

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

## **THREE-YEAR REINSPECTION**

Unit:  
Building ID:

IDPH ID Number:

### **REPORT DATE:**

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

Prepared by:  
**TEM Environmental, Inc.**

174 N. Brandon Drive

Glendale Heights, IL, 60139

Phone 630-790-0880

Fax 630-790-0882

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

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

Re: Chicago Public Schools - Three-Year Reinspections

Dear Mr.Culbertson:

TEM Environmental, Inc. , Managing Environmental Consultant (MEC), conducted the Three-Year Reinspections and performed management plan updates for the Chicago Public Schools (CPS) facilities in Region 5, 6 Elementary Schools. Please update your records with the following information.

School District: 299      Unit:      Region: 05      IDPH ID:

**School:** \_\_\_\_\_ **Building ID:** \_\_\_\_\_

Address:

Building Contact: Skrobuton, Michael

Contact Phone: 3128139741

## Current Building Owners: Chicago Public Schools

Reinspection Date:

Review Date:

## Inspector:

## Management

### Inspector IDPH License:

## Management Planner IDPH License:

If you have any questions or comments, please contact us at 630-790-0880

Sincerely,  
TEM Environmental, Inc.

John Seminole

## **Environmental Notification to Occupants**

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

RE: , Unit

Dear Faculty, Staff and Parents,

This letter is to notify you that the asbestos three year re-inspection has been completed at , 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 , 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 , the designated Local Education Authority's Designated Person at .

## **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: \_\_\_\_\_ Unit: \_\_\_\_\_ Region: 05  
Address: \_\_\_\_\_  
IDPH ID: \_\_\_\_\_  
Contact: Skrobuton, Michael \_\_\_\_\_  
Building ID: \_\_\_\_\_  
Phone: 3128139741

### 2. Description of Facility

Original Construction: 1969 Additional Construction: \_\_\_\_\_  
Total Square Footage: 38482 No of Floors: 3  
Current Occupancy: \_\_\_\_\_

### 3. LEA Designated Person

Contact: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: 42 West Madison Street  
Chicago, IL 60602

### 4. Managing Environmental Consultant

MEC: TEM Environmental, Inc.  
Contact: Steven Geneser  
Address 174 N. Brandon Drive  
Glendale Heights, IL, 60139  
Phone: 630-790-0880 Fax: 630-790-0882

### 5. Inspector

Inspector Name: \_\_\_\_\_

Inspector IDPH license # \_\_\_\_\_  
Reinspection Date: \_\_\_\_\_

Signature: \_\_\_\_\_  
Date: \_\_\_\_\_



### 6. Management Planner

Management Planner Name: \_\_\_\_\_

Management Planner IDPH license # \_\_\_\_\_

Signature: \_\_\_\_\_  
Date: \_\_\_\_\_



### 7. Review Date:

### 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: \_\_\_\_\_

Name: \_\_\_\_\_

---

Unit : \_\_\_\_\_

Building: \_\_\_\_\_

## **II. EXECUTIVE SUMMARY**

was retained by the Chicago Public Schools (CPS) to perform a three-year asbestos reinspection of the . This inspection was conducted in accordance with the United States Environmental Protection Agency (USEPA) Asbestos Hazard Emergency Response Act (AHERA) part 763.85 (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 :

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

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:

The following areas were deemed to be inaccessible:

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 , IDPH License # . The Management Plan was updated by , IDPH License # . Inspector and Management Planner Licenses are included in Appendix B.

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### **III. METHODOLOGY**

Tasks performed on-site included the following:

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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.
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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 Building 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.

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

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# Chicago Public Schools

**School** Westcott School **Unit** 26381 **Building ID** 7260  
**Address** 409 W. 80th St. **Region** 05

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Inspector's Reinspection Findings Table 1

**Managing Environmental Consultant (MEC)** TEM Environmental, Inc.

174 N. Brandon Drive Glendale Heights, IL, 60139  
Phone: 630-790-0880 Fax: 630-790-0882

*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
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Reinspection Date <b><u>4/1/2025</u></b>
Inspector Name <b><u>Josh Herman</u></b>
<b><u>100-210405/15/2026</u></b>
Inspector's IDPH License Number / Expiration Date

<b>Inspector's Comments</b>	
<b>HA Number:</b>	<b>Inspector Comments:</b>

**Table II**  
**Management Planner's Review**

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# Chicago Public Schools

**School** Westcott School

**Unit** 26381

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Chicago, IL, 60620

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## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Management Planner's Review Table II

