

**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: 14-016-2990-2072
SCHOOL NAME: Nicholson School
ADDRESS OF SCHOOL: 6006 S. Peoria
CITY: Chicago, IL, 60621

DATE LAST THREE YEAR REINSPECTION WAS COMPLETED **11/15/2022**

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: 6/9/2025 ENROLLMENT 490
IDPH INSPECTOR LICENSE NUMBER: 100-21040
IDPH LICENSED INSPECTOR NAME (Please Print): Josh Herman
IDPH MP LICENSE NUMBER: 100-00349
IDPH LICENSED MANAGEMENT PLANNER NAME (Please Print): James Tuinenga

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


Signature of Designated Person 6/26/2025
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

Nicholson School

6006 S. Peoria
Chicago, IL, 60621

Unit: 22181
Building ID: 2200

IDPH ID Number: 14-016-2990-2072

REPORT DATE:

Thursday, June 26, 2025

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

06/25/2025

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:

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: 22181 Region: 05 IDPH ID: 14-016-2990-2072

School: Nicholson School Building ID: 2200

Address: 6006 S. Peoria

Chicago, IL, 60621

Building Contact: Jackson, David

Contact Phone: 7737078904

Current Building Owners: Chicago Public Schools

Reinspection Date: 6/9/2025

Review Date: 06/25/2025

Inspector: Josh Herman

Inspector IDPH License: 100-21040

Management Planner: James Tuinenga

Management Planner IDPH License: 100-00349

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

Sincerely,
TEM Environmental, Inc.



James Tuinenga
100-00349

Environmental Notification to Occupants

To: Faculty, Staff and Parents
From: Chicago Public Schools
Date: June 26, 2025

RE: Nicholson School, Unit 22181
6006 S. Peoria
Chicago, IL, 60621

Dear Faculty, Staff and Parents,

This letter is to notify you that the 2025 asbestos three year re-inspection has been completed at Nicholson School, 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 Nicholson School, 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.

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SCHOOL AND INSPECTION INFORMATION

1. School Information

School: Nicholson School
Address: 6006 S. Peoria
IDPH ID: 14-016-2990-2072
Contact: Jackson, David

Unit: 22181
Chicago, IL, 60621
Building ID: 2200
Phone: 7737078904

Region: 05

2. Description of Facility

Original Construction: 1958
Total Square Footage: 47960
Current Occupancy: 490

Additional Construction: 1960
No of Floors: 2

3. LEA Designated Person

Contact: Richard J.Schleyer
Address: 42 West Madison Street
Chicago, IL 60602

Phone: (773) 251-7074

4. Managing Environmental Consultant

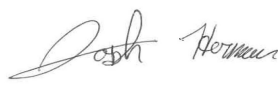
MEC: TEM Environmental, Inc.
Contact: Steven Geneser
Address 174 N. Brandon Drive
Phone: 630-790-0880

Fax: 630-790-0882

5. Inspector

Inspector Name: Josh Herman

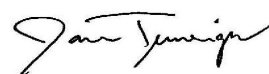
Inspector IDPH license # 100-21040
Reinspection Date: 6/9/2025

Signature: 
Date: 6/9/2025

6. Management Planner

Management Planner Name: James Tuinenga

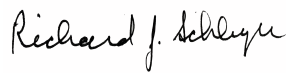
Management Planner IDPH license # 100-00349

Signature: 
Date: 06/25/2025

7. Review Date: 06/25/2025

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: 6/26/2025

Name: Richard J.Schleyer

II. EXECUTIVE SUMMARY

TEM Environmental, Inc. was retained by the Chicago Public Schools (CPS) to perform a three-year asbestos reinspection of the Nicholson School. 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 2200:

16	9"x9" Gray w/Black Streaks Floor Tile NOT OBSERVED
17	9"x9" Gray w/Black Streaks Floor Tile NOT OBSERVED
29	Black Carpet Mastic
30	Linoleum Countertops
31	Sink Undercoating
32	Stage Curtains
NEW	Newly Installed Suspect ACM

B. The following new homogenous areas have been identified for Building 2200:

29	Black Carpet Mastic
30	Linoleum Countertops
31	Sink Undercoating
32	Stage Curtains

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:

05	1'x1' Ceiling Tile Adhesive
06	Baseboard
07	Baseboard Mastic
08	12"x12" White w/Red, Blue & Yellow Marks Floor Tile
10	9"x9" Dark Red w/White Streaks Vinyl Floor Tile
11	9"x9" Dark Red w/White Streaks Vinyl Floor Tile Mastic
12	12"x12" White w/Black Floor Tile NOT OBSERVED
13	12"x12" White w/Black Floor Tile NOT OBSERVED
14	12x12 Gray w/White Vinyl Floor Tile NOT OBSERVED
15	12x12 Gray w/White Vinyl Floor Tile Mastic NOT OBSERVED
18	12"x12" Blue Vinyl Floor Tile
19	12"x12" Blue Vinyl Floor Tile Mastic
20	Transite Panels
21	12"x12" Blue Multicolor Vinyl Floor Tile NOT OBSERVED
22	12"x12" Blue Multicolor Vinyl Floor Tile Mastic NOT OBSERVED
23	Blue Carpet Mastic
24	Hardwood Floor Mastic
25	Marker Board Mastic
26	Vault Door Liner
27	12x12 Brown w/White Streaks Floor Tile NOT OBSERVED
28	12x12 Brown w/White Streaks Floor Tile Mastic NOT OBSERVED
29	Black Carpet Mastic
30	Linoleum Countertops
31	Sink Undercoating
32	Stage Curtains
C	Tank Packing (Mag) Boilers NOT OBSERVED
CM-3	Gray Carpet Mastic
E	Mag Tank Packing NOT OBSERVED
NEW	Newly Installed Suspect ACM
WS-01	Transite Window Sills

The following areas were deemed to be inaccessible:

05	1'x1' Ceiling Tile Adhesive
07	Baseboard Mastic
19	12"x12" Blue Vinyl Floor Tile Mastic
23	Blue Carpet Mastic
24	Hardwood Floor Mastic
25	Marker Board Mastic
CM-3	Gray Carpet Mastic
TSI-05	Canvas Wrap on Fiberglass Ducts

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 Josh Herman, IDPH License # 100-21040. The Management Plan was updated by James Tuinenga, IDPH License # 100-00349. 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:	6/24/2022
	3/23/2024
	4/15/2024

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 Nicholson School Building 2200 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 Nicholson School Unit 22181 Building ID 2200

Address 6006 S. Peoria Region 05

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) TEM Environmental, Inc.

174 N. Brandon Drive

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
01	Hard Plaster			Restrooms in 1959 Construction	NO_ACBM	SURFACE								
02	Baseboard Mastic			1959- Throughout	NO_ACBM	MISC								
03	Baseboard			1959- Throughout	NO_ACBM	MISC								
04	1x1 Ceiling Tile Mastic			1959- Throughout	NO_ACBM	MISC								
04A	1x1 Ceiling Tile			1960- Corridor, Classrooms, Stage	NO_ACBM	MISC								
05	1'x1' Ceiling Tile Adhesive	5,000	SF	1960 Building-Inaccessible	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
05A	1x1 Ceiling Tile			1959- Corridor & Classrooms	NO_ACBM	MISC								
06	Baseboard	5,000	LF	1960- Throughout	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
07	Baseboard Mastic	5,000	LF	1960- Throughout	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
08	12"x12" White w/Red, Blue & Yellow Marks Floor Tile	55,000	SF	1st & 2nd Floor Corridors, Stairwells, Elevator Lobby, Main Office, Nurse's Office, Classrooms 100, 101, 103-120, 106B, 121, 123, 125, 201-207, 209, 210, 213-218, 220, 223, 225 & 227	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
09	12"x12" White w/Red, Blue & Yellow Marks Floor Tile Mastic			1st & 2nd Floor Corridors, Stairwells, Elevator Lobby, Main Office, Nurse's Office, Classrooms 100, 101, 103-120, 106B, 121, 123, 125, 201-207, 209, 210, 213-218, 220, 223, 225 & 227	NO_ACBM	MISC								
10	9"x9" Dark Red w/White Streaks Vinyl Floor Tile	3,150	SF	2nd Floor Slop Sinks, MDF and North Gym Entrances, Rooms 122, 200, 208A, 205A, 205B & West Stairwell	ASSUMED	MISC	N	NONE	0		No	ACBM with potential for significant damage		LOW

Chicago Public Schools

School Nicholson School **Unit** 22181 **Building ID** 2200

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ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

