

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: 14-016-2990-2791
SCHOOL NAME: Dewey Academy CPC
ADDRESS OF SCHOOL: 638 West 54th Place
CITY: Chicago, IL, 60609

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

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

SECTION II *(Please type or print)*

PLEASE COMPLETE THE FOLLOWING FOR YOUR THREE YEAR REINSPECTION:

DATE REINSPECTION COMPLETED: 3/14/2025 ENROLLMENT 283
IDPH INSPECTOR LICENSE NUMBER: 100-19554
IDPH LICENSED INSPECTOR NAME (Please Print): Carol Ashman
IDPH MP LICENSE NUMBER: 100-20634
IDPH LICENSED MANAGEMENT PLANNER NAME (Please Print): Jackson Montgomery

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

Richard J. Schleyer 4/10/2025

Signature of Designated Person

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

Dewey Academy CPC

638 West 54th Place
Chicago, IL, 60609

Unit: 22951
Building ID: 3031

IDPH ID Number: 14-016-2990-2791

REPORT DATE:
Thursday, April 10, 2025

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

Prepared by:
Carnow, Conibear and Associates

600 West Van Buren St., Ste 500
Chicago, IL, 60607
Phone (312) 762-2900
Fax (312) 782-5145

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

04/10/2025

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

Re: Chicago Public Schools - 2025 Three-Year Reinspections

Dear Mr. Culbertson:

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

School District: 299 Unit: 22952 Region: 04 IDPH ID: 14-016-2990-2791

School: Dewey Academy CPC Building ID: 3031

Address: 638 West 54th Place

Chicago, IL, 60609

Building Contact: Sitterly, John Contact Phone: 7737095216

Current Building Owners: Chicago Public Schools

Reinspection Date: 3/14/2025

Review Date: 04/10/2025

Inspector: Carol Ashman

Inspector IDPH License: 100-19554

Management Planner: Jackson Montgomery

Management Planner IDPH License: 100-20634

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

Sincerely,
Carnow, Conibear and Associates



Jackson Montgomery
100-20634

Environmental Notification to Occupants

To: Faculty, Staff and Parents
From: Chicago Public Schools
Date: April 10, 2025

RE: Dewey Academy CPC, Unit 22951
638 West 54th Place
Chicago, IL, 60609

Dear Faculty, Staff and Parents,

This letter is to notify you that the 2025 asbestos three year re-inspection has been completed at Dewey Academy CPC , 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 Dewey Academy CPC, 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: Dewey Academy CPC Unit: 22952 Region: 04
Address: 638 West 54th Place Chicago, IL, 60609
IDPH ID: 14-016-2990-2791 Building ID: 3031
Contact: Sitterly, John Phone: 7737095216

2. Description of Facility

Original Construction: 1978 Additional Construction:
Total Square Footage: 14830 No of Floors: 1
Current Occupancy: 283

3. LEA Designated Person

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

4. Managing Environmental Consultant

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

5. Inspector

Inspector Name: Carol Ashman

Inspector IDPH license # 100-19554 Signature:
Reinspection Date: 3/14/2025 Date: 3/14/2025

6. Management Planner

Management Planner Name: Jackson Montgomery

Management Planner IDPH license # 100-20634

Jackson Montgomery
Signature:
Date: 04/10/2025

7. Review Date: 04/10/2025

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.

Richard J. Schleyer
Signature:

Date: 4/10/2025

Name: Richard J.Schleyer

II. EXECUTIVE SUMMARY

Carnow, Conibear and Associates was retained by the Chicago Public Schools (CPS) to perform a three-year asbestos reinspection of the Dewey Academy CPC. 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 3031:

10	12" x 12" White Floor Tile
11	12" x 12" White Floor Tile
12	12" x 12" White Floor Tile Mastic
15	White Sink Undercoating
16	Black Sink Undercoating
17	4" Brown Vinyl Baseboard
18	4" Brown Vinyl Baseboard Adhesive
19	Gold/Green Carpet Mastic
2	2' x 4' Acoustical Ceiling Tiles (Pin Holes)

20	4" Gray Vinyl Baseboard
21	4" Gray Vinyl Baseboard Adhesive
22	4" Dark Blue Vinyl Baseboard
23	4" Dark Blue Vinyl Baseboard Adhesive
24	2' x 4' White Fissure Ceiling Tile
25	Light Brown Carpet Mastic
26	12" x 12" White w/ Blue Specks Floor Tile
27	12" x 12" White w/ Blue Specks Floor Tile Adhesive
28	2' x 2' Ceiling Tile w/ Pinholes
29	12" x 12" Blue w/ Streaks Floor Tile
30	12" x 12" Gold w/ Streaks Floor Tile
33	Ceramic Grout
4	12" x 12" Light Green Floor Tile Mastic
7	12" x 12" Light Blue Floor Tile
8	12" x 12" Light Blue Floor Tile Mastic
9	12" x 12" Beige Floor Tile

B. The following new homogenous areas have been identified for Building 3031:

- 33 Ceramic Grout
- 34 Drywall w/ Stucco
- 35 12" x 12" Tan Vinyl Floor Tile
- 36 12" x 12" Tan Vinyl Floor Tile Mastic
- 37 Brown Ceramic Grout

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:

1	12" x 12" Light Green Floor Tile
10	12" x 12" White Floor Tile
11	12" x 12" White Floor Tile
12	12" x 12" White Floor Tile Mastic
14	Brown Carpet Mastic
15	White Sink Undercoating
16	Black Sink Undercoating
17	4" Brown Vinyl Baseboard
18	4" Brown Vinyl Baseboard Adhesive
19	Gold/Green Carpet Mastic
20	4" Gray Vinyl Baseboard
21	4" Gray Vinyl Baseboard Adhesive
22	4" Dark Blue Vinyl Baseboard
23	4" Dark Blue Vinyl Baseboard Adhesive
24	2' x 4' White Fissure Ceiling Tile
25	Light Brown Carpet Mastic
26	12" x 12" White w/ Blue Specks Floor Tile
27	12" x 12" White w/ Blue Specks Floor Tile Adhesive
28	2' x 2' Ceiling Tile w/ Pinholes
29	12" x 12" Blue w/ Streaks Floor Tile
30	12" x 12" Gold w/ Streaks Floor Tile
31	12" x 12" Gray w/ Streaks Floor Tile
32	12" x 12" Gray, Gold, Blue w/ Streaks Floor Tile Mastic
33	Ceramic Grout
34	Drywall w/ Stucco
35	12" x 12" Tan Vinyl Floor Tile
36	12" x 12" Tan Vinyl Floor Tile Mastic
37	Brown Ceramic Grout
5	Plaster
7	12" x 12" Light Blue Floor Tile
9	12" x 12" Beige Floor Tile
A	Gray Cementitious Mud Fittings

