAGE CATEGORY **6 ACBM with the potential for damage**  
HISTORICAL DAMAGE REASON:  
HISTORICAL RESPONSE ACTION: **Follow O&M Plan**  
ASBESTOS TYPE: **Assumed** FRIABLE: **No**

---

### RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413,**

MATERIAL QUANTITY: **2000**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **05/21/2025**



# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Edwards School Annex	REVIEW DATE:	6/23/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: 11

MATERIAL DESCRIPTION: Adhesive For Chalk, Marker & Bulletin Boards

MATERIAL LOCATION: Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413,

MATERIAL QUANTITY: 2000

MATERIAL UNITS: SF

DAMAGE QUANTITY:

DAMAGE UNITS: SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature:



Date: 06/23/2025

# Chicago Public Schools

Carnow, Conibear and Associates

## 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Edwards School Annex	INSPECTION DATE:	5/21/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	12		
MATERIAL DESCRIPTION:	Vibration Absorber on Duct		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

---

### RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Boiler Room		
MATERIAL QUANTITY:	12	MATERIAL UNITS:	LF
DAMAGE QUANTITY:		DAMAGE UNITS:	LF
COMMENTS:			

Inspector's Signature:



Date: 05/21/2025

# Chicago Public Schools

**Carnow, Conibear and Associates**  
**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **23081** BUIDLING ID: **3200 A**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**  
SCHOOL NAME: **Edwards School Annex** REVIEW DATE: **6/23/2025**  
ADDRESS: **4815 S. Karlov** IDPH LICENSE NO: **100-20994**

---

HOMOGENEOUS AREA: **12**  
MATERIAL DESCRIPTION: **Vibration Absorber on Duct**  
MATERIAL LOCATION: **Boiler Room**  
MATERIAL QUANTITY: **12** MATERIAL UNITS: **LF**  
DAMAGE QUANTITY: DAMAGE UNITS: **LF**

---

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature:  Date: **06/23/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Edwards School Annex	INSPECTION DATE:	5/21/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	13		
MATERIAL DESCRIPTION:	Boiler Gaskets		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

---

## RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **Boiler Room**

MATERIAL QUANTITY: **20**

MATERIAL UNITS: **LF**

DAMAGE QUANTITY:

DAMAGE UNITS: **LF**

COMMENTS:

Inspector's Signature:



Date: **05/21/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Edwards School Annex	REVIEW DATE:	6/23/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

HOMOGENEOUS AREA: 13

MATERIAL DESCRIPTION: Boiler Gaskets

MATERIAL LOCATION: Boiler Room

MATERIAL QUANTITY: 20

MATERIAL UNITS: LF

DAMAGE QUANTITY:

DAMAGE UNITS: LF

---

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature:



Date: 06/23/2025

# Chicago Public Schools

Carnow, Conibear and Associates

## 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **23081** BUILDING ID: **3200 A**  
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **Cody Cummins**  
SCHOOL NAME: **Edwards School Annex** INSPECTION DATE: **5/21/2025**  
ADDRESS: **4815 S. Karlov** IDPH LICENSE NO: **100-20994**

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: **14**  
MATERIAL DESCRIPTION: **Gasket on Ac Filighter Door**  
HISTORICAL AHERA DAMAGE CATEGORY **6 ACBM with the potential for damage**  
HISTORICAL DAMAGE REASON:  
HISTORICAL RESPONSE ACTION: **Follow O&M Plan**  
ASBESTOS TYPE: **Assumed** FRIABLE: **No**

---

### RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **Boiler Room**

MATERIAL QUANTITY: **10**

MATERIAL UNITS: **LF**

DAMAGE QUANTITY:

DAMAGE UNITS: **LF**

COMMENTS:

Inspector's Signature:



Date: **05/21/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Edwards School Annex	REVIEW DATE:	6/23/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

HOMOGENEOUS AREA: 14

MATERIAL DESCRIPTION: Gasket on Ac Filighter Door

MATERIAL LOCATION: Boiler Room

MATERIAL QUANTITY: 10

MATERIAL UNITS: LF

DAMAGE QUANTITY:

DAMAGE UNITS: LF

---

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature:



Date: 06/23/2025

# Chicago Public Schools

Carnow, Conibear and Associates

## 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **23081** BUILDING ID: **3200 A**  
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **Cody Cummins**  
SCHOOL NAME: **Edwards School Annex** INSPECTION DATE: **5/21/2025**  
ADDRESS: **4815 S. Karlov** IDPH LICENSE NO: **100-20994**

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: **15**  
MATERIAL DESCRIPTION: **12" x 12" Green Vinyl Floor Tile**  
HISTORICAL AHERA DAMAGE CATEGORY **6 ACBM with the potential for damage**  
HISTORICAL DAMAGE REASON:  
HISTORICAL RESPONSE ACTION: **Follow O&M Plan**  
ASBESTOS TYPE: **Assumed** FRIABLE: **No**