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11	9"x9" Dark Red w/White Streaks Vinyl Floor Tile Mastic	3,150	SF	2nd Floor Slop Sinks, MDF and North Gym Entrances, Rooms 122, 200, 205A, 205B, 208A & West Stairwell	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
12	12"x12" White w/Black Floor Tile NOT OBSERVED	750	SF	Classroom 102	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
13	12"x12" White w/Black Floor Tile NOT OBSERVED	750	SF	Classroom 102	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
14	12x12 Gray w/White Vinyl Floor Tile NOT OBSERVED	750	SF	Rooms 122	ASSUMED	MISC		NONE	0			ACBM with the potential for damage		
15	12x12 Gray w/White Vinyl Floor Tile Mastic NOT OBSERVED	750	SF	Rooms 122	ASSUMED	MISC		NONE	0			ACBM with the potential for damage		
16	9"x9" Gray w/Black Streaks Floor Tile NOT OBSERVED	12,000	SF	Classrooms: 109, 110, 111, 112, 113, 114, 202, 203, 205A/B, 209, 214, 216, 217, 218, 220, 223, 224 & 225	CHR	MISC	N	NONE	0		Yes	ACBM with the potential for damage		LOW
17	9"x9" Gray w/Black Streaks Floor Tile NOT OBSERVED	12,000	SF	Classrooms: 109, 110, 111, 112, 113, 114, 202, 203, 205A/B, 209, 214, 216, 217, 218, 220, 223, 224 & 225	CHR	MISC	N	NONE	0		Yes	ACBM with the potential for damage		LOW
18	12"x12" Blue Vinyl Floor Tile	3,440	SF	Kitchen and Cafeteria, Rooms 100 & 101	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
19	12"x12" Blue Vinyl Floor Tile Mastic	3,440	SF	Kitchen and Cafeteria, Rooms 100 & 101	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
20	Transite Panels	3,780	SF	All Rooms in School	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
21	12"x12" Blue Multicolor Vinyl Floor Tile NOT OBSERVED	24,300	SF	Rooms 103, 105, 106, 109T, 109B, 111-115, 117, 203, 206, 209, 211, 212, 215, 217, 218, 223, 225, 227	ASSUMED	MISC		NONE	0			ACBM with the potential for damage		
22	12"x12" Blue Multicolor Vinyl Floor Tile Mastic NOT OBSERVED	24,300	SF	Rms. 103, 105, 106, 109T, 109B, 111-115, 117, 203, 206, 209, 211, 212, 215,	ASSUMED	MISC		NONE	0			ACBM with the potential for damage		

Chicago Public Schools

School Nicholson School Unit 22181 Building ID 2200

Address 6006 S. Peoria Region 05

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) TEM Environmental, Inc.

174 N. Brandon Drive

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

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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
				217, 218, 223, 225, 227										
23	Blue Carpet Mastic	2,928	SF	Rooms 208 (Assistant Principal's Office), 212 219 & 221	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
24	Hardwood Floor Mastic	5,000	SF	Gym	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
25	Marker Board Mastic	2,500	SF	All Classrooms	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
26	Vault Door Liner	20	SF	Main Office	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
27	12x12 Brown w/White Streaks Floor Tile NOT OBSERVED	600	SF	Room 121	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
28	12x12 Brown w/White Streaks Floor Tile Mastic NOT OBSERVED	600	SF	Room 121	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
29	Black Carpet Mastic	2,400	SF	Principal's Office, Rooms 208, 209 & 211	ASSUMED	MISC	N	NONE	0		Yes	ACBM with the potential for damage		LOW
30	Linoleum Countertops	260	SF	Throughout, under Window Sills	ASSUMED	MISC	N	NONE	0		Yes	ACBM with the potential for damage		LOW
31	Sink Undercoating	2	EA	Rooms 102 & 103	ASSUMED	MISC	N	NONE	0		Yes	ACBM with the potential for damage		LOW
32	Stage Curtains	1,500	SF	Gym	ASSUMED	MISC	N	NONE	0		Yes	ACBM with the potential for damage		LOW
C	Tank Packing (Mag) Boilers NOT OBSERVED			Boiler Room	ASSUMED	TSI								
CM-3	Gray Carpet Mastic	400	SF	Room 208 (Assistant Principals Office), Library, and 212	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
D	Breeching, Pipe Insulation ABATED			Boiler Room	ABATED	TSI								
DW-1	Drywall			1959- Room 215	NO_ACBM	MISC								
E	Mag Tank Packing NOT OBSERVED			Boiler Room (Small Tanks)	ASSUMED	TSI								
G	Aircell Pipe Insulation	2,230	LF	1959 Tunnels, Boiler Room, Pipe Chases	CHR	TSI	Y	LOC	30		No	Damaged or significantly damaged friable thermal system insulating ACBM	3	LOW
H	Pipe Joint Insulation Associated w/Aircell Insulated Piping	400	LF	1959 Tunnels, Boiler Room, Pipe Chases	CHR	TSI	Y	NONE	0		No	Any remaining friable ACBM or friable suspect ACBM		LOW
J	Joints on Fiberglass	20	FITTING	Boiler Room, 1st Floor Tunnel	CHR	TSI	Y	NONE	0		No	Any remaining friable ACBM or friable suspect ACBM		LOW

Chicago Public Schools

School Nicholson School Unit 22181 Building ID 2200

Address 6006 S. Peoria Region 05

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L	Aircell Pipe Insulation	1,000	LF	1960- Gym Office, Storage, Tunnels, Fan Room	CHR	TSI	Y	NONE	0		No	Any remaining friable ACBM or friable suspect ACBM		LOW
M	Insulation on Pipe Joints on Aircell Insulated Piping	100	FITTING	1960- Gym Office, Storage, Tunnels & Fan Room	CHR	TSI	Y	NONE	0		No	Any remaining friable ACBM or friable suspect ACBM		LOW
NEW	Newly Installed Suspect ACM			Installed After Implementation of Management Plan and After Renovations	ASSUMED	MISC		UNKNO WN			Yes	ACBM with the potential for damage		
TSI-01	Preform Pipe Insulation	20	LF	1960- Gym Office and 2nd Floor	CHR	TSI	Y	NONE	0		No	ACBM with the potential for damage		LOW
TSI-02	Joint Insulation on Preformed Pipe Insulation	20	LF	1960- Gym Office and 2nd Floor	CHR	TSI	Y	NONE	0		No	Any remaining friable ACBM or friable suspect ACBM		LOW
TSI-03	Pipe Joint Insulation on Mag Block Insulated Piping	50	EA	Boiler Room	AMO	TSI	Y	NONE	0		No	ACBM with the potential for damage		LOW
TSI-04	Vibration Gaskets			1960- Fan Room & Store Room	NO_ACBM	MISC								
TSI-05	Canvas Wrap on Fiberglass Ducts	180	SF	1960- Fan Room	CHR	TSI	Y	NONE	0		No	Any remaining friable ACBM or friable suspect ACBM		LOW
TSI-06	Canvas Wrap on Fiberglass Ducts			1959- 2nd Floor Fan Room and Store Room	NO_ACBM	TSI								
TSI-07	Vibration Gaskets			1959- 2nd Floor Fan Room	NO_ACBM	MISC								
WC-01	Window Caulk	5,000	LF	Throughout Building	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
WG-01	Window Glaze	7,500	LF	Throughout Building	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
WS-01	Transite Window Sills	3,000	SF	Throughout	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW

Chicago Public Schools

School Nicholson School **Unit** 22181 **Building ID** 2200
Address 6006 S. Peoria **Region** 05

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

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174 N. Brandon Drive

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

Reinspection Date **6/9/2025**

Inspector Name **Josh Herman**

100-21040

5/15/2026

Inspector's IDPH License Number / Expiration Date

Inspector's Comments

HA Number:	Inspector Comments:
01	
02	
03	
04	
04A	
05	
05A	
06	
07	
08	
09	
10	2025- Material observed only in MDF Room, 2nd Floor Slop Sinks, Rooms 205A & B
11	2025- Material observed only in MDF Room, 2nd Floor Slop Sinks, Rooms 205A & B
12	Not Observed 2025
13	Not Observed 2025
14	Not Observed 2025
15	Not Observed 2025
16	Not Observed 2025
17	Not Observed 2025
18	
19	
20	
21	Not Observed 2025
22	

Chicago Public Schools

School Nicholson School **Unit** 22181 **Building ID** 2200

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Managing Environmental Consultant (MEC) TEM Environmental, Inc.

174 N. Brandon Drive

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HA Number:	Inspector Comments:
23	
24	
25	
26	
27	Not Observed 2025
28	Not Observed 2025
29	
30	
31	
32	
C	Not Observed Multiple Years, including 2025
CM-3	
D	
DW-1	
E	Not Observed Multiple Years,including 2025
G	2025- 1200 LF Abated from South Addition Pipe Tunnel in 2024; 120 LF Abated from Crawlspace/Tunnel Areas
H	
J	
L	2025- Pipe Insulation Abated from tunnel under Gym in 2024
M	
NEW	
TSI-01	
TSI-02	
TSI-03	
TSI-04	
TSI-05	
TSI-06	
TSI-07	

Chicago Public Schools

School Nicholson School **Unit** 22181 **Building ID** 2200
Address 6006 S. Peoria **Region** 05

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) TEM Environmental, Inc.