The following areas were deemed to be inaccessible:

12	12" x 12" White Floor Tile Mastic
14	Brown Carpet Mastic
18	4" Brown Vinyl Baseboard Adhesive

19	Gold/Green Carpet Mastic
21	4" Gray Vinyl Baseboard Adhesive
23	4" Dark Blue Vinyl Baseboard Adhesive
25	Light Brown Carpet Mastic
27	12" x 12" White w/ Blue Specks Floor Tile Adhesive
28	2' x 2' Ceiling Tile w/ Pinholes
36	12" x 12" Tan Vinyl Floor Tile Mastic
4	12" x 12" Light Green Floor Tile Mastic
8	12" x 12" Light Blue Floor Tile Mastic
A	Gray Cementitious Mud Fittings

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 Carol Ashman, IDPH License # 100-19554. The Management Plan was updated by Jackson Montgomery, IDPH License # 100-20634. Inspector and Management Planner Licenses are included in Appendix B.

III. METHODOLOGY

Tasks performed on-site included the following:

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

IV. ABATEMENT HISTORY

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

Abatement Dates:

V. REASSESSMENTS AND RECOMMENDATIONS

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

VI. CONCLUSIONS

The Dewey Academy CPC Building 3031 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 Dewey Academy CPC **Unit** 22952 **Building ID** 3031
Address 638 West 54th Place **Region** 04

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) Carnow, Conibear and Associates

600 West Van Buren St., Ste 500

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

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

HA No	Material Description	Material Quantity	Material Units	Material Location	Asbestos Type	Material Category	Friable	Damage Type	Damage Quantity	Damage Units	Change in Assessment Category	Damage Category	Damage Reason	Disturbance Potential
1	12" x 12" Light Green Floor Tile	8,000	SF	Throughout Building	ASSUMED	MISC	N	NONE			No	ACBM with potential for significant damage		LOW
10	12" x 12" White Floor Tile	50	SF	Room 408	ASSUMED	MISC	N	NONE			Yes	ACBM with the potential for damage		LOW
11	12" x 12" White Floor Tile	100	SF	Room 408	ASSUMED	MISC	N	NONE			Yes	ACBM with the potential for damage		LOW
12	12" x 12" White Floor Tile Mastic	600	SF	Room 408	ASSUMED	MISC	N	NONE			Yes	ACBM with the potential for damage		LOW
13	Blue Carpet Mastic			ABATED	ABATED	MISC								
14	Brown Carpet Mastic	301	SF	Rooms 410, 400B (Main Office)	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
15	White Sink Undercoating	8	SF	Rooms 408 and 402	ASSUMED	MISC	N	NONE			Yes	Any remaining friable ACBM or friable suspect ACBM		LOW
16	Black Sink Undercoating	24	SF	Rooms 401, 407, 411, 409, 412, 413	ASSUMED	MISC	N	NONE			Yes	Any remaining friable ACBM or friable suspect ACBM		LOW
17	4" Brown Vinyl Baseboard	4,500	LF	Rooms 407, 411, 412	ASSUMED	MISC	N	NONE			Yes	ACBM with the potential for damage		LOW
18	4" Brown Vinyl Baseboard Adhesive	4,500	LF	Rooms 407, 411, 412	ASSUMED	MISC	N	NONE			Yes	ACBM with the potential for damage		LOW
19	Gold/Green Carpet Mastic	840	SF	Rooms 405, and 410	ASSUMED	MISC	N	NONE			Yes	ACBM with the potential for damage		LOW
2	2' x 4' Acoustical Ceiling Tiles (Pin Holes)			Hallways	NO_ACBM	MISC					Yes			
20	4" Gray Vinyl Baseboard	35	LF	Rooms 401, 413	ASSUMED	MISC	N	NONE			Yes	ACBM with the potential for damage		LOW
21	4" Gray Vinyl Baseboard Adhesive	35	LF	Rooms 401, 413	ASSUMED	MISC	N	NONE			Yes	ACBM with the potential for damage		LOW
22	4" Dark Blue Vinyl Baseboard	110	SF	Room 402	ASSUMED	MISC	N	NONE			Yes	ACBM with the potential for damage		LOW
23	4" Dark Blue Vinyl Baseboard Adhesive	110	SF	Room 402	ASSUMED	MISC	N	NONE			Yes	ACBM with the potential for damage		LOW
24	2' x 4' White Fissure Ceiling Tile	3,100	SF	Rooms 404-408, 411, 412, 413, All Purpose Room, Teachers' Lounge, 400/office main), 401, 402	ASSUMED	MISC	Y	NONE			Yes	Any remaining friable ACBM or friable suspect ACBM		LOW
25	Light Brown Carpet Mastic	125	SF	Room 406	ASSUMED	MISC	N	NONE			Yes	ACBM with the potential for damage		LOW
26	12" x 12" White w/ Blue Specks Floor Tile	150	SF	Room 408	ASSUMED	MISC	N	NONE			Yes	ACBM with the potential for damage		LOW
27	12" x 12" White w/ Blue Specks Floor Tile Adhesive	150	SF	Room 408	ASSUMED	MISC	N	NONE			Yes	ACBM with the potential for damage		LOW

Chicago Public Schools

School Dewey Academy CPC **Unit** 22952 **Building ID** 3031
Address 638 West 54th Place **Region** 04

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) Carnow, Conibear and Associates