---

### RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom**

MATERIAL QUANTITY: **200**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **05/21/2025**



# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **23081** BUILDING ID: **3200 A**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**  
SCHOOL NAME: **Edwards School Annex** REVIEW DATE: **6/23/2025**  
ADDRESS: **4815 S. Karlov** IDPH LICENSE NO: **100-20994**

---

HOMOGENEOUS AREA: **15**

MATERIAL DESCRIPTION: **12" x 12" Green Vinyl Floor Tile**

MATERIAL LOCATION: **Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom**

MATERIAL QUANTITY: **200** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

---

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature:



Date: **06/23/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Edwards School Annex	INSPECTION DATE:	5/21/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	16		
MATERIAL DESCRIPTION:	12" x 12" Pink Vinyl Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

---

## RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom**

MATERIAL QUANTITY: **400**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **05/21/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **23081** BUILDING ID: **3200 A**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**  
SCHOOL NAME: **Edwards School Annex** REVIEW DATE: **6/23/2025**  
ADDRESS: **4815 S. Karlov** IDPH LICENSE NO: **100-20994**

---

HOMOGENEOUS AREA: **16**  
MATERIAL DESCRIPTION: **12" x 12" Pink Vinyl Floor Tile**  
MATERIAL LOCATION: **Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom**  
MATERIAL QUANTITY: **400** MATERIAL UNITS: **SF**  
DAMAGE QUANTITY: DAMAGE UNITS: **SF**

---

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature:



Date: **06/23/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Edwards School Annex	INSPECTION DATE:	5/21/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	17		
MATERIAL DESCRIPTION:	12" x 12" Dark Blue Vinyl Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

---

## RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom**

MATERIAL QUANTITY: **200**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **05/21/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **23081** BUILDING ID: **3200 A**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**  
SCHOOL NAME: **Edwards School Annex** REVIEW DATE: **6/23/2025**  
ADDRESS: **4815 S. Karlov** IDPH LICENSE NO: **100-20994**

---

HOMOGENEOUS AREA: **17**

MATERIAL DESCRIPTION: **12" x 12" Dark Blue Vinyl Floor Tile**

MATERIAL LOCATION: **Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom**

MATERIAL QUANTITY: **200** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

---

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature:



Date: **06/23/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Edwards School Annex	INSPECTION DATE:	5/21/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	18		
MATERIAL DESCRIPTION:	12" x 12" Cream Vinyl Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

---

## RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom**

MATERIAL QUANTITY: **200**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **05/21/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **23081** BUILDING ID: **3200 A**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**  
SCHOOL NAME: **Edwards School Annex** REVIEW DATE: **6/23/2025**  
ADDRESS: **4815 S. Karlov** IDPH LICENSE NO: **100-20994**

---

HOMOGENEOUS AREA: **18**  
MATERIAL DESCRIPTION: **12" x 12" Cream Vinyl Floor Tile**  
MATERIAL LOCATION: **Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom**  
MATERIAL QUANTITY: **200** MATERIAL UNITS: **SF**  
DAMAGE QUANTITY: DAMAGE UNITS: **SF**

---

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature:



Date: **06/23/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

## 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Edwards School Annex	INSPECTION DATE:	5/21/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	19		
MATERIAL DESCRIPTION:	Mastic for 12" x 12" Green Vinyl Floor Tile, 12" x 12" Pink Vinyl Floor Tile, 12" x 12" Dark Blue Vinyl Floor Tile, 12" x 12" Cream Vinyl Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

---

### RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom**

MATERIAL QUANTITY: **1000**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **05/21/2025**



# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Edwards School Annex	REVIEW DATE:	6/23/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: 19

MATERIAL DESCRIPTION: Mastic for 12" x 12" Green Vinyl Floor Tile, 12" x 12" Pink Vinyl Floor Tile, 12" x 12" Dark Blue Vinyl Floor Tile, 12" x 12" Cream Vinyl Floor Tile

MATERIAL LOCATION: Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom

MATERIAL QUANTITY: 1000

MATERIAL UNITS: SF

DAMAGE QUANTITY:

DAMAGE UNITS: SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature:



Date: 06/23/2025

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Edwards School Annex	INSPECTION DATE:	5/21/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	2		
MATERIAL DESCRIPTION:	Drywall		
HISTORICAL AHERA DAMAGE CATEGORY	7 Any remaining friable ACBM or friable suspect ACBM		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	Yes

---

## RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **7. Any remaining friable ACBM or friable suspect ACBM**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Ceilings and Walls Between Classrooms		
MATERIAL QUANTITY:	12000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 05/21/2025

# Chicago Public Schools

**Carnow, Conibear and Associates**  
**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **23081** BUILDING ID: **3200 A**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**  
SCHOOL NAME: **Edwards School Annex** REVIEW DATE: **6/23/2025**  
ADDRESS: **4815 S. Karlov** IDPH LICENSE NO: **100-20994**