174 N. Brandon Drive

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

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

HA Number:	Inspector Comments:
WC-01	
WG-01	
WS-01	

Table II

Management Planner's Review

Chicago Public Schools

School Nicholson School

Unit 22181

Building ID 2200

Address 6006 S. Peoria

Chicago, IL, 60621

Region 05

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) TEM Environmental, Inc.

174 N. Brandon Drive

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
01	Hard Plaster			Restrooms in 1959 Construction	No ACBM	SURFACE					
02	Baseboard Mastic			1959- Throughout	No ACBM	MISC					
03	Baseboard			1959- Throughout	No ACBM	MISC					
04	1x1 Ceiling Tile Mastic			1959- Throughout	No ACBM	MISC					
04A	1x1 Ceiling Tile			1960- Corridor, Classrooms, Stage	No ACBM	MISC					
05	1'x1' Ceiling Tile Adhesive	5,000	SF	1960 Building- Inaccessible	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
05A	1x1 Ceiling Tile			1959- Corridor & Classrooms	No ACBM	MISC					
06	Baseboard	5,000	LF	1960- Throughout	Assumed	MISC	No	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
07	Baseboard Mastic	5,000	LF	1960- Throughout	Assumed	MISC	No	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
08	12"x12" White w/Red, Blue & Yellow Marks Floor Tile	55,000	SF	1st & 2nd Floor Corridors, Stairwells, Elevator Lobby, Main Office, Nurse's Office, Classrooms 100, 101, 103-120, 106B, 121, 123, 125, 201-207, 209, 210, 213-218, 220, 223, 225 & 227	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
09	12"x12" White w/Red, Blue & Yellow Marks Floor Tile Mastic			1st & 2nd Floor Corridors, Stairwells, Elevator Lobby, Main Office, Nurse's Office, Classrooms 100, 101, 103-120, 106B, 121, 123, 125, 201-207, 209, 210, 213-218, 220, 223, 225 & 227	No ACBM	MISC					
10	9"x9" Dark Red w/White Streaks Vinyl Floor Tile	3,150	SF	2nd Floor Slop Sinks, MDF and North Gym Entrances, Rooms 122, 200, 208A, 205A, 205B & West Stairwell	Assumed	MISC	No	0	SF	5 ACBM with potential for significant damage	Follow O&M Plan
11	9"x9" Dark Red w/White Streaks Vinyl Floor Tile Mastic	3,150	SF	2nd Floor Slop Sinks, MDF and North Gym Entrances, Rooms 122, 200, 205A, 205B, 208A & West Stairwell	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
12	12"x12" White w/Black Floor Tile NOT OBSERVED	750	SF	Classroom 102	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
13	12"x12" White w/Black Floor Tile NOT OBSERVED	750	SF	Classroom 102	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
14	12x12 Gray w/White Vinyl Floor Tile NOT OBSERVED	750	SF	Rooms 122	Assumed	MISC		0	SF	6 ACBM with the potential for damage	Follow O&M Plan
15	12x12 Gray w/White Vinyl Floor Tile Mastic NOT OBSERVED	750	SF	Rooms 122	Assumed	MISC		0	SF	6 ACBM with the potential for damage	Follow O&M Plan
16	9"x9" Gray w/Black Streaks Floor Tile NOT OBSERVED	12,000	SF	Classrooms: 109, 110, 111, 112, 113, 114, 202, 203, 205A/B, 209, 214, 216, 217, 218, 220, 223, 224 & 225	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
17	9"x9" Gray w/Black Streaks Floor Tile NOT OBSERVED	12,000	SF	Classrooms: 109, 110, 111, 112, 113, 114, 202, 203, 205A/B, 209, 214, 216,	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan

Chicago Public Schools

School Nicholson School

Unit 22181

Building ID 2200

Address 6006 S. Peoria

Chicago, IL, 60621

Region 05

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) TEM Environmental, Inc.

174 N. Brandon Drive

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
				217, 218, 220, 223, 224 & 225							
18	12"x12" Blue Vinyl Floor Tile	3,440	SF	Kitchen and Cafeteria, Rooms 100 & 101	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
19	12"x12" Blue Vinyl Floor Tile Mastic	3,440	SF	Kitchen and Cafeteria, Rooms 100 & 101	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
20	Transite Panels	3,780	SF	All Rooms in School	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
21	12"x12" Blue Multicolor Vinyl Floor Tile NOT OBSERVED	24,300	SF	Rooms 103, 105, 106, 109T, 109B, 111-115, 117, 203, 206, 209, 211, 212, 215, 217, 218, 223, 225, 227	Assumed	MISC		0	SF	6 ACBM with the potential for damage	Follow O&M Plan
22	12"x12" Blue Multicolor Vinyl Floor Tile Mastic NOT OBSERVED	24,300	SF	Rms. 103, 105, 106, 109T, 109B, 111-115, 117, 203, 206, 209, 211, 212, 215, 217, 218, 223, 225, 227	Assumed	MISC		0	SF	6 ACBM with the potential for damage	Follow O&M Plan
23	Blue Carpet Mastic	2,928	SF	Rooms 208 (Assistant Principal's Office), 212 219 & 221	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
24	Hardwood Floor Mastic	5,000	SF	Gym	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
25	Marker Board Mastic	2,500	SF	All Classrooms	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
26	Vault Door Liner	20	SF	Main Office	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
27	12x12 Brown w/White Streaks Floor Tile NOT OBSERVED	600	SF	Room 121	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
28	12x12 Brown w/White Streaks Floor Tile Mastic NOT OBSERVED	600	SF	Room 121	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
29	Black Carpet Mastic	2,400	SF	Principal's Office, Rooms 208, 209 & 211	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
30	Linoleum Countertops	260	SF	Throughout, under Window Sills	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
31	Sink Undercoating	2	EA	Rooms 102 & 103	Assumed	MISC	No	0	EA	6 ACBM with the potential for damage	Follow O&M Plan
32	Stage Curtains	1,500	SF	Gym	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
C	Tank Packing (Mag) Boilers NOT OBSERVED			Boiler Room	Assumed	TSI					
CM-3	Gray Carpet Mastic	400	SF	Room 208 (Assistant Principals Office), Library, and 212	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
D	Breeching, Pipe Insulation ABATED			Boiler Room	Abated	TSI					
DW-1	Drywall			1959- Room 215	No ACBM	MISC					
E	Mag Tank Packing NOT OBSERVED			Boiler Room (Small Tanks)	Assumed	TSI					
G	Aircell Pipe Insulation	2,230	LF	1959 Tunnels, Boiler Room, Pipe Chases	Chrysotile	TSI	Yes	30	LF	1 Damaged or significantly damaged friable thermal system insulating ACBM	Follow O&M Plan
H	Pipe Joint Insulation Associated w/Aircell Insulated Piping	400	LF	1959 Tunnels, Boiler Room, Pipe Chases	Chrysotile	TSI	Yes	0	LF	7 Any remaining friable ACBM or friable suspect ACBM	Follow O&M Plan

Chicago Public Schools

School Nicholson School

Unit 22181

Building ID 2200

Address 6006 S. Peoria

Chicago, IL, 60621

Region 05

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) TEM Environmental, Inc.

174 N. Brandon Drive

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
J	Joints on Fiberglass	20	FITTING	Boiler Room, 1st Floor Tunnel	Chrysotile	TSI	Yes	0	FITTING	7 Any remaining friable ACBM or friable suspect ACBM	Follow O&M Plan
L	Aircell Pipe Insulation	1,000	LF	1960- Gym Office, Storage, Tunnels, Fan Room	Chrysotile	TSI	Yes	0	LF	7 Any remaining friable ACBM or friable suspect ACBM	Follow O&M Plan
M	Insulation on Pipe Joints on Aircell Insulated Piping	100	FITTING	1960- Gym Office, Storage, Tunnels & Fan Room	Chrysotile	TSI	Yes	0	FITTING	7 Any remaining friable ACBM or friable suspect ACBM	Follow O&M Plan
NEW	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
TSI-01	Preform Pipe Insulation	20	LF	1960- Gym Office and 2nd Floor	Chrysotile	TSI	Yes	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
TSI-02	Joint Insulation on Preformed Pipe Insulation	20	LF	1960- Gym Office and 2nd Floor	Chrysotile	TSI	Yes	0	LF	7 Any remaining friable ACBM or friable suspect ACBM	Follow O&M Plan
TSI-03	Pipe Joint Insulation on Mag Block Insulated Piping	50	EA	Boiler Room	Amosite	TSI	Yes	0	EA	6 ACBM with the potential for damage	Follow O&M Plan
TSI-04	Vibration Gaskets			1960- Fan Room & Store Room	No ACBM	MISC					
TSI-05	Canvas Wrap on Fiberglass Ducts	180	SF	1960- Fan Room	Chrysotile	TSI	Yes	0	SF	7 Any remaining friable ACBM or friable suspect ACBM	Follow O&M Plan
TSI-06	Canvas Wrap on Fiberglass Ducts			1959- 2nd Floor Fan Room and Store Room	No ACBM	TSI					
TSI-07	Vibration Gaskets			1959- 2nd Floor Fan Room	No ACBM	MISC					
WC-01	Window Caulk	5,000	LF	Throughout Building	Chrysotile	MISC	No	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
WG-01	Window Glaze	7,500	LF	Throughout Building	Chrysotile	MISC	No	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
WS-01	Transite Window Sills	3,000	SF	Throughout	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan

Chicago Public Schools

School Nicholson School

Unit 22181

Building ID 2200

Address 6006 S. Peoria

Chicago, IL, 60621

Region 05

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) TEM Environmental, Inc.