600 West Van Buren St., Ste 500

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

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

HA No	Material Description	Material Quantity	Material Units	Material Location	Asbestos Type	Material Category	Friable	Damage Type	Damage Quantity	Damage Units	Change in Assessment Category	Damage Category	Damage Reason	Disturbance Potential
28	2' x 2' Ceiling Tile w/ Pinholes	1,000	SF	Rooms 413, 407, 408, 409	ASSUMED	SURFACE	Y	NONE			Yes	ACBM with the potential for damage		LOW
29	12" x 12" Blue w/ Streaks Floor Tile	300	SF	Room 413, 407, 408, 409	ASSUMED	MISC	N	LOC	1	SF	Yes	ACBM with the potential for damage	5	LOW
30	12" x 12" Gold w/ Streaks Floor Tile	300	SF	Rooms 413, 407, 408, 409	ASSUMED	MISC	N	NONE			Yes	ACBM with the potential for damage		LOW
31	12" x 12" Gray w/ Streaks Floor Tile	600	SF	Rooms 413, 407, 408, 409	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
32	12" x 12" Gray, Gold, Blue w/ Streaks Floor Tile Mastic			Rooms 413, 407, 408, 409	ASSUMED	MISC								
33	Ceramic Grout	30	SF	Room 412, 411, 410, Door 1, Door 4, 401, 407, 409, Door 3, Family Bathroom, Janitors Closet	ASSUMED	MISC	N	NONE			Yes	ACBM with the potential for damage		HIGH
34	Drywall w/ Stucco	119	SF	Room 412, 411, 410, Main Office Storage, 401, Janitors Closet	ASSUMED	SURFACE	Y	NONE			No	Any remaining friable ACM or friable suspect ACM		LOW
35	12" x 12" Tan Vinyl Floor Tile	35	SF	Room 408	ASSUMED	MISC	N	LOC	4	SF	No	ACBM with the potential for damage	5	HIGH
36	12" x 12" Tan Vinyl Floor Tile Mastic	35	SF	Room 408	ASSUMED	MISC	N	NONE			No	ACBM with potential for significant damage		HIGH
37	Brown Ceramic Grout	200	SF	Kitchen	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
4	12" x 12" Light Green Floor Tile Mastic	12,000	SF	Office Area, Halls, Room 401, Teachers' Lounge, All Purpose Room	CHR	MISC	N	NONE			Yes	ACBM with the potential for damage		LOW
5	Plaster			Throughout Building	ASSUMED	SURFACE								
6	Brown Brick Mortar - Non-AHERA			Exterior of Building	NO_ACBM	MISC					No			
7	12" x 12" Light Blue Floor Tile	1,656	SF	Room 402	ASSUMED	MISC	N	NONE			Yes	ACBM with the potential for damage		LOW
8	12" x 12" Light Blue Floor Tile Mastic	1,000	SF	Room 402	CHR	MISC	N	NONE			Yes	ACBM with the potential for damage		LOW
9	12" x 12" Beige Floor Tile	4,450	SF	Room 408, 407, 409, 411, 412, 413, 400	ASSUMED	MISC	N	NONE			Yes	ACBM with the potential for damage		LOW
A	Gray Cementitious Mud Fittings	110	LF	Above Ceiling Tile in Hallways	ASSUMED	TSI	Y	NONE			No	Any remaining friable ACM or friable suspect ACM		LOW

Chicago Public Schools

School Dewey Academy CPC Unit 22952 Building ID 3031
Address 638 West 54th Place Region 04

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) Carnow, Conibear and Associates

600 West Van Buren St., Ste 500

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

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

Reinspection Date <u>3/14/2025</u>
Inspector Name <u>Carol Ashman</u>
<u>100-19554</u> <u>5/15/2026</u>
Inspector's IDPH License Number / Expiration Date

Inspector's Comments

HA Number:	Inspector Comments:
1	
10	
11	
12	
13	
14	Not observed in room 409
15	
16	
17	Not observed in room 409
18	Not observed in room 409
19	
2	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	Damage near room 409
30	
31	

Chicago Public Schools

School Dewey Academy CPC **Unit** 22952 **Building ID** 3031
Address 638 West 54th Place **Region** 04

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) Carnow, Conibear and Associates

600 West Van Buren St., Ste 500

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

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

HA Number:	Inspector Comments:
32	Material not observed - 2025
33	
34	
35	Damage in Room 408
36	
37	
4	
5	Material not observed - 2025
6	
7	
8	
9	
A	

Table II
Management Planner's Review

Chicago Public Schools

School Dewey Academy CPC

Unit 22952

Building ID 3031

Address 638 West 54th Place

Chicago, IL, 60609

Region 04

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) Carnow, Conibear and Associates