---

HOMOGENEOUS AREA: **2**  
MATERIAL DESCRIPTION: **Drywall**  
MATERIAL LOCATION: **Ceilings and Walls Between Classrooms**  
MATERIAL QUANTITY: **12000** MATERIAL UNITS: **SF**  
DAMAGE QUANTITY: DAMAGE UNITS: **SF**

---

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature:  Date: **06/23/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Edwards School Annex	INSPECTION DATE:	5/21/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	20		
MATERIAL DESCRIPTION:	12" x 12" White/Gray Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

---

## RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom**

MATERIAL QUANTITY: **10000**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **05/21/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **23081** BUILDING ID: **3200 A**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**  
SCHOOL NAME: **Edwards School Annex** REVIEW DATE: **6/23/2025**  
ADDRESS: **4815 S. Karlov** IDPH LICENSE NO: **100-20994**

---

HOMOGENEOUS AREA: **20**

MATERIAL DESCRIPTION: **12" x 12" White/Gray Floor Tile**

MATERIAL LOCATION: **Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom**

MATERIAL QUANTITY: **10000**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

---

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature:



Date: **06/23/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Edwards School Annex	INSPECTION DATE:	5/21/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	21		
MATERIAL DESCRIPTION:	12" x 12" White/Gray/Pink/Green/Dark Blue Floor Tile Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

---

## RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom**

MATERIAL QUANTITY: **7360**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **05/21/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **23081** BUIDLING ID: **3200 A**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**  
SCHOOL NAME: **Edwards School Annex** REVIEW DATE: **6/23/2025**  
ADDRESS: **4815 S. Karlov** IDPH LICENSE NO: **100-20994**

---

HOMOGENEOUS AREA: **21**  
MATERIAL DESCRIPTION: **12" x 12" White/Gray/Pink/Green/Dark BlueFloor Tile Mastic**  
MATERIAL LOCATION: **Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom**  
MATERIAL QUANTITY: **7360** MATERIAL UNITS: **SF**  
DAMAGE QUANTITY: DAMAGE UNITS: **SF**

---

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature:



Date: **06/23/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Edwards School Annex	INSPECTION DATE:	5/21/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	22	
MATERIAL DESCRIPTION:	Tan Vinyl Sheet Flooring	
HISTORICAL AHERA DAMAGE CATEGORY	ACBM with the potential for damage	
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:	Follow O&M Plan	
ASBESTOS TYPE:	Assumed	FRIABLE:

---

## RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: **Mobile Units 400 & 500 - DEMOLISHED**

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: **05/21/2025**



# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Edwards School Annex	REVIEW DATE:	6/23/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

HOMOGENEOUS AREA: 22

MATERIAL DESCRIPTION: Tan Vinyl Sheet Flooring

MATERIAL LOCATION: Mobile Units 400 & 500 - DEMOLISHED

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

---

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Material removed

Management Planner's Signature:



Date: 06/23/2025

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Edwards School Annex	INSPECTION DATE:	5/21/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	22A	
MATERIAL DESCRIPTION:	Blue Vinyl Sheet Flooring	
HISTORICAL AHERA DAMAGE CATEGORY	ACBM with the potential for damage	
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:	Follow O&M Plan	
ASBESTOS TYPE:	Assumed	FRIABLE:

---

## RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: **Mobile Units 400 & 500 - DEMOLISHED**

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: **05/21/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Edwards School Annex	REVIEW DATE:	6/23/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

HOMOGENEOUS AREA: 22A

MATERIAL DESCRIPTION: Blue Vinyl Sheet Flooring

MATERIAL LOCATION: Mobile Units 400 & 500 - DEMOLISHED

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

---

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Material removed

Management Planner's Signature:



Date: 06/23/2025

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Edwards School Annex	INSPECTION DATE:	5/21/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	22B	
MATERIAL DESCRIPTION:	Blue Vinyl Sheet Flooring Mastic	
HISTORICAL AHERA DAMAGE CATEGORY	ACBM with the potential for damage	
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:	Follow O&M Plan	
ASBESTOS TYPE:	Assumed	FRIABLE:

---

## RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: **Mobile Units 400 & 500 - DEMOLISHED**

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: **05/21/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **23081** BUILDING ID: **3200 A**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**  
SCHOOL NAME: **Edwards School Annex** REVIEW DATE: **6/23/2025**  
ADDRESS: **4815 S. Karlov** IDPH LICENSE NO: **100-20994**

---

HOMOGENEOUS AREA: **22B**

MATERIAL DESCRIPTION: **Blue Vinyl Sheet Flooring Mastic**

MATERIAL LOCATION: **Mobile Units 400 & 500 - DEMOLISHED**

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

---

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Material removed

Management Planner's Signature:



Date: **06/23/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Edwards School Annex	INSPECTION DATE:	5/21/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	23	
MATERIAL DESCRIPTION:	Tan Vinyl Sheet Flooring Mastic	
HISTORICAL AHERA DAMAGE CATEGORY	ACBM with the potential for damage	
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:	Follow O&M Plan	
ASBESTOS TYPE:	Assumed	FRIABLE:

---

## RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: **Mobile Units 400 & 500 - DEMOLISHED**

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: **05/21/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME:	<b>Chicago Public Schools</b>	UNIT NUMBER:	<b>23081</b>	BUILDING ID:	<b>3200 A</b>
CITY/STATE:	<b>Chicago, Illinois</b>	MANAGEMENT PLANNER:	<b>Mike Serio</b>		
SCHOOL NAME:	<b>Edwards School Annex</b>	REVIEW DATE:	<b>6/23/2025</b>		
ADDRESS:	<b>4815 S. Karlov</b>	IDPH LICENSE NO:	<b>100-20994</b>		

---

HOMOGENEOUS AREA: **23**

MATERIAL DESCRIPTION: **Tan Vinyl Sheet Flooring Mastic**

MATERIAL LOCATION: **Mobile Units 400 & 500 - DEMOLISHED**

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

---

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Material removed

Management Planner's Signature:



Date: **06/23/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Edwards School Annex	INSPECTION DATE:	5/21/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	23A	
MATERIAL DESCRIPTION:	Pink Vinyl Sheet Flooring	
HISTORICAL AHERA DAMAGE CATEGORY	ACBM with the potential for damage	
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:	Follow O&M Plan	
ASBESTOS TYPE:	Assumed	FRIABLE:

---

## RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: **Mobile Units 400 & 500 - DEMOLISHED**

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: **05/21/2025**



# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Edwards School Annex	REVIEW DATE:	6/23/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

HOMOGENEOUS AREA: 23A

MATERIAL DESCRIPTION: Pink Vinyl Sheet Flooring

MATERIAL LOCATION: Mobile Units 400 & 500 - DEMOLISHED

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

---

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Material removed

Management Planner's Signature:



Date: 06/23/2025

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Edwards School Annex	INSPECTION DATE:	5/21/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	23B	
MATERIAL DESCRIPTION:	Pink Vinyl Sheet Flooring Mastic	
HISTORICAL AHERA DAMAGE CATEGORY	ACBM with the potential for damage	
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:	Follow O&M Plan	
ASBESTOS TYPE:	Assumed	FRIABLE:

---

## RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: **Mobile Units 400 & 500 - DEMOLISHED**

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: **05/21/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **23081** BUILDING ID: **3200 A**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**  
SCHOOL NAME: **Edwards School Annex** REVIEW DATE: **6/23/2025**  
ADDRESS: **4815 S. Karlov** IDPH LICENSE NO: **100-20994**

---

HOMOGENEOUS AREA: **23B**

MATERIAL DESCRIPTION: **Pink Vinyl Sheet Flooring Mastic**

MATERIAL LOCATION: **Mobile Units 400 & 500 - DEMOLISHED**

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

---

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Material removed

Management Planner's Signature: \_\_\_\_\_



Date: **06/23/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Edwards School Annex	INSPECTION DATE:	5/21/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	24	
MATERIAL DESCRIPTION:	12" x 12" White Speckled Floor Tile	
HISTORICAL AHERA DAMAGE CATEGORY	ACBM with the potential for damage	
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:	Follow O&M Plan	
ASBESTOS TYPE:	Assumed	FRIABLE:

---

## RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: **Mobile Units 400 & 500 - DEMOLISHED**

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: **05/21/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME:	<b>Chicago Public Schools</b>	UNIT NUMBER:	<b>23081</b>	BUILDING ID:	<b>3200 A</b>
CITY/STATE:	<b>Chicago, Illinois</b>	MANAGEMENT PLANNER:	<b>Mike Serio</b>		
SCHOOL NAME:	<b>Edwards School Annex</b>	REVIEW DATE:	<b>6/23/2025</b>		
ADDRESS:	<b>4815 S. Karlov</b>	IDPH LICENSE NO:	<b>100-20994</b>		

---

HOMOGENEOUS AREA: **24**

MATERIAL DESCRIPTION: **12" x 12" White Speckled Floor Tile**

MATERIAL LOCATION: **Mobile Units 400 & 500 - DEMOLISHED**

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

---

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Material removed

Management Planner's Signature:



Date: **06/23/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Edwards School Annex	INSPECTION DATE:	5/21/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	25	
MATERIAL DESCRIPTION:	Vinyl Covered Drywall Wall/Ceiling	
HISTORICAL AHERA DAMAGE CATEGORY	ACBM with the potential for damage	
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:	Follow O&M Plan	
ASBESTOS TYPE:	Assumed	FRIABLE:

---

## RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: **Mobile Units 400 & 500 - DEMOLISHED**

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: **05/21/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **23081** BUILDING ID: **3200 A**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**  
SCHOOL NAME: **Edwards School Annex** REVIEW DATE: **6/23/2025**  
ADDRESS: **4815 S. Karlov** IDPH LICENSE NO: **100-20994**

---

HOMOGENEOUS AREA: **25**

MATERIAL DESCRIPTION: **Vinyl Covered Drywall Wall/Ceiling**

MATERIAL LOCATION: **Mobile Units 400 & 500 - DEMOLISHED**

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

---

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Material removed

Management Planner's Signature:



Date: **06/23/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Edwards School Annex	INSPECTION DATE:	5/21/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	26	
MATERIAL DESCRIPTION:	4" Cream Baseboard	
HISTORICAL AHERA DAMAGE CATEGORY	ACBM with the potential for damage	
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:	Follow O&M Plan	
ASBESTOS TYPE:	Assumed	FRIABLE:

---

## RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: **Mobile Units 400 & 500 - DEMOLISHED**

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: **05/21/2025**



# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **23081** BUILDING ID: **3200 A**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**  
SCHOOL NAME: **Edwards School Annex** REVIEW DATE: **6/23/2025**  
ADDRESS: **4815 S. Karlov** IDPH LICENSE NO: **100-20994**

---

HOMOGENEOUS AREA: **26**

MATERIAL DESCRIPTION: **4" Cream Baseboard**

MATERIAL LOCATION: **Mobile Units 400 & 500 - DEMOLISHED**

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

---

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Material removed

Management Planner's Signature: \_\_\_\_\_



Date: **06/23/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Edwards School Annex	INSPECTION DATE:	5/21/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	27	
MATERIAL DESCRIPTION:	4" Cream Baseboard Mastic	
HISTORICAL AHERA DAMAGE CATEGORY	ACBM with the potential for damage	
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:	Follow O&M Plan	
ASBESTOS TYPE:	Assumed	FRIABLE:

---

## RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: **Mobile Units 400 & 500 - DEMOLISHED**

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 05/21/2025

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Edwards School Annex	REVIEW DATE:	6/23/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

HOMOGENEOUS AREA: 27

MATERIAL DESCRIPTION: 4" Cream Baseboard Mastic

MATERIAL LOCATION: Mobile Units 400 & 500 - DEMOLISHED

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

---

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Material removed

Management Planner's Signature:



Date: 06/23/2025

# Chicago Public Schools

Carnow, Conibear and Associates

## 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **23081** BUILDING ID: **3200 A**  
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **Cody Cummins**  
SCHOOL NAME: **Edwards School Annex** INSPECTION DATE: **5/21/2025**  
ADDRESS: **4815 S. Karlov** IDPH LICENSE NO: **100-20994**

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: **3**  
MATERIAL DESCRIPTION: **Drywall Compound**  
HISTORICAL AHERA DAMAGE CATEGORY **7 Any remaining friable ACBM or friable suspect ACBM**  
HISTORICAL DAMAGE REASON:  
HISTORICAL RESPONSE ACTION: **Follow O&M Plan**  
ASBESTOS TYPE: **Assumed** FRIABLE: **Yes**

---

### RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **7. Any remaining friable ACBM or friable suspect ACBM**

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**  
MATERIAL LOCATION: **Ceilings and Walls Between Classrooms**  
MATERIAL QUANTITY: **12000** MATERIAL UNITS: **SF**  
DAMAGE QUANTITY: DAMAGE UNITS: **SF**  
COMMENTS:

Inspector's Signature:



Date: **05/21/2025**

# Chicago Public Schools

## Carnow, Conibear and Associates 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **23081** BUILDING ID: **3200 A**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**  
SCHOOL NAME: **Edwards School Annex** REVIEW DATE: **6/23/2025**  
ADDRESS: **4815 S. Karlov** IDPH LICENSE NO: **100-20994**

---

HOMOGENEOUS AREA: **3**  
MATERIAL DESCRIPTION: **Drywall Compound**  
MATERIAL LOCATION: **Ceilings and Walls Between Classrooms**  
MATERIAL QUANTITY: **12000** MATERIAL UNITS: **SF**  
DAMAGE QUANTITY: DAMAGE UNITS: **SF**

---

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature: \_\_\_\_\_



Date: **06/23/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

## 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Edwards School Annex	INSPECTION DATE:	5/21/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	4		
MATERIAL DESCRIPTION:	Cinderblock		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

---

### RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Walls Throughout Building with the Exception of Walls Between Classrooms		
MATERIAL QUANTITY:	10000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 05/21/2025

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Edwards School Annex	REVIEW DATE:	6/23/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

HOMOGENEOUS AREA: 4

MATERIAL DESCRIPTION: Cinderblock

MATERIAL LOCATION: Walls Throughout Building with the Exception of Walls Between Classrooms

MATERIAL QUANTITY: 10000

MATERIAL UNITS: SF

DAMAGE QUANTITY:

DAMAGE UNITS: SF

---

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature:



Date: 06/23/2025

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Edwards School Annex	INSPECTION DATE:	5/21/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	5		
MATERIAL DESCRIPTION:	Cinderblock Mortar		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

---

## RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Walls Throughout Building with the Exception of Walls Between Classrooms		
MATERIAL QUANTITY:	10000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 05/21/2025



# Chicago Public Schools

**Carnow, Conibear and Associates**  
**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **23081** BUIDLING ID: **3200 A**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**  
SCHOOL NAME: **Edwards School Annex** REVIEW DATE: **6/23/2025**  
ADDRESS: **4815 S. Karlov** IDPH LICENSE NO: **100-20994**

---

HOMOGENEOUS AREA: **5**  
MATERIAL DESCRIPTION: **Cinderblock Mortar**  
MATERIAL LOCATION: **Walls Throughout Building with the Exception of Walls Between Classrooms**  
MATERIAL QUANTITY: **10000** MATERIAL UNITS: **SF**  
DAMAGE QUANTITY: DAMAGE UNITS: **SF**

---

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature:  Date: **06/23/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Edwards School Annex	INSPECTION DATE:	5/21/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	6		
MATERIAL DESCRIPTION:	12" x 12" Blue Floor Tile w/ Black Flecks		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

---

## RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Classrooms, Corridors, Office and Storage Room		
MATERIAL QUANTITY:	9000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 05/21/2025

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Edwards School Annex	REVIEW DATE:	6/23/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: 6

MATERIAL DESCRIPTION: 12" x 12" Blue Floor Tile w/ Black Flecks

MATERIAL LOCATION: Classrooms, Corridors, Office and Storage Room

MATERIAL QUANTITY: 9000

MATERIAL UNITS: SF

DAMAGE QUANTITY:

DAMAGE UNITS: SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature:



Date: 06/23/2025

# Chicago Public Schools

Carnow, Conibear and Associates

## 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **23081** BUILDING ID: **3200 A**  
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **Cody Cummins**  
SCHOOL NAME: **Edwards School Annex** INSPECTION DATE: **5/21/2025**  
ADDRESS: **4815 S. Karlov** IDPH LICENSE NO: **100-20994**

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: **7**  
MATERIAL DESCRIPTION: **12" x 12" Blue Floor Tile w/ Black Flecks Mastic**  
HISTORICAL AHERA DAMAGE CATEGORY **6 ACBM with the potential for damage**  
HISTORICAL DAMAGE REASON:  
HISTORICAL RESPONSE ACTION: **Follow O&M Plan**  
ASBESTOS TYPE: **Assumed** FRIABLE: **No**

---

### RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **Classrooms, Corridors, Office and Storage Room**

MATERIAL QUANTITY: **9000**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **05/21/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Edwards School Annex	REVIEW DATE:	6/23/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: 7

MATERIAL DESCRIPTION: 12" x 12" Blue Floor Tile w/ Black Flecks Mastic

MATERIAL LOCATION: Classrooms, Corridors, Office and Storage Room

MATERIAL QUANTITY: 9000

MATERIAL UNITS: SF

DAMAGE QUANTITY:

DAMAGE UNITS: SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature:



Date: 06/23/2025

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Edwards School Annex	INSPECTION DATE:	5/21/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	8		
MATERIAL DESCRIPTION:	4" Blonde Vinyl Baseboard		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

---

## RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom**

MATERIAL QUANTITY: **1600**

MATERIAL UNITS: **LF**

DAMAGE QUANTITY:

DAMAGE UNITS: **LF**

COMMENTS:

Inspector's Signature:



Date: **05/21/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **23081** BUILDING ID: **3200 A**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**  
SCHOOL NAME: **Edwards School Annex** REVIEW DATE: **6/23/2025**  
ADDRESS: **4815 S. Karlov** IDPH LICENSE NO: **100-20994**

---

HOMOGENEOUS AREA: **8**

MATERIAL DESCRIPTION: **4" Blonde Vinyl Baseboard**

MATERIAL LOCATION: **Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom**

MATERIAL QUANTITY: **1600** MATERIAL UNITS: **LF**

DAMAGE QUANTITY: DAMAGE UNITS: **LF**

---

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature: \_\_\_\_\_



Date: **06/23/2025**

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Edwards School Annex	INSPECTION DATE:	5/21/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	9		
MATERIAL DESCRIPTION:	4" Blonde Vinyl Baseboard Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

---

## RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom**

MATERIAL QUANTITY: **1600**

MATERIAL UNITS: **LF**

DAMAGE QUANTITY:

DAMAGE UNITS: **LF**

COMMENTS:

Inspector's Signature:



Date: **05/21/2025**



# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **23081** BUILDING ID: **3200 A**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**  
SCHOOL NAME: **Edwards School Annex** REVIEW DATE: **6/23/2025**  
ADDRESS: **4815 S. Karlov** IDPH LICENSE NO: **100-20994**