174 N. Brandon Drive

Phone: 630-790-0880

Fax: 630-790-0882

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

Review Date	6/25/2025
Manager Planner Name	James Tuinenga
100-00349	5/15/2026
Manager IDPH License No/Expiration	

HA Number	Management Comments
01	
02	
03	
04	
04A	
05	
05A	
06	
07	
08	
09	
10	
11	
12	
13	
14	
15	
16	

Chicago Public Schools

School Nicholson School

Unit 22181

Building ID 2200

Address 6006 S. Peoria

Chicago, IL, 60621

Region 05

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) TEM Environmental, Inc.

174 N. Brandon Drive

Phone: 630-790-0880

Fax: 630-790-0882

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

HA Number	Management Comments
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
C	
CM-3	
D	
DW-1	
E	
G	
H	
J	
L	
M	
NEW	

Chicago Public Schools

School Nicholson School

Unit 22181

Building ID 2200

Address 6006 S. Peoria

Chicago, IL, 60621

Region 05

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) TEM Environmental, Inc.

174 N. Brandon Drive

Phone: 630-790-0880

Fax: 630-790-0882

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

HA Number	Management Comments
TSI-01	
TSI-02	
TSI-03	
TSI-04	
TSI-05	
TSI-06	
TSI-07	
WC-01	
WG-01	
WS-01	

APPENDIX A

Assessment Sheets, Drawings and Photos

Chicago Public Schools

TEM Environmental, Inc.
2025 AHERA REINSPECTION

Chicago Public Schools

TEM Environmental, Inc.

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	01		
MATERIAL DESCRIPTION:	Hard Plaster		
HISTORICAL AHERA DAMAGE CATEGORY			
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:			
ASBESTOS TYPE:	No ACBM	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: Restrooms in 1959 Construction

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 01

MATERIAL DESCRIPTION: Hard Plaster

MATERIAL LOCATION: Restrooms in 1959 Construction

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:

Comments:

Management Planner's Signature: _____



Date: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	02	
MATERIAL DESCRIPTION:	Baseboard Mastic	
HISTORICAL AHERA DAMAGE CATEGORY		
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:		
ASBESTOS TYPE:	No ACBM	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: 1959- Throughout

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 02

MATERIAL DESCRIPTION: Baseboard Mastic

MATERIAL LOCATION: 1959- Throughout

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:

Comments:

Management Planner's Signature: _____



Date: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	03	
MATERIAL DESCRIPTION:	Baseboard	
HISTORICAL AHERA DAMAGE CATEGORY		
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:		
ASBESTOS TYPE:	No ACBM	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: 1959- Throughout

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 03

MATERIAL DESCRIPTION: Baseboard

MATERIAL LOCATION: 1959- Throughout

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:

Comments:

Management Planner's Signature: _____



Date: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	04	
MATERIAL DESCRIPTION:	1x1 Ceiling Tile Mastic	
HISTORICAL AHERA DAMAGE CATEGORY		
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:		
ASBESTOS TYPE:	No ACBM	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: 1959- Throughout

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 04

MATERIAL DESCRIPTION: 1x1 Ceiling Tile Mastic

MATERIAL LOCATION: 1959- Throughout

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:

Comments:

Management Planner's Signature: _____



Date: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	04A	
MATERIAL DESCRIPTION:	1x1 Ceiling Tile	
HISTORICAL AHERA DAMAGE CATEGORY		
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:		
ASBESTOS TYPE:	No ACBM	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: 1960- Corridor, Classrooms, Stage

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 04A

MATERIAL DESCRIPTION: 1x1 Ceiling Tile

MATERIAL LOCATION: 1960- Corridor, Classrooms, Stage

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:

Comments:

Management Planner's Signature: _____



Date: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	05		
MATERIAL DESCRIPTION:	1'x1' Ceiling Tile Adhesive		
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:	1960 Building- Inaccessible		
MATERIAL QUANTITY:	5000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 05

MATERIAL DESCRIPTION: 1'x1' Ceiling Tile Adhesive

MATERIAL LOCATION: 1960 Building- Inaccessible

MATERIAL QUANTITY: 5000

MATERIAL UNITS: SF

DAMAGE QUANTITY: 0

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: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	05A	
MATERIAL DESCRIPTION:	1x1 Ceiling Tile	
HISTORICAL AHERA DAMAGE CATEGORY		
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:		
ASBESTOS TYPE:	No ACBM	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: 1959- Corridor & Classrooms

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 05A

MATERIAL DESCRIPTION: 1x1 Ceiling Tile

MATERIAL LOCATION: 1959- Corridor & Classrooms

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:

Comments:

Management Planner's Signature: _____



Date: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	06		
MATERIAL DESCRIPTION:	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:	1960- Throughout		
MATERIAL QUANTITY:	5000	MATERIAL UNITS:	LF
DAMAGE QUANTITY:		DAMAGE UNITS:	LF
COMMENTS:			

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 06

MATERIAL DESCRIPTION: Baseboard

MATERIAL LOCATION: 1960- Throughout

MATERIAL QUANTITY: 5000

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:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	07		
MATERIAL DESCRIPTION:	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:	1960- Throughout		
MATERIAL QUANTITY:	5000	MATERIAL UNITS:	LF
DAMAGE QUANTITY:		DAMAGE UNITS:	LF
COMMENTS:			

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 07

MATERIAL DESCRIPTION: Baseboard Mastic

MATERIAL LOCATION: 1960- Throughout

MATERIAL QUANTITY: 5000

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:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	08		
MATERIAL DESCRIPTION:	12"x12" White w/Red, Blue & Yellow Marks 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: **1st & 2nd Floor Corridors, Stairwells, Elevator Lobby, Main Office, Nurse's Office, Classrooms 100, 101, 103-120, 106B, 121, 123, 125, 201-207, 209, 210, 213-218, 220, 223, 225 & 227**

MATERIAL QUANTITY: **55000**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **06/09/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	08				
MATERIAL DESCRIPTION:	12"x12" White w/Red, Blue & Yellow Marks Floor Tile				
MATERIAL LOCATION:	1st & 2nd Floor Corridors, Stairwells, Elevator Lobby, Main Office, Nurse's Office, Classrooms 100, 101, 103-120, 106B, 121, 123, 125, 201-207, 209, 210, 213-218, 220, 223, 225 & 227				
MATERIAL QUANTITY:	55000	MATERIAL UNITS:	SF		
DAMAGE QUANTITY:	0	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: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	09	
MATERIAL DESCRIPTION:	12"x12" White w/Red, Blue & Yellow Marks Floor Tile Mastic	
HISTORICAL AHERA DAMAGE CATEGORY		
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:		
ASBESTOS TYPE:	No ACBM	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:	1st & 2nd Floor Corridors, Stairwells, Elevator Lobby, Main Office, Nurse's Office, Classrooms 100, 101, 103-120, 106B, 121, 123, 125, 201-207, 209, 210, 213-218, 220, 223, 225 & 227
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MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 09

MATERIAL DESCRIPTION: 12"x12" White w/Red, Blue & Yellow Marks Floor Tile Mastic

MATERIAL LOCATION: 1st & 2nd Floor Corridors, Stairwells, Elevator Lobby, Main Office, Nurse's Office, Classrooms 100, 101, 103-120, 106B, 121, 123, 125, 201-207, 209, 210, 213-218, 220, 223, 225 & 227

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:

Comments:

Management Planner's Signature: _____



Date: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	10		
MATERIAL DESCRIPTION:	9"x9" Dark Red w/White Streaks Vinyl Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	5 ACBM with potential for significant 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 **5. ACBM with potential for significant damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **2nd Floor Slop Sinks, MDF and North Gym Entrances, Rooms 122, 200, 208A, 205A, 205B & West Stairwell**

MATERIAL QUANTITY: **3150**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS: **2025- Material observed only in MDF Room, 2nd Floor Slop Sinks, Rooms 205A & B**

Inspector's Signature:



Date: **06/09/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	10				
MATERIAL DESCRIPTION:	9"x9" Dark Red w/White Streaks Vinyl Floor Tile				
MATERIAL LOCATION:	2nd Floor Slop Sinks, MDF and North Gym Entrances, Rooms 122, 200, 208A, 205A, 205B & West Stairwell				
MATERIAL QUANTITY:	3150	MATERIAL UNITS:	SF		
DAMAGE QUANTITY:	0	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: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	11		
MATERIAL DESCRIPTION:	9"x9" Dark Red w/White Streaks Vinyl 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: **2nd Floor Slop Sinks, MDF and North Gym Entrances, Rooms 122, 200, 205A, 205B, 208A & West Stairwell**

MATERIAL QUANTITY: **3150**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS: **2025- Material observed only in MDF Room, 2nd Floor Slop Sinks, Rooms 205A & B**

Inspector's Signature:



Date: **06/09/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 11

MATERIAL DESCRIPTION: 9"x9" Dark Red w/White Streaks Vinyl Floor Tile Mastic

MATERIAL LOCATION: 2nd Floor Slop Sinks, MDF and North Gym Entrances, Rooms 122, 200, 205A, 205B, 208A & West Stairwell

MATERIAL QUANTITY: 3150 MATERIAL UNITS: SF

DAMAGE QUANTITY: 0 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: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	12		
MATERIAL DESCRIPTION:	12"x12" White w/Black Floor Tile NOT OBSERVED		
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:	Classroom 102		
MATERIAL QUANTITY:	750	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:	Not Observed 2025		

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 12

MATERIAL DESCRIPTION: 12"x12" White w/Black Floor Tile NOT OBSERVED

MATERIAL LOCATION: Classroom 102

MATERIAL QUANTITY: 750 MATERIAL UNITS: SF

DAMAGE QUANTITY: 0 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: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	13		
MATERIAL DESCRIPTION:	12"x12" White w/Black Floor Tile NOT OBSERVED		
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:	Classroom 102		
MATERIAL QUANTITY:	750	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:	Not Observed 2025		

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 13

MATERIAL DESCRIPTION: 12"x12" White w/Black Floor Tile NOT OBSERVED

MATERIAL LOCATION: Classroom 102

MATERIAL QUANTITY: 750 MATERIAL UNITS: SF

DAMAGE QUANTITY: 0 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: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	14	
MATERIAL DESCRIPTION:	12x12 Gray w/White Vinyl Floor Tile NOT OBSERVED	
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:

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:

MATERIAL LOCATION: **Rooms 122**

MATERIAL QUANTITY: **750**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS: **Not Observed 2025**

Inspector's Signature:



Date: **06/09/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	14		
MATERIAL DESCRIPTION:	12x12 Gray w/White Vinyl Floor Tile NOT OBSERVED		
MATERIAL LOCATION:	Rooms 122		
MATERIAL QUANTITY:	750	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	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: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	15	
MATERIAL DESCRIPTION:	12x12 Gray w/White Vinyl Floor Tile Mastic NOT OBSERVED	
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:

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:

MATERIAL LOCATION: **Rooms 122**

MATERIAL QUANTITY: **750**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS: **Not Observed 2025**

Inspector's Signature:



Date: **06/09/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	15				
MATERIAL DESCRIPTION:	12x12 Gray w/White Vinyl Floor Tile Mastic NOT OBSERVED				
MATERIAL LOCATION:	Rooms 122				
MATERIAL QUANTITY:	750	MATERIAL UNITS:	SF		
DAMAGE QUANTITY:	0	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: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	16		
MATERIAL DESCRIPTION:	9"x9" Gray w/Black Streaks Floor Tile NOT OBSERVED		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	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: 109, 110, 111, 112, 113, 114, 202, 203, 205A/B, 209, 214, 216, 217, 218, 220, 223, 224 & 225**

MATERIAL QUANTITY: **12000**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS: **Not Observed 2025**

Inspector's Signature:



Date: **06/09/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 16

MATERIAL DESCRIPTION: 9"x9" Gray w/Black Streaks Floor Tile NOT OBSERVED

MATERIAL LOCATION: Classrooms: 109, 110, 111, 112, 113, 114, 202, 203, 205A/B, 209, 214, 216, 217, 218, 220, 223, 224 & 225

MATERIAL QUANTITY: 12000

MATERIAL UNITS: SF

DAMAGE QUANTITY: 0

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: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	17		
MATERIAL DESCRIPTION:	9"x9" Gray w/Black Streaks Floor Tile NOT OBSERVED		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	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: 109, 110, 111, 112, 113, 114, 202, 203, 205A/B, 209, 214, 216, 217, 218, 220, 223, 224 & 225**

MATERIAL QUANTITY: **12000**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS: **Not Observed 2025**

Inspector's Signature:



Date: **06/09/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 17

MATERIAL DESCRIPTION: 9"x9" Gray w/Black Streaks Floor Tile NOT OBSERVED

MATERIAL LOCATION: Classrooms: 109, 110, 111, 112, 113, 114, 202, 203, 205A/B, 209, 214, 216, 217, 218, 220, 223, 224 & 225

MATERIAL QUANTITY: 12000

MATERIAL UNITS: SF

DAMAGE QUANTITY: 0

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: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	18		
MATERIAL DESCRIPTION:	12"x12" 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:	Kitchen and Cafeteria, Rooms 100 & 101		
MATERIAL QUANTITY:	3440	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	18		
MATERIAL DESCRIPTION:	12"x12" Blue Vinyl Floor Tile		
MATERIAL LOCATION:	Kitchen and Cafeteria, Rooms 100 & 101		
MATERIAL QUANTITY:	3440	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	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: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	19		
MATERIAL DESCRIPTION:	12"x12" Blue Vinyl 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: **Kitchen and Cafeteria, Rooms 100 & 101**

MATERIAL QUANTITY: **3440**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **06/09/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 19

MATERIAL DESCRIPTION: 12"x12" Blue Vinyl Floor Tile Mastic

MATERIAL LOCATION: Kitchen and Cafeteria, Rooms 100 & 101

MATERIAL QUANTITY: 3440

MATERIAL UNITS: SF

DAMAGE QUANTITY: 0

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: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	20		
MATERIAL DESCRIPTION:	Transite Panels		
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:	All Rooms in School		
MATERIAL QUANTITY:	3780	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 20

MATERIAL DESCRIPTION: Transite Panels

MATERIAL LOCATION: All Rooms in School

MATERIAL QUANTITY: 3780

MATERIAL UNITS: SF

DAMAGE QUANTITY: 0

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: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	21	
MATERIAL DESCRIPTION:	12"x12" Blue Multicolor Vinyl Floor Tile NOT OBSERVED	
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:

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:

MATERIAL LOCATION: **Rooms 103, 105, 106, 109T, 109B, 111-115, 117, 203, 206, 209, 211, 212, 215, 217, 218, 223, 225, 227**

MATERIAL QUANTITY: **24300**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS: **Not Observed 2025**

Inspector's Signature:



Date: **06/09/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	21				
MATERIAL DESCRIPTION:	12"x12" Blue Multicolor Vinyl Floor Tile NOT OBSERVED				
MATERIAL LOCATION:	Rooms 103, 105, 106, 109T, 109B, 111-115, 117, 203, 206, 209, 211, 212, 215, 217, 218, 223, 225, 227				
MATERIAL QUANTITY:	24300	MATERIAL UNITS:	SF		
DAMAGE QUANTITY:	0	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: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	22	
MATERIAL DESCRIPTION:	12"x12" Blue Multicolor Vinyl Floor Tile Mastic NOT OBSERVED	
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:

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:

MATERIAL LOCATION: Rms. 103, 105, 106, 109T, 109B, 111-115, 117, 203, 206, 209, 211, 212, 215, 217, 218, 223, 225, 227

MATERIAL QUANTITY: 24300

MATERIAL UNITS: SF

DAMAGE QUANTITY:

DAMAGE UNITS: SF

COMMENTS:

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	22				
MATERIAL DESCRIPTION:	12"x12" Blue Multicolor Vinyl Floor Tile Mastic NOT OBSERVED				
MATERIAL LOCATION:	Rms. 103, 105, 106, 109T, 109B, 111-115, 117, 203, 206, 209, 211, 212, 215, 217, 218, 223, 225, 227				
MATERIAL QUANTITY:	24300	MATERIAL UNITS:	SF		
DAMAGE QUANTITY:	0	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: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	23		
MATERIAL DESCRIPTION:	Blue Carpet 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:	Rooms 208 (Assistant Principal's Office), 212 219 & 221		
MATERIAL QUANTITY:	2928	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	23				
MATERIAL DESCRIPTION:	Blue Carpet Mastic				
MATERIAL LOCATION:	Rooms 208 (Assistant Principal's Office), 212 219 & 221				
MATERIAL QUANTITY:	2928	MATERIAL UNITS:	SF		
DAMAGE QUANTITY:	0	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: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	24		
MATERIAL DESCRIPTION:	Hardwood Floor 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:	Gym		
MATERIAL QUANTITY:	5000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	24		
MATERIAL DESCRIPTION:	Hardwood Floor Mastic		
MATERIAL LOCATION:	Gym		
MATERIAL QUANTITY:	5000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	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: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	25		
MATERIAL DESCRIPTION:	Marker Board 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:	All Classrooms		
MATERIAL QUANTITY:	2500	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	25		
MATERIAL DESCRIPTION:	Marker Board Mastic		
MATERIAL LOCATION:	All Classrooms		
MATERIAL QUANTITY:	2500	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	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: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	26		
MATERIAL DESCRIPTION:	Vault Door Liner		
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:	Main Office		
MATERIAL QUANTITY:	20	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 26