600 West Van Buren St., Ste 500

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

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

HA Num	Material Description	Material Quantity	Material Units	Material Location	Asbestos Type	Material Category	Friable	Damage Quantity	Damage Units	Damage Category	Response
1	12" x 12" Light Green Floor Tile	8,000	SF	Throughout Building	Assumed	MISC	No		SF	5 ACBM with potential for significant damage	Follow O&M Plan
10	12" x 12" White Floor Tile	50	SF	Room 408	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
11	12" x 12" White Floor Tile	100	SF	Room 408	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
12	12" x 12" White Floor Tile Mastic	600	SF	Room 408	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
13	Blue Carpet Mastic			ABATED	Abated	MISC					
14	Brown Carpet Mastic	301	SF	Rooms 410, 400B (Main Office)	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
15	White Sink Undercoating	8	SF	Rooms 408 and 402	Assumed	MISC	No		SF	7 Any remaining friable ACBM or friable suspect ACBM	Follow O&M Plan
16	Black Sink Undercoating	24	SF	Rooms 401, 407, 411, 409, 412, 413	Assumed	MISC	No		SF	7 Any remaining friable ACBM or friable suspect ACBM	Follow O&M Plan
17	4" Brown Vinyl Baseboard	4,500	LF	Rooms 407, 411, 412	Assumed	MISC	No		LF	6 ACBM with the potential for damage	Follow O&M Plan
18	4" Brown Vinyl Baseboard Adhesive	4,500	LF	Rooms 407, 411, 412	Assumed	MISC	No		LF	6 ACBM with the potential for damage	Follow O&M Plan
19	Gold/Green Carpet Mastic	840	SF	Rooms 405, and 410	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
2	2' x 4' Acoustical Ceiling Tiles (Pin Holes)			Hallways	No ACBM	MISC					
20	4" Gray Vinyl Baseboard	35	LF	Rooms 401, 413	Assumed	MISC	No		LF	6 ACBM with the potential for damage	Follow O&M Plan
21	4" Gray Vinyl Baseboard Adhesive	35	LF	Rooms 401, 413	Assumed	MISC	No		LF	6 ACBM with the potential for damage	Follow O&M Plan
22	4" Dark Blue Vinyl Baseboard	110	SF	Room 402	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
23	4" Dark Blue Vinyl Baseboard Adhesive	110	SF	Room 402	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
24	2' x 4' White Fissure Ceiling Tile	3,100	SF	Rooms 404-408, 411, 412, 413, All Purpose Room, Teachers' Lounge, 400 (office main), 401, 402	Assumed	MISC	Yes		SF	7 Any remaining friable ACBM or friable suspect ACBM	Follow O&M Plan
25	Light Brown Carpet Mastic	125	SF	Room 406	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
26	12" x 12" White w/ Blue Specks Floor Tile	150	SF	Room 408	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
27	12" x 12" White w/ Blue Specks Floor Tile Adhesive	150	SF	Room 408	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
28	2' x 2' Ceiling Tile w/ Pinholes	1,000	SF	Rooms 413, 407, 408, 409	Assumed	SURFACE	Yes		SF	6 ACBM with the potential for damage	Follow O&M Plan
29	12" x 12" Blue w/ Streaks Floor Tile	300	SF	Room 413, 407, 408, 409	Assumed	MISC	No	1	SF	6 ACBM with the potential for damage	Remove
30	12" x 12" Gold w/ Streaks Floor Tile	300	SF	Rooms 413, 407, 408, 409	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
31	12" x 12" Gray w/ Streaks Floor Tile	600	SF	Rooms 413, 407, 408, 409	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
32	12" x 12" Gray, Gold, Blue w/ Streaks Floor Tile Mastic			Rooms 413, 407, 408, 409	Assumed	MISC					
33	Ceramic Grout	30	SF	Room 412, 411, 410, Door 1, Door 4, 401, 407, 409, Door 3, Family Bathroom, Janitors Closet	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
34	Drywall w/ Stucco	119	SF	Room 412, 411, 410, Main Office	Assumed	SURFACE	Yes		SF	7 Any remaining friable ACBM or friable	Follow O&M Plan

Chicago Public Schools

School Dewey Academy CPC

Unit 22952

Building ID 3031

Address 638 West 54th Place

Chicago, IL, 60609

Region 04

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) Carnow, Conibear and Associates

600 West Van Buren St., Ste 500

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

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

HA Num	Material Description	Material Quantity	Material Units	Material Location	Asbestos Type	Material Category	Friable	Damage Quantity	Damage Units	Damage Category	Response
				Storage, 401, Janitors Closet						suspect ACBM	
35	12" x 12" Tan Vinyl Floor Tile	35	SF	Room 408	Assumed	MISC	No	4	SF	6 ACBM with the potential for damage	Remove
36	12" x 12" Tan Vinyl Floor Tile Mastic	35	SF	Room 408	Assumed	MISC	No		SF	5 ACBM with potential for significant damage	Follow O&M Plan
37	Brown Ceramic Grout	200	SF	Kitchen	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
4	12" x 12" Light Green Floor Tile Mastic	12,000	SF	Office Area, Halls, Room 401, Teachers' Lounge, All Purpose Room	Chrysotile	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
5	Plaster			Throughout Building	Assumed	SURFACE					
6	Brown Brick Mortar - Non-AHERA			Exterior of Building	No ACBM	MISC					
7	12" x 12" Light Blue Floor Tile	1,656	SF	Room 402	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
8	12" x 12" Light Blue Floor Tile Mastic	1,000	SF	Room 402	Chrysotile	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
9	12" x 12" Beige Floor Tile	4,450	SF	Room 408, 407, 409, 411, 412, 413, 400	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
A	Gray Cementitious Mud Fittings	110	LF	Above Ceiling Tile in Hallways	Assumed	TSI	Yes		LF	7 Any remaining friable ACBM or friable suspect ACBM	Follow O&M Plan

Chicago Public Schools

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Chicago, IL, 60609

Region 04

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) Carnow, Conibear and Associates

600 West Van Buren St., Ste 500

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

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

Review Date	4/10/2025
Manager Planner Name	Jackson Montgomery
100-20634	5/15/2026
Manager IDPH License No/Expiration	

HA Number	Management Comments
1	Sample to determine ACM content prior to disturbance.
10	Sample to determine ACM content prior to disturbance.
11	Sample to determine ACM content prior to disturbance.
12	Sample to determine ACM content prior to disturbance.
13	
14	Sample to determine ACM content prior to disturbance.
15	Sample to determine ACM content prior to disturbance.
16	Sample to determine ACM content prior to disturbance.
17	Sample to determine ACM content prior to disturbance.
18	Sample to determine ACM content prior to disturbance.
19	Sample to determine ACM content prior to disturbance.
2	
20	Sample to determine ACM content prior to disturbance.
21	Sample to determine ACM content prior to disturbance.
22	Sample to determine ACM content prior to disturbance.
23	Sample to determine ACM content prior to disturbance.
24	Sample to determine ACM content prior to disturbance.
25	Sample to determine ACM content prior to disturbance.
26	Sample to determine ACM content prior to disturbance.
27	Sample to determine ACM content prior to disturbance.
28	Sample to determine ACM content prior to disturbance.
29	Remove and replace damaged material.

Chicago Public Schools

School Dewey Academy CPC

Unit 22952

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Region 04

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) Carnow, Conibear and Associates

600 West Van Buren St., Ste 500

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

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

HA Number	Management Comments
30	Sample to determine ACM content prior to disturbance.
31	Sample to determine ACM content prior to disturbance.
32	If identified, continue O&M
33	Sample to determine ACM content prior to disturbance.
34	Sample to determine ACM content prior to disturbance.
35	Remove and replace damaged material.
36	Sample to determine ACM content prior to disturbance.
37	Sample to determine ACM content prior to disturbance.
4	
5	If identified, continue O&M
6	Non-AHERA
7	Sample to determine ACM content prior to disturbance.
8	
9	Sample to determine ACM content prior to disturbance.
A	Sample to determine ACM content prior to disturbance.