---

HOMOGENEOUS AREA: **9**

MATERIAL DESCRIPTION: **4" Blonde Vinyl Baseboard Mastic**

MATERIAL LOCATION: **Room 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 413, South Teachers Bathroom, North Teachers Bathroom**

MATERIAL QUANTITY: **1600** MATERIAL UNITS: **LF**

DAMAGE QUANTITY: DAMAGE UNITS: **LF**

---

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature: \_\_\_\_\_



Date: **06/23/2025**

# Chicago Public Schools

**Carnow, Conibear and Associates**  
**2025 AHERA REINSPECTION**

## Inspector Assessment Form (New Homogeneous Area)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	23081	BUILDING ID:	3200 A
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Edwards School Annex	INSPECTION DATE:	5/21/2025		
ADDRESS:	4815 S. Karlov	IDPH LICENSE NO:	100-20994		

---

### INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	29				
MATERIAL DESCRIPTION:	4" Green Vinyl Baseboard Adhesive				
MATERIAL LOCATION:	Annex Hallway				
MATERIAL QUANTITY:	500	MATERIAL UNITS:	LF		
MATERIAL CATEGORY:	MISC	FRIABLE:	No		
ASBESTOS TYPE:	Assumed				
DISTURBANCE POTENTIAL:	LOW	CONDITION:			
AHERA DAMAGE CATEGORY:	6 ACBM with the potential for damage				
ACCESSIBILITY:	Not Reachable	DAMAGE REASON:			
		DAMAGE REASON:			
		DAMAGE REASON:			
DAMAGE QUANTITY:	0	DAMAGE UNITS:	LF		
COMMENTS:					

Inspector's Signature:



Date: 05/21/2025

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **23081** BUILDING ID: **3200 A**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**  
SCHOOL NAME: **Edwards School Annex** REVIEW DATE: **6/23/2025**  
ADDRESS: **4815 S. Karlov** IDPH LICENSE NO: **100-20994**

HOMOGENEOUS AREA: **29**

MATERIAL DESCRIPTION: **4" Green Vinyl Baseboard Adhesive**

MATERIAL LOCATION: **Annex Hallway**

MATERIAL QUANTITY: **500**

MATERIAL UNITS: **LF**

DAMAGE QUANTITY: **0**

DAMAGE UNITS: **LF**

---

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

COMMENTS:

Management Planner's Signature: \_\_\_\_\_



Date: **06/23/2025**

# Chicago Public Schools

**Carnow, Conibear and Associates**  
**2025 AHERA REINSPECTION**

## Inspector Assessment Form (New Homogeneous Area)

LEA NAME: **Chicago Public Schools**      UNIT NUMBER: **23081**      BUILDING ID: **3200 A**  
CITY/STATE: **Chicago, Illinois**      AHERA INSPECTOR: **Cody Cummins**  
SCHOOL NAME: **Edwards School Annex**      INSPECTION DATE: **5/21/2025**  
ADDRESS: **4815 S. Karlov**      IDPH LICENSE NO: **100-20994**

---

### INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA: **28**  
MATERIAL DESCRIPTION: **4" Green Vinyl Baseboard**  
MATERIAL LOCATION: **Annex Hallway**  
MATERIAL QUANTITY: **500**      MATERIAL UNITS: **LF**  
MATERIAL CATEGORY: **MISC**      FRIABLE: **No**  
ASBESTOS TYPE: **Assumed**  
DISTURBANCE POTENTIAL: **LOW**      CONDITION:  
AHERA DAMAGE CATEGORY: **6 ACBM with the potential for damage**  
ACCESSIBILITY: **Within Reach**      DAMAGE REASON:  
DAMAGE QUANTITY: **0**      DAMAGE REASON:  
DAMAGE UNITS: **LF**  
COMMENTS:

Inspector's Signature:  \_\_\_\_\_ Date: 05/21/2025

# Chicago Public Schools

Carnow, Conibear and Associates

**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **23081** BUILDING ID: **3200 A**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**  
SCHOOL NAME: **Edwards School Annex** REVIEW DATE: **6/23/2025**  
ADDRESS: **4815 S. Karlov** IDPH LICENSE NO: **100-20994**

HOMOGENEOUS AREA: **28**

MATERIAL DESCRIPTION: **4" Green Vinyl Baseboard**

MATERIAL LOCATION: **Annex Hallway**

MATERIAL QUANTITY: **500**

MATERIAL UNITS: **LF**

DAMAGE QUANTITY: **0**

DAMAGE UNITS: **LF**

---

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

COMMENTS:

Management Planner's Signature: \_\_\_\_\_



Date: **06/23/2025**

# APPENDIX B

## Inspector and Management Planner Licenses

---



2200 Vandalia Street, Collinsville, IL 62234 \* Phone: 618-855-8764

**Environmental and Occupational Safety & Health Training**

*Does hereby certify*

**Cody Cummins**

600 W. Van Buren St., Suite 500, Chicago, IL 60607



*Has successfully completed and passed the course examination with at least  
70% for accreditation under AHERA (Title II)*

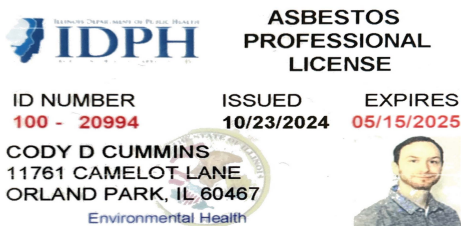
**Asbestos Management Planner Initial**

**Class Date:** 10/28-29/2024  
**Examination Date:** 10/29/2024  
**STC Certificate Number:** STC-20241029-000103AMPI  
**Certification Expiration:** 10/29/2025

David M. Mendoza – President/Training Director  
Certified Environmental Specialist  
OSHA Authorized Instructor

# Cody Cummins

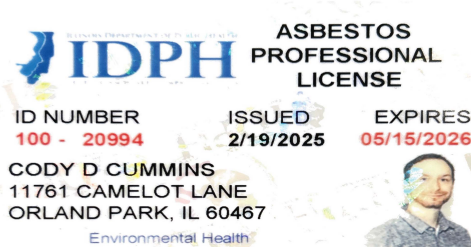
Illinois Licensed Building Inspector, Air Sampling Professional, Management Planner



**ENDORSEMENTS** **TC EXPIRES**

INSPECTOR 3/8/2025

**AIR SAMPLING PROFESSIONAL**  
**Alteration of this license shall result in legal action**  
This license issued under authority of the State of Illinois  
Department of Public Health  
This license is valid only when accompanied by a valid  
training course certificate.



**ENDORSEMENTS** **TC EXPIRES**

MANAGEMENT PLANNER 10/29/2025

**Alteration of this license shall result in legal action**  
This license issued under authority of the State of Illinois  
Department of Public Health  
This license is valid only when accompanied by a valid  
training course certificate.





**OCCUPATIONAL TRAINING & SUPPLY, INC.**

7233 S. Adams Street | Willowbrook, IL 60527 (630) 655-3900 | [www.otssafety.com](http://www.otssafety.com)

**2025**

# Asbestos Building Inspector Refresher

Occupational Training & Supply, Inc. certifies that

## Cody Cummins

has successfully completed the Asbestos Building Inspector Refresher course and has passed the competency exam with a minimum score of 70%. This course is accredited by the State of Wisconsin, Department of Health Services under ch. DHS 159, Wis. Admin. Code, The Illinois Department of Public Health and The Indiana Department of Environmental Management, under 326 IAC 18. Training was in accordance with requirements listed under EPA 40 CFR 763, Asbestos Hazard Emergency Response Act (AHERA) and TSCA Title II.


Location: 12304 75th Street  
Kenosha, WI 53142

Certificate Number: BIRWI2502280827  
Course Date: 2/28/2025  
Exam Date: 2/28/2025  
Expiration Date: 2/28/2026



Issue Date: 2/28/2025

Course Credit Hours: BIR WI 4 Hours

  
Tyler Nicholson, Authorized Signer



OCCUPATIONAL TRAINING & SUPPLY, INC.  
7233 S. Adams Street | Willowbrook, IL 60527 (630) 655-3900 | [www.otssafety.com](http://www.otssafety.com)

2024

# Asbestos Management Planner Refresher

Occupational Training & Supply, Inc. certifies that

**Michael Serio**

has successfully completed the Asbestos Management Planner Refresher course and has passed the competency exam with a minimum score of 70%. The course is accredited by the Illinois Department of Public Health and Indiana Department of Environmental Management for purposes of accreditation in accordance with EPA 40 CFR 763, Asbestos Hazard Emergency Response Act (AHERA) and TSCA Title II.

Course Date: 11/18/2024

Exam Date: 11/18/2024

Expiration Date: 11/18/2025

Certificate Number: MPR2411183328

Course Credit Hours: MPR 4 Hours

Kristina Miczek, Training Manager

# APPENDIX C

## Laboratory Accreditations

---

# APPENDIX D

## Laboratory Results

---

# APPENDIX E

## Chain of Custody Forms

---

## Three-Year Reinspection Key to Terms

	CODE	KEY
<b>MATERIAL</b>		
	ACBM	Asbestos Containing Building Materials
<b>MATERIAL CATEGORY</b>		
	MISC	Miscellaneous
	SURF	Surfacing
	TSI	Thermal System Insulation
<b>MATERIAL UNITS</b>		
	LF	Linear Feet
	SF	Square Feet
	CF	Cubic Feet
<b>DAMAGE TYPE</b>		
	Loc	Localized
	Dist	Distributed