MATERIAL DESCRIPTION: Vault Door Liner

MATERIAL LOCATION: Main Office

MATERIAL QUANTITY: 20

MATERIAL UNITS: SF

DAMAGE QUANTITY: 0

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: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	27		
MATERIAL DESCRIPTION:	12x12 Brown w/White Streaks Floor Tile	NOT OBSERVED	
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 121		
MATERIAL QUANTITY:	600	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:	Not Observed 2025		

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 27

MATERIAL DESCRIPTION: 12x12 Brown w/White Streaks Floor Tile NOT OBSERVED

MATERIAL LOCATION: Room 121

MATERIAL QUANTITY: 600 MATERIAL UNITS: SF

DAMAGE QUANTITY: 0 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: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	28		
MATERIAL DESCRIPTION:	12x12 Brown w/White Streaks Floor Tile Mastic NOT OBSERVED		
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 121**

MATERIAL QUANTITY: **600**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS: **Not Observed 2025**

Inspector's Signature:



Date: **06/09/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 28

MATERIAL DESCRIPTION: 12x12 Brown w/White Streaks Floor Tile Mastic NOT OBSERVED

MATERIAL LOCATION: Room 121

MATERIAL QUANTITY: 600 MATERIAL UNITS: SF

DAMAGE QUANTITY: 0 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: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	C	
MATERIAL DESCRIPTION:	Tank Packing (Mag) Boilers NOT OBSERVED	
HISTORICAL AHERA DAMAGE CATEGORY		
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:		
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: Boiler Room

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS: Not Observed Multiple Years, including 2025

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: C

MATERIAL DESCRIPTION: Tank Packing (Mag) Boilers NOT OBSERVED

MATERIAL LOCATION: Boiler Room

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:

Comments:

Management Planner's Signature:



Date: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	CM-3		
MATERIAL DESCRIPTION:	Gray Carpet 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 208 (Assistant Principals Office), Library, and 212		
MATERIAL QUANTITY:	400	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	CM-3				
MATERIAL DESCRIPTION:	Gray Carpet Mastic				
MATERIAL LOCATION:	Room 208 (Assistant Principals Office), Library, and 212				
MATERIAL QUANTITY:	400	MATERIAL UNITS:	SF		
DAMAGE QUANTITY:	0	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: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	D	
MATERIAL DESCRIPTION:	Breeching, Pipe Insulation ABATED	
HISTORICAL AHERA DAMAGE CATEGORY		
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:		
ASBESTOS TYPE:	Abated	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: Boiler Room

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: D

MATERIAL DESCRIPTION: Breeching, Pipe Insulation ABATED

MATERIAL LOCATION: Boiler Room

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:

Comments:

Management Planner's Signature:



Date: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	DW-1	
MATERIAL DESCRIPTION:	Drywall	
HISTORICAL AHERA DAMAGE CATEGORY		
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:		
ASBESTOS TYPE:	No ACBM	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: 1959- Room 215

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: DW-1

MATERIAL DESCRIPTION: Drywall

MATERIAL LOCATION: 1959- Room 215

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:

Comments:

Management Planner's Signature: _____



Date: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	E	
MATERIAL DESCRIPTION:	Mag Tank Packing NOT OBSERVED	
HISTORICAL AHERA DAMAGE CATEGORY		
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:		
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: Boiler Room (Small Tanks)

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS: Not Observed Multiple Years,including 2025

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: E

MATERIAL DESCRIPTION: Mag Tank Packing NOT OBSERVED

MATERIAL LOCATION: Boiler Room (Small Tanks)

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:

Comments:

Management Planner's Signature: _____



Date: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	G		
MATERIAL DESCRIPTION:	Aircell Pipe Insulation		
HISTORICAL AHERA DAMAGE CATEGORY	1 Damaged or significantly damaged friable thermal system insulating ACM		
HISTORICAL DAMAGE REASON:	Deterioration Physical Damage		
HISTORICAL RESPONSE ACTION:	Repair		
ASBESTOS TYPE:	Chrysotile	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 **1. Damaged or significantly damaged friable thermal system insulating ACM**

DAMAGE REASON:	Deterioration Physical Damage		
DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	1959 Tunnels, Boiler Room, Pipe Chases		
MATERIAL QUANTITY:	2230	MATERIAL UNITS:	LF
DAMAGE QUANTITY:		DAMAGE UNITS:	LF
COMMENTS:	2025- 1200 LF Abated from South Addition Pipe Tunnel in 2024; 120 LF Abated from Crawlspace/Tunnel Areas		

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: **G**

MATERIAL DESCRIPTION: **Aircell Pipe Insulation**

MATERIAL LOCATION: **1959 Tunnels, Boiler Room, Pipe Chases**

MATERIAL QUANTITY: **2230**

MATERIAL UNITS: **LF**

DAMAGE QUANTITY: **30**

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:

Repair

Comments:

Management Planner's Signature: _____



Date: **06/25/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	H		
MATERIAL DESCRIPTION:	Pipe Joint Insulation Associated w/Aircell Insulated Piping		
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:	Chrysotile	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:	1959 Tunnels, Boiler Room, Pipe Chases		
MATERIAL QUANTITY:	400	MATERIAL UNITS:	LF
DAMAGE QUANTITY:		DAMAGE UNITS:	LF
COMMENTS:			

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: H

MATERIAL DESCRIPTION: Pipe Joint Insulation Associated w/Aircell Insulated Piping

MATERIAL LOCATION: 1959 Tunnels, Boiler Room, Pipe Chases

MATERIAL QUANTITY: 400 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:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	J		
MATERIAL DESCRIPTION:	Joints on Fiberglass		
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:	Chrysotile	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:	Boiler Room, 1st Floor Tunnel		
MATERIAL QUANTITY:	20	MATERIAL UNITS:	FITTING
DAMAGE QUANTITY:		DAMAGE UNITS:	FITTING
COMMENTS:			

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: J

MATERIAL DESCRIPTION: Joints on Fiberglass

MATERIAL LOCATION: Boiler Room, 1st Floor Tunnel

MATERIAL QUANTITY: 20 MATERIAL UNITS: FITTING

DAMAGE QUANTITY: 0 DAMAGE UNITS: FITTING

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: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	L		
MATERIAL DESCRIPTION:	Aircell Pipe Insulation		
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:	Chrysotile	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:	1960- Gym Office, Storage, Tunnels, Fan Room		
MATERIAL QUANTITY:	1000	MATERIAL UNITS:	LF
DAMAGE QUANTITY:		DAMAGE UNITS:	LF
COMMENTS:	2025- Pipe Insulation Abated from tunnel under Gym in 2024		

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc.
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **22181** BUILDING ID: **2200**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **James Tuinenga**
SCHOOL NAME: **Nicholson School** REVIEW DATE: **6/25/2025**
ADDRESS: **6006 S. Peoria** IDPH LICENSE NO: **100-21040**

HOMOGENEOUS AREA: **L**
MATERIAL DESCRIPTION: **Aircell Pipe Insulation**
MATERIAL LOCATION: **1960- Gym Office, Storage, Tunnels, Fan Room**
MATERIAL QUANTITY: **1000** 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:

Follow O&M Plan

Comments:

Management Planner's Signature:  Date: **06/25/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	M		
MATERIAL DESCRIPTION:	Insulation on Pipe Joints on Aircell Insulated Piping		
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:	Chrysotile	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:	1960- Gym Office, Storage, Tunnels & Fan Room		
MATERIAL QUANTITY:	100	MATERIAL UNITS:	FITTING
DAMAGE QUANTITY:		DAMAGE UNITS:	FITTING
COMMENTS:			

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: **M**

MATERIAL DESCRIPTION: **Insulation on Pipe Joints on Aircell Insulated Piping**

MATERIAL LOCATION: **1960- Gym Office, Storage, Tunnels & Fan Room**

MATERIAL QUANTITY: **100** MATERIAL UNITS: **FITTING**

DAMAGE QUANTITY: **0** DAMAGE UNITS: **FITTING**

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: **06/25/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	NEW	
MATERIAL DESCRIPTION:	Newly Installed Suspect ACM	
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:

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:

MATERIAL LOCATION: **Installed After Implementation of Management Plan and After Renovations**

