

**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: 14-016-2990-2374  
SCHOOL NAME: Nixon School  
ADDRESS OF SCHOOL: 2121 N. Keeler Avenue  
CITY: Chicago, IL, 60639

DATE LAST THREE YEAR REINSPECTION WAS COMPLETED 5/18/2022

**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: 4/28/2025 ENROLLMENT 634  
IDPH INSPECTOR LICENSE NUMBER: 100-11255  
IDPH LICENSED INSPECTOR NAME (Please Print): Esteban Nunez  
IDPH MP LICENSE NUMBER: 100-07342  
IDPH LICENSED MANAGEMENT PLANNER NAME (Please Print): Jigar Shah

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

  
Signature of Designated Person

9/19/2025  
Date

**SECTION III**

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

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

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

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

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

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

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

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

**THREE-YEAR REINSPECTION**

**CHICAGO SCHOOL DIST 299**

**Nixon School**

2121 N. Keeler Avenue  
Chicago, IL, 60639

Unit: 24681  
Building ID: 5100

IDPH ID Number: 14-016-2990-2374

**REPORT DATE:**

Friday, September 19, 2025

**Prepared for:**

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

**Prepared by:**

**Specialty Consulting, Inc.**

2942 W. Van Buren Street

Chicago, IL, 60612

Phone (312) 319-7575

Fax (312) 319-7580

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

Jigar Shah  
100-07342

## **Environmental Notification to Occupants**

To: Faculty, Staff and Parents  
From: Chicago Public Schools  
Date: September 19, 2025

RE: Nixon School, Unit 24681  
2121 N. Keeler Avenue  
Chicago, IL, 60639

Dear Faculty, Staff and Parents,

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

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

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



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## SCHOOL AND INSPECTION INFORMATION

### 1. School Information

School: Nixon School  
Address: 2121 N. Keeler Avenue  
IDPH ID: 14-016-2990-2374  
Contact:

Unit: 24681  
Chicago, IL, 60639  
Building ID: 5100  
Phone:

Region: 02

### 2. Description of Facility

Original Construction:  
Total Square Footage:  
Current Occupancy: 634

Additional Construction:  
No of Floors:

### 3. LEA Designated Person

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

Phone: (773) 251-7074

### 4. Managing Environmental Consultant


MEC: Specialty Consulting, Inc.  
Contact: Jigar Shah  
Address 2942 W. Van Buren Street  
Phone: (312) 319-7575

Fax: (312) 319-7580

### 5. Inspector

Inspector Name: Esteban Nunez

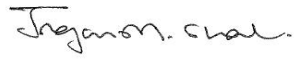
Inspector IDPH license # 100-11255  
Reinspection Date: 4/28/2025

Signature:   
Date: 4/28/2025

### 6. Management Planner

Management Planner Name: Jigar Shah

Management Planner IDPH license # 100-07342

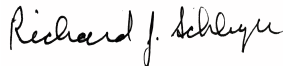
Signature:   
Date: 09/19/2025

### 7. Review Date: 09/19/2025

### 8. LEA Designated Person's Acknowledgement

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

Signature:



Date: 9/19/2025

Name: Richard J. Schleyer

## II. EXECUTIVE SUMMARY

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

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

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

The inspector has determined the following:

A. The following HAs have changed assessment categories for Building 5100:

22	12"x12" White w/ gray specks VFT
F	MJP E/F/V on Mag Block Pipe Insulation

B. The following new homogenous areas have been identified for Building 5100:

36	12" x 12" Beige + Tan VFT
36M	12" x 12" Beige + Tan VFT Mastic
37	12" x 12" Cream w/ Light beige specs VFT + Mastic
37M	12" x 12" Cream w/ Light Beige Specs VFT + Mastic
38	Wood Look Vinyl Flooring
38M	Wood Look Vinyl Flooring Mastic
39	12" x 12" Beige + Tan VFT (Replacement)
39M	12" x 12" Beige + Tan VFT Mastic (Replacement)
40	9" x 9" Light Grey Streaks VFT (Replacement Tiles)
40M	9" x 9" Light Grey Streaks VFT Mastic (Replacement)
41	9" x 9" Grey w/ Grey Specs VFT (Replacement Tiles)
41M	9" x 9" Grey w/ Grey Specs VFT Mastic (Replacement Tiles)
42	9" x 9" Beige + Tan VFT Replacement Tiles
42M	9" x 9" Beige + Tan Mastic Replacement Tiles