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HA Num	Material Description	Material Quantity	Material Units	Material Location	Asbestos Type	Material Category	Friable	Damage Quantity	Damage Units	Damage Category	Response
	Hardcoat Plaster	3,800	SF	Stairwell Landings, Kitchens, Washrooms	Assumed	SURFACE	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	2'x4' Ceiling Tile	33,000	SF	Throughout	Assumed	MISC	Yes	0	SF	7 Any remaining friable ACBM or friable suspect ACBM	Follow O&M Plan
	2'x2' Ceiling Tile	3,600	SF	1st Floor Gym	Assumed	MISC	Yes	0	SF	7 Any remaining friable ACBM or friable suspect ACBM	Follow O&M Plan
	12"x12" Gray Floor Tile	4,300	SF	Kitchen Locker Room, Office Unit, Lunchroom, Rooms 128, 223, 124	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Brown Floor Tile	10,800	SF	1st, 2nd & 3rd Floor Corridors, and Gym, 332	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Tan Speck Floor Tile NOT OBSERVED	670	SF	Rooms 323-331	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" White Floor Tile ABATED			Teachers' Lounge and Office, Room 114 Annex, 115	Abated	MISC					
	12"x12" Brown Floor Tile ABATED			Rooms 111, 112, 113, 117, 118, 116, Annex	Abated	MISC					
	12"x12" Gray Floor Tile ABATED			Corridors Annex	Abated	MISC					
	12"x12" Tan Floor Tile NOT OBSERVED			Room 115 Annex	Assumed	MISC					
	12"x12" Dark Brown Floor Tile ABATED			Teachers' Lounge Annex	Abated	MISC					
	12"x12" White Floor Tile Mastic ABATED			Teachers' Lounge, Room 114, Teachers' Office Annex, 115	Abated	MISC					
	12"x12" Brown Floor Tile Mastic ABATED			Room 111, 112, 113, 117, 116, 118, Annex	Abated	MISC					
	12"x12" Brown Floor Tile Mastic ABATED			Corridors Annex	Abated	MISC					
	12"x12" Dark Brown Floor Tile Mastic ABATED			Teachers' Lounge Annex	Abated	MISC					
	12"x12" Tan Floor Tile Mastic ABATED			Annex- Room 115	Abated	MISC					
	Duct Vibration Cloth	10	SF	Mechanical Room	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Drywall ABATED			Throughout Annex	Abated	MISC					
	12"x12" Gray Floor Tile Mastic	4,300	SF	Kitchen Locker Room, Office Unit, Lunchroom, Rooms 128, 223, 124	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Brown Floor Tile Mastic	10,800	SF	1st, 2nd & 3rd Floor Corridors, and Gym, 332	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Tan Speck Floor Tile Mastic	670	SF	Rooms 223-331	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Vinyl Mopboard ABATED			Annex- Hallway & Classrooms	Abated	MISC					
	Brown Carpet Mastic NOT OBSERVED			Teachers' Lounge, Rooms 227, 229,	Assumed	MISC					

# Chicago Public Schools

**School** Westcott School

**Unit** 26381

**Building ID** 7260

**Address** 409 W. 80th St.

Chicago, IL, 60620

**Region** 05

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Management Planner's Review Table II

**Managing Environmental Consultant (MEC)** TEM Environmental, Inc.

174 N. Brandon Drive  
Glendale Heights, IL, 60139

Phone: 630-790-0880      Fax: 630-790-0882

### 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
				325, 321, 320, 127, 124, 226, 329, 127 & Principal's Office							
	Blue Carpet Mastic	725	SF	Main Office Area, Vault	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Red Carpet Mastic NOT OBSERVED			Rooms 130, 231, 221, 228, 322, 327, 224, 222, 220, 128, 328, 324	Assumed	MISC					
	Maroon Carpet Mastic NOT OBSERVED			Principal's Office, Rooms 230 & 330	Assumed	MISC					
	Vinyl Mopboard ABATED			Hallway and Classrooms Demountable	Abated	MISC					
	12"x12" Cream Floor Tile	800	SF	Rooms 323, 331	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Cream Floor Tile Mastic	800	SF	Rooms 323 and 331	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Roof Flashing FOR INFORMATION ONLY - NON-AHERA			Roof	Chrysotile	MISC	No			6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" White w/Gray Specks Floor Tile	6,500	SF	Rooms 111-116, Teachers' Lounge, and Annex	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Gray w/White Specs Floor Tile Mastic	6,500	SF	Rooms 111-116, Teachers' Lounge, and Annex	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Dark Blue Floor Tile	4,000	SF	Rooms 101, 102, 201-212, 3rd Floor Classrooms, and Teachers' Lounge	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Light Blue Floor Tile	4,000	SF	Rooms 101, 102, 201-212, 3rd Floor Classrooms, and Teachers' Lounge	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Dark & Light Blue Floor Tile Mastic	8,000	SF	Rooms 101, 102, 201-212, 3rd Floor Classrooms, and Teachers' Lounge	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Blue Carpet Mastic	1,500	SF	Room 209 Library	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Vinyl Stair Treads Mastic	30	EA	Stairwells Next to Faculty Room & Room 104	Assumed	MISC	No	0	EA	6 ACBM with the potential for damage	Follow O&M Plan
	2'x2' White Ceiling Tile	7,300	SF	Throughout Annex, including Rooms 111, 112, 113, 114, 115 & 116	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Orange Floor Tile	2,183	SF	Rooms 104 & 106	Assumed	MISC	No	0	SF		Follow O&M Plan
	Mastic associated w/12"x12" Orange Floor Tile	2,183	SF	Rooms 104 & 106	Assumed	MISC	No	0	SF		Follow O&M Plan
	Newly Installed Suspect ACM			Installed After Implementation of Management Plan and After Renovations	Assumed	MISC				6 ACBM with the potential for damage	Follow O&M Plan