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: **06/09/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	NEW				
MATERIAL DESCRIPTION:	Newly Installed Suspect ACM				
MATERIAL LOCATION:	Installed After Implementation of Management Plan and After Renovations				
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: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	TSI-01		
MATERIAL DESCRIPTION:	Preform Pipe Insulation		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	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 **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	1960- Gym Office and 2nd Floor		
MATERIAL QUANTITY:	20	MATERIAL UNITS:	LF
DAMAGE QUANTITY:		DAMAGE UNITS:	LF
COMMENTS:			

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: TSI-01

MATERIAL DESCRIPTION: Preform Pipe Insulation

MATERIAL LOCATION: 1960- Gym Office and 2nd Floor

MATERIAL QUANTITY: 20

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:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	TSI-02		
MATERIAL DESCRIPTION:	Joint Insulation on Preformed Pipe Insulation		
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:	Chrysotile	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:	1960- Gym Office and 2nd Floor		
MATERIAL QUANTITY:	20	MATERIAL UNITS:	LF
DAMAGE QUANTITY:		DAMAGE UNITS:	LF
COMMENTS:			

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: TSI-02

MATERIAL DESCRIPTION: Joint Insulation on Preformed Pipe Insulation

MATERIAL LOCATION: 1960- Gym Office and 2nd Floor

MATERIAL QUANTITY: 20

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:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	TSI-03		
MATERIAL DESCRIPTION:	Pipe Joint Insulation on Mag Block Insulated Piping		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Amosite	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 **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **Boiler Room**

MATERIAL QUANTITY: **50**

MATERIAL UNITS: **EA**

DAMAGE QUANTITY:

DAMAGE UNITS: **EA**

COMMENTS:

Inspector's Signature:



Date: **06/09/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: TSI-03

MATERIAL DESCRIPTION: Pipe Joint Insulation on Mag Block Insulated Piping

MATERIAL LOCATION: Boiler Room

MATERIAL QUANTITY: 50 MATERIAL UNITS: EA

DAMAGE QUANTITY: 0 DAMAGE UNITS: EA

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: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	TSI-04	
MATERIAL DESCRIPTION:	Vibration Gaskets	
HISTORICAL AHERA DAMAGE CATEGORY		
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:		
ASBESTOS TYPE:	No ACBM	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: 1960- Fan Room & Store Room

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: TSI-04

MATERIAL DESCRIPTION: Vibration Gaskets

MATERIAL LOCATION: 1960- Fan Room & Store Room

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:

Comments:

Management Planner's Signature: _____



Date: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	TSI-05		
MATERIAL DESCRIPTION:	Canvas Wrap on Fiberglass Ducts		
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:	Chrysotile	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:	1960- Fan Room		
MATERIAL QUANTITY:	180	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: TSI-05

MATERIAL DESCRIPTION: Canvas Wrap on Fiberglass Ducts

MATERIAL LOCATION: 1960- Fan Room

MATERIAL QUANTITY: 180

MATERIAL UNITS: SF

DAMAGE QUANTITY: 0

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: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	TSI-06	
MATERIAL DESCRIPTION:	Canvas Wrap on Fiberglass Ducts	
HISTORICAL AHERA DAMAGE CATEGORY		
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:		
ASBESTOS TYPE:	No ACBM	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: 1959- 2nd Floor Fan Room and Store Room

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: TSI-06

MATERIAL DESCRIPTION: Canvas Wrap on Fiberglass Ducts

MATERIAL LOCATION: 1959- 2nd Floor Fan Room and Store Room

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:

Comments:

Management Planner's Signature:



Date: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	TSI-07	
MATERIAL DESCRIPTION:	Vibration Gaskets	
HISTORICAL AHERA DAMAGE CATEGORY		
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:		
ASBESTOS TYPE:	No ACBM	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: 1959- 2nd Floor Fan Room

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: TSI-07

MATERIAL DESCRIPTION: Vibration Gaskets

MATERIAL LOCATION: 1959- 2nd Floor Fan Room

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:

Comments:

Management Planner's Signature:



Date: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	WC-01		
MATERIAL DESCRIPTION:	Window Caulk		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	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: **Throughout Building**

MATERIAL QUANTITY: **5000**

MATERIAL UNITS: **LF**

DAMAGE QUANTITY:

DAMAGE UNITS: **LF**

COMMENTS:

Inspector's Signature:



Date: **06/09/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: WC-01

MATERIAL DESCRIPTION: Window Caulk

MATERIAL LOCATION: Throughout Building

MATERIAL QUANTITY: 5000

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:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 06/25/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	WG-01		
MATERIAL DESCRIPTION:	Window Glaze		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	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:	Throughout Building		
MATERIAL QUANTITY:	7500	MATERIAL UNITS:	LF
DAMAGE QUANTITY:		DAMAGE UNITS:	LF
COMMENTS:			

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: **WG-01**

MATERIAL DESCRIPTION: **Window Glaze**

MATERIAL LOCATION: **Throughout Building**

MATERIAL QUANTITY: **7500**

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:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: **06/25/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	WS-01		
MATERIAL DESCRIPTION:	Transite Window Sills		
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:	Throughout		
MATERIAL QUANTITY:	3000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	Nicholson School	REVIEW DATE:	6/25/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: **WS-01**

MATERIAL DESCRIPTION: **Transite Window Sills**

MATERIAL LOCATION: **Throughout**

MATERIAL QUANTITY: **3000**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY: **0**

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: **06/25/2025**

Chicago Public Schools

TEM Environmental, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **22181** BUILDING ID: **2200**
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **Josh Herman**
SCHOOL NAME: **Nicholson School** INSPECTION DATE: **6/9/2025**
ADDRESS: **6006 S. Peoria** IDPH LICENSE NO: **100-21040**

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA: **30**
MATERIAL DESCRIPTION: **Linoleum Countertops**
MATERIAL LOCATION: **Throughout, under Window Sills**
MATERIAL QUANTITY: **260** MATERIAL UNITS: **SF**
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: **SF**
COMMENTS:

Inspector's Signature:  _____ Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **22181** BUILDING ID: **2200**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **James Tuinenga**
SCHOOL NAME: **Nicholson School** REVIEW DATE: **6/25/2025**
ADDRESS: **6006 S. Peoria** IDPH LICENSE NO: **100-21040**

HOMOGENEOUS AREA: **30**
MATERIAL DESCRIPTION: **Linoleum Countertops**
MATERIAL LOCATION: **Throughout, under Window Sills**
MATERIAL QUANTITY: **260** MATERIAL UNITS: **SF**
DAMAGE QUANTITY: **0** 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:

COMMENTS:

Management Planner's Signature: _____



Date: **06/25/2025**

Chicago Public Schools

TEM Environmental, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **22181** BUILDING ID: **2200**
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **Josh Herman**
SCHOOL NAME: **Nicholson School** INSPECTION DATE: **6/9/2025**
ADDRESS: **6006 S. Peoria** IDPH LICENSE NO: **100-21040**

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA: **32**
MATERIAL DESCRIPTION: **Stage Curtains**
MATERIAL LOCATION: **Gym**
MATERIAL QUANTITY: **1500** MATERIAL UNITS: **SF**
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: **SF**
COMMENTS:

Inspector's Signature:  _____ Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **22181** BUILDING ID: **2200**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **James Tuinenga**
SCHOOL NAME: **Nicholson School** REVIEW DATE: **6/25/2025**
ADDRESS: **6006 S. Peoria** IDPH LICENSE NO: **100-21040**

HOMOGENEOUS AREA: **32**
MATERIAL DESCRIPTION: **Stage Curtains**
MATERIAL LOCATION: **Gym**
MATERIAL QUANTITY: **1500** MATERIAL UNITS: **SF**
DAMAGE QUANTITY: **0** 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:

COMMENTS:

Management Planner's Signature: _____



Date: **06/25/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	29		
MATERIAL DESCRIPTION:	Black Carpet Mastic		
MATERIAL LOCATION:	Principal's Office, Rooms 208, 209 & 211		
MATERIAL QUANTITY:	2400	MATERIAL UNITS:	SF
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 REASON:	
		DAMAGE REASON:	
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **22181** BUILDING ID: **2200**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **James Tuinenga**
SCHOOL NAME: **Nicholson School** REVIEW DATE: **6/25/2025**
ADDRESS: **6006 S. Peoria** IDPH LICENSE NO: **100-21040**

HOMOGENEOUS AREA: **29**
MATERIAL DESCRIPTION: **Black Carpet Mastic**
MATERIAL LOCATION: **Principal's Office, Rooms 208, 209 & 211**
MATERIAL QUANTITY: **2400** MATERIAL UNITS: **SF**
DAMAGE QUANTITY: **0** 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:

COMMENTS:

Management Planner's Signature: _____



Date: **06/25/2025**

Chicago Public Schools

TEM Environmental, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22181	BUILDING ID:	2200
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	Nicholson School	INSPECTION DATE:	6/9/2025		
ADDRESS:	6006 S. Peoria	IDPH LICENSE NO:	100-21040		