APPENDIX A

Assessment Sheets, Drawings and Photos

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUILDING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	1		
MATERIAL DESCRIPTION:	12" x 12" Light Green Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	5 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:	Physical Damage Physical Damage		
HISTORICAL RESPONSE ACTION:	Repair		
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:	Throughout Building		
MATERIAL QUANTITY:	8000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature: _____ Date: 03/14/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **1**

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

MATERIAL LOCATION: **Throughout Building**

MATERIAL QUANTITY: **8000** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Repair

Comments:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	10		
MATERIAL DESCRIPTION:	12" x 12" White Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Room 408		
MATERIAL QUANTITY:	50	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:

Date: **03/14/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUILDING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **10**

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

MATERIAL LOCATION: **Room 408**

MATERIAL QUANTITY: **50** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	11		
MATERIAL DESCRIPTION:	12" x 12" White Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Room 408		
MATERIAL QUANTITY:	100	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature: _____ Date: **03/14/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **11**

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

MATERIAL LOCATION: **Room 408**

MATERIAL QUANTITY: **100** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM PREVIOUS INSPECTION

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

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Room 408		
MATERIAL QUANTITY:	600	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature: _____ Date: 03/14/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **12**

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

MATERIAL LOCATION: **Room 408**

MATERIAL QUANTITY: **600** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: 13
MATERIAL DESCRIPTION: Blue Carpet Mastic
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: ABATED

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS:

Inspector's Signature: _____ Date: 03/14/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **13**

MATERIAL DESCRIPTION: **Blue Carpet Mastic**

MATERIAL LOCATION: **ABATED**

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: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	14		
MATERIAL DESCRIPTION:	Brown 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 410, 400B (Main Office)		
MATERIAL QUANTITY:	301	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:	Not observed in room 409		

Inspector's Signature:

Date: **03/14/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUILDING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **14**

MATERIAL DESCRIPTION: **Brown Carpet Mastic**

MATERIAL LOCATION: **Rooms 410, 400B (Main Office)**

MATERIAL QUANTITY: **301** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	15		
MATERIAL DESCRIPTION:	White Sink Undercoating		
HISTORICAL AHERA DAMAGE CATEGORY	7 Any remaining friable ACBM or friable suspect ACBM		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	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 **7. Any remaining friable ACBM or friable suspect ACBM**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Rooms 408 and 402		
MATERIAL QUANTITY:	8	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:

Date: 03/14/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUILDING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **15**

MATERIAL DESCRIPTION: **White Sink Undercoating**

MATERIAL LOCATION: **Rooms 408 and 402**

MATERIAL QUANTITY: **8** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	16		
MATERIAL DESCRIPTION:	Black Sink Undercoating		
HISTORICAL AHERA DAMAGE CATEGORY	7 Any remaining friable ACBM or friable suspect ACBM		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	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 **7. Any remaining friable ACBM or friable suspect ACBM**

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **Rooms 401, 407, 411, 409, 412, 413**

MATERIAL QUANTITY: **24** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: MATERIAL UNITS: **SF**

COMMENTS:

Inspector's Signature:

Date: **03/14/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUILDING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **16**

MATERIAL DESCRIPTION: **Black Sink Undercoating**

MATERIAL LOCATION: **Rooms 401, 407, 411, 409, 412, 413**

MATERIAL QUANTITY: **24** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	17		
MATERIAL DESCRIPTION:	4" Brown Vinyl Baseboard		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Rooms 407, 411, 412		
MATERIAL QUANTITY:	4500	MATERIAL UNITS:	LF
DAMAGE QUANTITY:		DAMAGE UNITS:	LF
COMMENTS:	Not observed in room 409		

Inspector's Signature: _____ Date: **03/14/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUILDING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **17**

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

MATERIAL LOCATION: **Rooms 407, 411, 412**

MATERIAL QUANTITY: **4500** MATERIAL UNITS: **LF**

DAMAGE QUANTITY: DAMAGE UNITS: **LF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	18		
MATERIAL DESCRIPTION:	4" Brown Vinyl Baseboard 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:	Rooms 407, 411, 412		
MATERIAL QUANTITY:	4500	MATERIAL UNITS:	LF
DAMAGE QUANTITY:		DAMAGE UNITS:	LF
COMMENTS:	Not observed in room 409		

Inspector's Signature: _____ Date: 03/14/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUILDING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **18**

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

MATERIAL LOCATION: **Rooms 407, 411, 412**

MATERIAL QUANTITY: **4500** MATERIAL UNITS: **LF**

DAMAGE QUANTITY: MATERIAL 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:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	19		
MATERIAL DESCRIPTION:	Gold/Green 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 405, and 410		
MATERIAL QUANTITY:	840	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:

Date: 03/14/2025

Chicago Public Schools

Carnow, Conibear and Associates 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUILDING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **19**

MATERIAL DESCRIPTION: **Gold/Green Carpet Mastic**

MATERIAL LOCATION: **Rooms 405, and 410**

MATERIAL QUANTITY: **840** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC		INSPECTION DATE:	3/14/2025	
ADDRESS:	638 West 54th Place		IDPH LICENSE NO:	100-19554	

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: **2**

MATERIAL DESCRIPTION: **2' x 4' Acoustical Ceiling Tiles (Pin Holes)**

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: **Hallways**

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS:

Inspector's Signature:

Date: **03/14/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **2**

MATERIAL DESCRIPTION: **2' x 4' Acoustical Ceiling Tiles (Pin Holes)**

MATERIAL LOCATION: **Hallways**

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: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	20		
MATERIAL DESCRIPTION:	4" Gray Vinyl Baseboard		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Rooms 401, 413		
MATERIAL QUANTITY:	35	MATERIAL UNITS:	LF
DAMAGE QUANTITY:		DAMAGE UNITS:	LF
COMMENTS:			