# Chicago Public Schools

**School** Westcott School

**Unit** 26381

**Building ID** 7260

**Address** 409 W. 80th St.

Chicago, IL, 60620

**Region** 05

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Management Planner's Review Table II

**Managing Environmental Consultant (MEC)** TEM Environmental, Inc.

174 N. Brandon Drive  
Glendale Heights, IL, 60139

Phone: 630-790-0880      Fax: 630-790-0882

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

Review Date	04/22/2025
Manager Planner Name	James Tuinenga
100-00349	5/15/2026
Manager IDPH License No/Expiration	

HA Number	Management Comments
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## APPENDIX A

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### Assessment Sheets, Drawings and Photos

# Chicago Public Schools

## TEM Environmental, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME: **Chicago Public Schools** UNIT NUMBER:  BUIDLING ID:   
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR:   
SCHOOL NAME:  INSPECTION DATE:   
ADDRESS:  IDPH LICENSE NO:

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:

MATERIAL DESCRIPTION:

HISTORICAL AHERA DAMAGE CATEGORY **ACBM with the potential for damage**

HISTORICAL DAMAGE REASON:

HISTORICAL RESPONSE ACTION: **Follow O&M Plan**

ASBESTOS TYPE:  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 . **ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION:

MATERIAL QUANTITY:  MATERIAL UNITS:

DAMAGE QUANTITY:  DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: **04/01/2025**

# Chicago Public Schools

## TEM Environmental, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER:  BUIDLING ID:

CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER:

SCHOOL NAME:  REVIEW DATE:

ADDRESS:  IDPH LICENSE NO:

---

HOMOGENEOUS AREA:

MATERIAL DESCRIPTION:

MATERIAL LOCATION:

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:

Management Planner's Signature: 

Date: 04/22/2025

# Chicago Public Schools

TEM Environmental, Inc.  
2025 AHERA REINSPECTION

## Inspector Assessment Form (New Homogeneous Area)

LEA NAME: **Chicago Public Schools** UNIT NUMBER:  BUIDLING ID:   
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR:   
SCHOOL NAME:  INSPECTION DATE:   
ADDRESS:  IDPH LICENSE NO:

---

## INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:

MATERIAL DESCRIPTION:

MATERIAL LOCATION:

MATERIAL QUANTITY:

MATERIAL UNITS:

MATERIAL CATEGORY:

FRIABLE:

ASBESTOS TYPE:

CONDITION:

**No Damage**

AHERA DAMAGE CATEGORY: **ACBM with the potential for damage**

ACCESSIBILITY:

**Within Reach**

DAMAGE REASON:

DAMAGE REASON:

DAMAGE REASON:

DAMAGE UNITS:

DAMAGE QUANTITY:

COMMENTS:

Inspector's Signature:



Date: **04/01/2025**

# Chicago Public Schools

## TEM Environmental, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER:  BUIDLING ID:

CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER:

SCHOOL NAME:  REVIEW DATE:

ADDRESS:  IDPH LICENSE NO:

HOMOGENEOUS AREA:

MATERIAL DESCRIPTION:

MATERIAL LOCATION:

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:

Management Planner's Signature: 

Date: **04/22/2025**

## APPENDIX B

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### Inspector and Management Planner Licenses



































































































































































## APPENDIX C

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### **Laboratory Accreditations**

## APPENDIX D

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### Laboratory Results

## APPENDIX E

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### 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