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	31		
MATERIAL DESCRIPTION:	Sink Undercoating		
MATERIAL LOCATION:	Rooms 102 & 103		
MATERIAL QUANTITY:	2	MATERIAL UNITS:	EA
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 REASON:	
		DAMAGE REASON:	
DAMAGE QUANTITY:	0	DAMAGE UNITS:	EA
COMMENTS:			

Inspector's Signature:



Date: 06/09/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **22181** BUILDING ID: **2200**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **James Tuinenga**
SCHOOL NAME: **Nicholson School** REVIEW DATE: **6/25/2025**
ADDRESS: **6006 S. Peoria** IDPH LICENSE NO: **100-21040**

HOMOGENEOUS AREA: **31**
MATERIAL DESCRIPTION: **Sink Undercoating**
MATERIAL LOCATION: **Rooms 102 & 103**
MATERIAL QUANTITY: **2** MATERIAL UNITS: **EA**
DAMAGE QUANTITY: **0** DAMAGE UNITS: **EA**

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: **06/25/2025**

Chicago Public Schools

TEM Environmental, Inc.
2025 AHERA REINSPECTION

APPENDIX B

Inspector and Management Planner Licenses



525-535 West Jefferson Street • Springfield, Illinois 62761-0001 • www.dph.illinois.gov

JOSH R HERMAN
5121 N MONITOR AVE
CHICAGO, IL 60630

5/23/2025

ASBESTOS PROFESSIONAL LICENSE ID NUMBER: 21040

Enclosed is your Asbestos Professional License. Please note the expiration date on the card and in the image depicted below.

COPY OF THE ASBESTOS PROFESSIONAL LICENSE

Front of License

Back of License



**ASBESTOS
PROFESSIONAL
LICENSE**

ID NUMBER
100 - 21040

ISSUED
5/23/2025

EXPIRES
05/15/2026

JOSH R HERMAN
5121 N MONITOR AVE
CHICAGO, IL 60630
Environmental Health



ENDORSEMENTS

INSPECTOR

TC EXPIRES

7/19/2025

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.

If you have any questions or need further assistance, contact the Asbestos Program at (217)782-3517 or fax (217)785-5897.

Our WEB address is: dph.illinois.gov/topics-services/environmental-health-protection/asbestos
EMAIL Address: dph.asbestos@illinois.gov

PROTECTING HEALTH. IMPROVING LIVES
Nationally Accredited by PHAB

Reliable
Environmental
Solutions, Inc. **RES**

This is to certify that

James Tuinenga

*has on 2/2/22, in Springfield, Illinois,
completed the requirements for asbestos accreditation under Section 206 of TSCA Title II*

Asbestos Building Inspector Refresher Training

*as accredited by the State of Illinois and approved by the U.S.E.P.A. under 40 CFR 763 (AHERA)
and passed the associated examination with a score of 70% or higher.*

Course Date: February 2, 2022

COURSE LENGTH: 4 HOURS

Examination Date: February 2, 2022

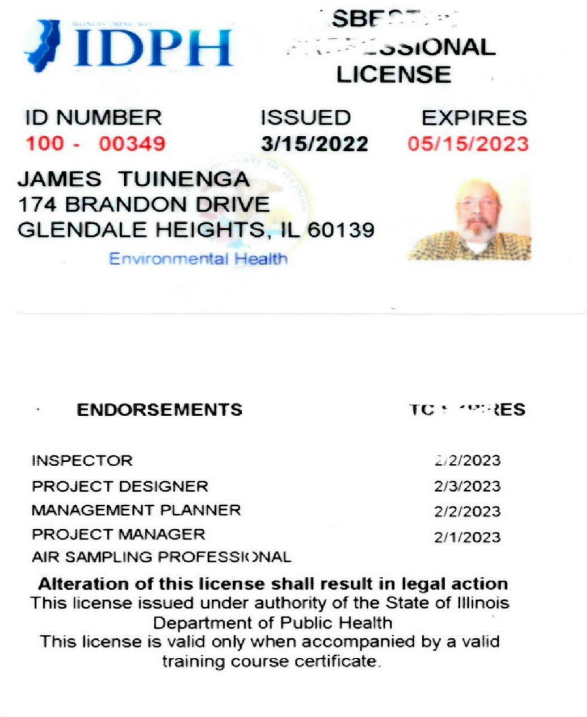
Expiration Date: February 2, 2023

Certificate Number: BIR/1013

William S. Williams

Training Program Manager, William S. Williams

4211 Westgate Drive, Springfield, Illinois ☐ 217.787.9800 ☐ 217.787.9801 FAX ☐ www.ReliableEnv.com



Reliable
Environmental
Solutions, Inc. **RES**

This is to certify that

James Tuinenga

*has on 2/02/22, in Springfield, Illinois,
completed the requirements for asbestos accreditation under Section 206 of TSCA Title II*

Asbestos Management Planner Refresher Training

*as accredited by the State of Illinois and approved by the U.S.E.P.A. under 40 CFR 763 (AHERA)
and passed the associated examination with a score of 70% or higher*

Course Date: February 2, 2022

COURSE LENGTH: 4 HOURS

Examination Date: February 2, 2022

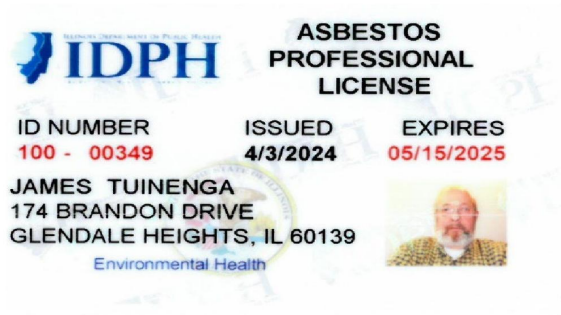
Expiration Date: February 2, 2023

Certificate Number: MPR/0458

William S. Williams

Training Program Manager, William S. Williams

4211 Westgate Drive, Springfield, Illinois ☐ 217.787.9800 ☐ 217.787.9801 FAX ☐ www.ReliableEnv.com



ENDORSEMENTS	TC EXPIRES
INSPECTOR	1/31/2025
PROJECT DESIGNER	2/1/2025
MANAGEMENT PLANNER	1/31/2025
PROJECT MANAGER	1/30/2025
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.	

Reliable
Environmental
Solutions, Inc. **RES**

This is to certify that

James Tuinenga

*has on 2/5/25, in Springfield, Illinois,
completed the requirements for asbestos accreditation under Section 206 of TSCA Title II*

Asbestos Building Inspector Refresher Training

*as accredited by the State of Illinois and approved by the U.S.E.P.A. under 40 CFR 763 (AHERA)
and passed the associated examination with a score of 70% or higher.*

Course Date: February 5, 2025

COURSE LENGTH: 4 HOURS

Examination Date: February 5, 2025

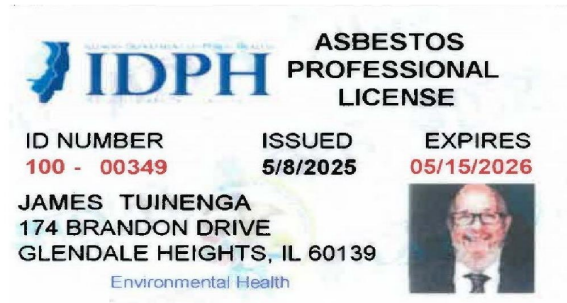
Expiration Date: February 5, 2026

Certificate Number: BIR/1227

William S. Williams

Training Program Manager, William S. Williams

2760 W. Jefferson Street, Springfield, Illinois ☐ 217.787.9800 ☐ www.ReliableEnv.com



ENDORSEMENTS	TC EXPIRES
INSPECTOR	2/5/2026
PROJECT DESIGNER	2/6/2025
MANAGEMENT PLANNER	2/5/2026
PROJECT MANAGER	2/4/2026
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.	

Reliable
Environmental
Solutions, Inc. **RES**

This is to certify that **James Tuinenga**

*has on 2/5/25, in Springfield, Illinois,
completed the requirements for asbestos accreditation under Section 206 of TSCA Title II*

Asbestos Management Planner Refresher Training

*as accredited by the State of Illinois and approved by the U.S.E.P.A. under 40 CFR 763 (AHERA)
and passed the associated examination with a score of 70% or higher*

Course Date: February 5, 2025

COURSE LENGTH: 4 HOURS

Examination Date: February 5, 2025

Expiration Date: February 5, 2026

Certificate Number: MPR/0546

William S. Williams

Training Program Manager, William S. Williams

2760 W. Jefferson Street, Springfield, Illinois ☐ 217.787.9800 ☐ www.ReliableEnv.com

APPENDIX C

Laboratory Accreditations

APPENDIX D

Laboratory Results

APPENDIX E

Chain of Custody Forms

Three-Year Reinspection Key to Terms

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