Inspector's Signature:

Date: **03/14/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUILDING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **20**

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

MATERIAL LOCATION: **Rooms 401, 413**

MATERIAL QUANTITY: **35** MATERIAL UNITS: **LF**

DAMAGE QUANTITY: MATERIAL 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:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	21		
MATERIAL DESCRIPTION:	4" Gray Vinyl Baseboard 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:	Rooms 401, 413		
MATERIAL QUANTITY:	35	MATERIAL UNITS:	LF
DAMAGE QUANTITY:		DAMAGE UNITS:	LF
COMMENTS:			

Inspector's Signature:

Date: 03/14/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUILDING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **21**

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

MATERIAL LOCATION: **Rooms 401, 413**

MATERIAL QUANTITY: **35** MATERIAL UNITS: **LF**

DAMAGE QUANTITY: MATERIAL 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:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	22		
MATERIAL DESCRIPTION:	4" Dark Blue Vinyl Baseboard		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Room 402		
MATERIAL QUANTITY:	110	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:

Date: **03/14/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUILDING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **22**

MATERIAL DESCRIPTION: **4" Dark Blue Vinyl Baseboard**

MATERIAL LOCATION: **Room 402**

MATERIAL QUANTITY: **110** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

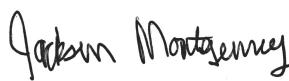
The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	23		
MATERIAL DESCRIPTION:	4" Dark Blue Vinyl Baseboard 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:	Room 402		
MATERIAL QUANTITY:	110	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:

Date: 03/14/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **23**

MATERIAL DESCRIPTION: **4" Dark Blue Vinyl Baseboard Adhesive**

MATERIAL LOCATION: **Room 402**

MATERIAL QUANTITY: **110** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUILDING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	24		
MATERIAL DESCRIPTION:	2' x 4' White Fissure Ceiling Tile		
HISTORICAL AHERA DAMAGE CATEGORY	7 Any remaining friable ACBM or friable suspect ACBM		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	Yes

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Rooms 404-408, 411, 412, 413, All Purpose Room, Teachers' Lounge, 400(office main), 401, 402		
MATERIAL QUANTITY:	3100	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature: _____ Date: 03/14/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUILDING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **24**

MATERIAL DESCRIPTION: **2' x 4' White Fissure Ceiling Tile**

MATERIAL LOCATION: **Rooms 404-408, 411, 412, 413, All Purpose Room, Teachers' Lounge, 400(office main), 401, 402**

MATERIAL QUANTITY: **3100** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: MATERIAL UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	25		
MATERIAL DESCRIPTION:	Light Brown 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 406		
MATERIAL QUANTITY:	125	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature: _____ Date: 03/14/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUILDING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **25**

MATERIAL DESCRIPTION: **Light Brown Carpet Mastic**

MATERIAL LOCATION: **Room 406**

MATERIAL QUANTITY: **125** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	26		
MATERIAL DESCRIPTION:	12" x 12" White w/ Blue Specks Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Room 408		
MATERIAL QUANTITY:	150	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:

Date: **03/14/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUILDING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **26**

MATERIAL DESCRIPTION: **12" x 12" White w/ Blue Specks Floor Tile**

MATERIAL LOCATION: **Room 408**

MATERIAL QUANTITY: **150** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC		INSPECTION DATE:	3/14/2025	
ADDRESS:	638 West 54th Place		IDPH LICENSE NO:	100-19554	

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	27		
MATERIAL DESCRIPTION:	12" x 12" White w/ Blue Specks Floor 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:	Room 408		
MATERIAL QUANTITY:	150	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:

Date: **03/14/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUILDING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **27**

MATERIAL DESCRIPTION: **12" x 12" White w/ Blue Specks Floor Tile Adhesive**

MATERIAL LOCATION: **Room 408**

MATERIAL QUANTITY: **150** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	28		
MATERIAL DESCRIPTION:	2' x 2' Ceiling Tile w/ Pinholes		
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:	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:	Rooms 413, 407, 408, 409		
MATERIAL QUANTITY:	1000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:

Date: **03/14/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUILDING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **28**

MATERIAL DESCRIPTION: **2' x 2' Ceiling Tile w/ Pinholes**

MATERIAL LOCATION: **Rooms 413, 407, 408, 409**

MATERIAL QUANTITY: **1000** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	29		
MATERIAL DESCRIPTION:	12" x 12" Blue w/ Streaks 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:	Physical Damage		
DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Room 413, 407, 408, 409		
MATERIAL QUANTITY:	300	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:	Damage near room 409		

Inspector's Signature:

Date: **03/14/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **29**

MATERIAL DESCRIPTION: **12" x 12" Blue w/ Streaks Floor Tile**

MATERIAL LOCATION: **Room 413, 407, 408, 409**

MATERIAL QUANTITY: **300** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: **1** 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:

Remove and replace damaged material.

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	30		
MATERIAL DESCRIPTION:	12" x 12" Gold w/ Streaks 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:	Rooms 413, 407, 408, 409		
MATERIAL QUANTITY:	300	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature: _____ Date: 03/14/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUILDING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **30**

MATERIAL DESCRIPTION: **12" x 12" Gold w/ Streaks Floor Tile**

MATERIAL LOCATION: **Rooms 413, 407, 408, 409**

MATERIAL QUANTITY: **300** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	31		
MATERIAL DESCRIPTION:	12" x 12" Gray w/ Streaks 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:	Rooms 413, 407, 408, 409		
MATERIAL QUANTITY:	600	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:

Date: **03/14/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUILDING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **31**

MATERIAL DESCRIPTION: **12" x 12" Gray w/ Streaks Floor Tile**

MATERIAL LOCATION: **Rooms 413, 407, 408, 409**

MATERIAL QUANTITY: **600** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	32	
MATERIAL DESCRIPTION:	12" x 12" Gray, Gold, Blue w/ Streaks Floor Tile Mastic	
HISTORICAL AHERA DAMAGE CATEGORY	ACBM with the potential for damage	
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:	Follow O&M Plan	
ASBESTOS TYPE:	Assumed	FRIABLE:

RESULTS OF REINSPECTION AND REASSESSMENT

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

The current AHERA DAMAGE CATEGORY is determined to be .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: Rooms 413, 407, 408, 409

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS: Material not observed - 2025

Inspector's Signature:

Date: 03/14/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUILDING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **32**

MATERIAL DESCRIPTION: **12" x 12" Gray, Gold, Blue w/ Streaks Floor Tile Mastic**

MATERIAL LOCATION: **Rooms 413, 407, 408, 409**

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:

If identified, continue O&M

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	4		
MATERIAL DESCRIPTION:	12" x 12" Light Green 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:	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:	Office Area, Halls, Room 401, Teachers' Lounge, All Purpose Room		
MATERIAL QUANTITY:	12000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:

Date: 03/14/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUILDING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **4**

MATERIAL DESCRIPTION: **12" x 12" Light Green Floor Tile Mastic**

MATERIAL LOCATION: **Office Area, Halls, Room 401, Teachers' Lounge, All Purpose Room**

MATERIAL QUANTITY: **12000** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: MATERIAL 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: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC		INSPECTION DATE:	3/14/2025	
ADDRESS:	638 West 54th Place		IDPH LICENSE NO:	100-19554	

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: **5**

MATERIAL DESCRIPTION: **Plaster**

HISTORICAL AHERA DAMAGE CATEGORY

HISTORICAL DAMAGE REASON:

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

ASBESTOS TYPE: **Assumed** FRIABLE:

RESULTS OF REINSPECTION AND REASSESSMENT

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

The current AHERA DAMAGE CATEGORY is determined to be .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: **Throughout Building**

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS: **Material not observed - 2025**

Inspector's Signature:

Date: **03/14/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUILDING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **5**

MATERIAL DESCRIPTION: **Plaster**

MATERIAL LOCATION: **Throughout Building**

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:

If identified, continue O&M

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: 6

MATERIAL DESCRIPTION: Brown Brick Mortar - Non-AHERA

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: Exterior of Building

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS:

Inspector's Signature: _____ Date: 03/14/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUILDING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **6**

MATERIAL DESCRIPTION: **Brown Brick Mortar - Non-AHERA**

MATERIAL LOCATION: **Exterior of Building**

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:

Non-AHERA

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM PREVIOUS INSPECTION

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

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Room 402		
MATERIAL QUANTITY:	1656	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:

Date: **03/14/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **7**

MATERIAL DESCRIPTION: **12" x 12" Light Blue Floor Tile**

MATERIAL LOCATION: **Room 402**

MATERIAL QUANTITY: **1656** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	8		
MATERIAL DESCRIPTION:	12" x 12" Light Blue Floor Tile Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	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:	Room 402		
MATERIAL QUANTITY:	1000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature: _____ Date: 03/14/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **8**

MATERIAL DESCRIPTION: **12" x 12" Light Blue Floor Tile Mastic**

MATERIAL LOCATION: **Room 402**

MATERIAL QUANTITY: **1000** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	9		
MATERIAL DESCRIPTION:	12" x 12" Beige Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Room 408, 407, 409, 411, 412, 413, 400		
MATERIAL QUANTITY:	4450	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:

Date: **03/14/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **9**

MATERIAL DESCRIPTION: **12" x 12" Beige Floor Tile**

MATERIAL LOCATION: **Room 408, 407, 409, 411, 412, 413, 400**

MATERIAL QUANTITY: **4450** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: MATERIAL UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	A		
MATERIAL DESCRIPTION:	Gray Cementitious Mud Fittings		
HISTORICAL AHERA DAMAGE CATEGORY	7 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	Yes

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Above Ceiling Tile in Hallways		
MATERIAL QUANTITY:	110	MATERIAL UNITS:	LF
DAMAGE QUANTITY:	DAMAGE UNITS: LF		
COMMENTS:			

Inspector's Signature:

Date: 03/14/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUILDING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **A**

MATERIAL DESCRIPTION: **Gray Cementitious Mud Fittings**

MATERIAL LOCATION: **Above Ceiling Tile in Hallways**

MATERIAL QUANTITY: **110** MATERIAL UNITS: **LF**

DAMAGE QUANTITY: DAMAGE UNITS: **LF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	35			
MATERIAL DESCRIPTION:	12" x 12" Tan Vinyl Floor Tile			
MATERIAL LOCATION:	Room 408			
MATERIAL QUANTITY:	35	MATERIAL UNITS:	SF	
MATERIAL CATEGORY:	MISC	FRIABLE:	No	
ASBESTOS TYPE:	Assumed			
DISTURBANCE POTENTIAL:	HIGH	CONDITION:	Damaged	
AHERA DAMAGE CATEGORY:	6 ACBM with the potential for damage			
ACCESSIBILITY:	Within Reach	DAMAGE REASON:		
DAMAGE QUANTITY:	4	DAMAGE REASON:		
		DAMAGE REASON:		
		DAMAGE UNITS:	SF	
COMMENTS:				
Damage in Room 408				

Inspector's Signature:

Date: 03/14/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **35**

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

MATERIAL LOCATION: **Room 408**

MATERIAL QUANTITY: **35** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: **4** 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:

Remove and replace damaged material.

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	34			
MATERIAL DESCRIPTION:	Drywall w/ Stucco			
MATERIAL LOCATION:	Room 412, 411, 410, Main Office Storage, 401, Janitors Closet			
MATERIAL QUANTITY:	119	MATERIAL UNITS:	SF	
MATERIAL CATEGORY:	SURFACE	FRIABLE:	Yes	
ASBESTOS TYPE:	Assumed			
DISTURBANCE POTENTIAL:	LOW	CONDITION:	No Damage	
AHERA DAMAGE CATEGORY:	7 Any remaining friable ACBM or friable suspect ACBM			
ACCESSIBILITY:	Barely Reachable	DAMAGE REASON:		
DAMAGE QUANTITY:		DAMAGE REASON:		
		DAMAGE REASON:		
		DAMAGE UNITS:	SF	
COMMENTS:				

Inspector's Signature:

Date: 03/14/2025

Chicago Public Schools

Carnow, Conibear and Associates 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **34**

MATERIAL DESCRIPTION: **Drywall w/ Stucco**

MATERIAL LOCATION: **Room 412, 411, 410, Main Office Storage, 401, Janitors Closet**

MATERIAL QUANTITY: **119** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: MATERIAL 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:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	36		
MATERIAL DESCRIPTION:	12" x 12" Tan Vinyl Floor Tile Mastic		
MATERIAL LOCATION:	Room 408		
MATERIAL QUANTITY:	35	MATERIAL UNITS:	SF
MATERIAL CATEGORY:	MISC	FRIABLE:	No
ASBESTOS TYPE:	Assumed		
DISTURBANCE POTENTIAL:	HIGH	CONDITION:	No Damage
AHERA DAMAGE CATEGORY:	5 ACBM with potential for significant damage		
ACCESSIBILITY:	Not Reachable	DAMAGE REASON:	
		DAMAGE REASON:	
DAMAGE QUANTITY:		DAMAGE REASON:	
		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:

Date: 03/14/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **36**

MATERIAL DESCRIPTION: **12" x 12" Tan Vinyl Floor Tile Mastic**

MATERIAL LOCATION: **Room 408**

MATERIAL QUANTITY: **35** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: MATERIAL 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:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	33			
MATERIAL DESCRIPTION:	Ceramic Grout			
MATERIAL LOCATION:	Room 412, 411, 410, Door 1, Door 4, 401, 407, 409, Door 3, Family Bathroom, Janitors Closet			
MATERIAL QUANTITY:	30	MATERIAL UNITS:	SF	
MATERIAL CATEGORY:	MISC	FRIABLE:	No	
ASBESTOS TYPE:	Assumed			
DISTURBANCE POTENTIAL:	HIGH	CONDITION:	No Damage	
AHERA DAMAGE CATEGORY:	6 ACBM with the potential for damage			
ACCESSIBILITY:	Within Reach	DAMAGE REASON:		
DAMAGE QUANTITY:		DAMAGE REASON:		
		DAMAGE REASON:		
		DAMAGE UNITS:	SF	
COMMENTS:				

Inspector's Signature:

Date: 03/14/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **22952** BUIDLING ID: **3031**

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

SCHOOL NAME: **Dewey Academy CPC** REVIEW DATE: **4/10/2025**

ADDRESS: **638 West 54th Place** IDPH LICENSE NO: **100-19554**

HOMOGENEOUS AREA: **33**

MATERIAL DESCRIPTION: **Ceramic Grout**

MATERIAL LOCATION: **Room 412, 411, 410, Door 1, Door 4, 401, 407, 409, Door 3, Family Bathroom, Janitors Closet**

MATERIAL QUANTITY: **30** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: MATERIAL 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:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Carol Ashman		
SCHOOL NAME:	Dewey Academy CPC	INSPECTION DATE:	3/14/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	37		
MATERIAL DESCRIPTION:	Brown Ceramic Grout		
MATERIAL LOCATION:	Kitchen		
MATERIAL QUANTITY:	200	MATERIAL UNITS:	SF
MATERIAL CATEGORY:	MISC	FRIABLE:	No
ASBESTOS TYPE:	Assumed		
DISTURBANCE POTENTIAL:	LOW	CONDITION:	No Damage
AHERA DAMAGE CATEGORY:	6 ACBM with the potential for damage		
ACCESSIBILITY:	Within Reach	DAMAGE REASON:	
DAMAGE QUANTITY:		DAMAGE REASON:	
		DAMAGE REASON:	
		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:

Date: 03/14/2025

Chicago Public Schools

Carnow, Conibear and Associates 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22952	BUIDLING ID:	3031
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Dewey Academy CPC	REVIEW DATE:	4/10/2025		
ADDRESS:	638 West 54th Place	IDPH LICENSE NO:	100-19554		

HOMOGENEOUS AREA: **37**

MATERIAL DESCRIPTION: **Brown Ceramic Grout**

MATERIAL LOCATION: **Kitchen**

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

DAMAGE QUANTITY: MATERIAL 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:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **04/10/2025**

Chicago Public Schools

Carnow, Conibear and Associates

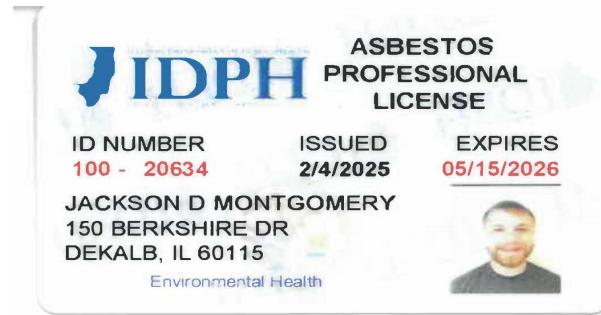
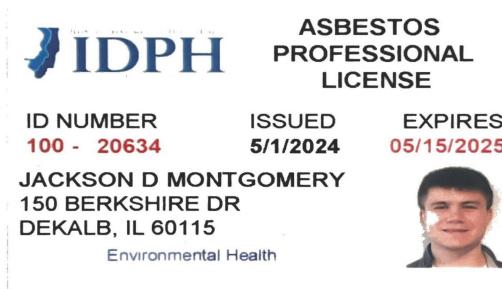
2025 AHERA REINSPECTION

APPENDIX B

Inspector and Management Planner Licenses

Jackson Montgomery

Illinois Licensed Building Inspector, Air Sampling Professional, Management Planner



ENDORSEMENTS

INSPECTOR

TC EXPIRES

2/22/2025

ENDORSEMENTS

TC EXPIRES

10/29/2025

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.

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.



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

Environmental and Occupational Safety & Health Training

Does hereby certify

Jackson Montgomery

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



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

Asbestos Management Planner Initial

Class Date: 10/28-29/2024

Examination Date: 10/29/2024

STC Certificate Number: STC-20241029-000101AMPI

Certification Expiration: 10/29/2025

A handwritten signature in black ink that reads 'David M. Mendoza'.

David M. Mendoza – President/Training Director

Certified Environmental Specialist

OSHA Authorized Instructor

This training course is accredited by the Illinois Department of Public Health and the Missouri Department of Natural Resources

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