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:

08	12"x12" White w/Brown Specks VFT Mastic
10	12"x12" Beige w/Brown Spots VFT
16	12"x12" Brown w/Brown & White Specks VFT
17	12"x12" Beige w/Brown Spots VFT
18	12"x12" Brown w/White Streaks VFT - Not Observed
20	12"x12" Blue VFT
21	12"x12" Beige w/Tan Streaks VFT
22	12"x12" White w/ gray specks VFT
29	12"x12" Blue VFT Mastic
30	12"x12" Beige w/Tan Streaks VFT Mastic
31	12" x 12" White w/ gray specks VFT Mastic
33	Fire Proof Doors
34	12"x12" Light Gray w/Gray Specks VFT
35	12"x12" Light Gray w/Gray Specks VFT Mastic
36	12" x 12" Beige + Tan VFT
36M	12" x 12" Beige + Tan VFT Mastic
37	12" x 12" Cream w/ Light beige specs VFT + Mastic
37M	12" x 12" Cream w/ Light Beige Specs VFT + Mastic
38	Wood Look Vinyl Flooring
38M	Wood Look Vinyl Flooring Mastic
39	12" x 12" Beige + Tan VFT (Replacement)
39M	12" x 12" Beige + Tan VFT Mastic (Replacement)
40	9" x 9" Light Grey Streaks VFT (Replacement Tiles)
40M	9" x 9" Light Grey Streaks VFT Mastic (Replacement)
41	9" x 9" Grey w/ Grey Specs VFT (Replacement Tiles)
41M	9" x 9" Grey w/ Grey Specs VFT Mastic (Replacement Tiles)
42	9" x 9" Beige + Tan VFT Replacement Tiles
42M	9" x 9" Beige + Tan Mastic Replacement Tiles
C	Aircell Pipe Insulation
D	MJP E/F/V on Aircell Pipe Insulation
F	MJP E/F/V on Mag Block Pipe Insulation
H	Aircell Duct Insulation
I	Tank Insulation
J	MJP E/F/V on Fiberglass Pipe Insulation
K	MJP E/F/V on Fiberglass Pipe Insulation
M	MJP E/F/V on Mag Block Pipe Insulation

The following areas were deemed to be inaccessible:

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

This reinspection was conducted by Esteban Nunez, IDPH License # 100-11255. The Management Plan was updated by Jigar Shah, IDPH License # 100-07342. 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 Nixon School Building 5100 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**

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# Chicago Public Schools

School Nixon School Unit 24681 Building ID 5100

Address 2121 N. Keeler Avenue Region 02

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) Specialty Consulting, Inc.

2942 W. Van Buren Street

Phone: (312) 319-7575 Fax: (312) 319-7580

*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
04	9"x9" White VFT	1,400	SF	Room 011 & 013 - 1912 Bldg	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
06	12"x12" Beige w/ Brown Spots VFT Mastic	3,890	SF	1st Floor Corridor, Teacher's Room 002, 2nd Floor Corridor, 2nd & 3rd Floor Landings - 1896 Bldg.	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
07	9"x9" White VFT Mastic	1,400	SF	Room 011, & 013 - 1912 Bldg.	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
08	12"x12" White w/Brown Specks VFT Mastic	1,660	SF	Room 307, & 005 (Computer Room) - 1912 Bldg. 2nd Floor Teachers Room	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
09	9"x9" Brown w/Red & White Streaks VFT Mastic	350	SF	NOT OBSERVED - Room 105 - 1896 Bldg.	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
10	12"x12" Beige w/Brown Spots VFT	3,890	SF	1st Floor Corridor, Teacher's Room 002, 2nd Floor Corridor, 2nd & 3rd Floor Landings - 1896 Bldg.	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
11	9"x9" Brown w/Red & White Streaks VFT	350	SF	NOT OBSERVED - Room 105 - 1896 Bldg.	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
12	12"x12" Brown w/White & Brown Streaks VFT	120	SF	Room 002 - 1896 Bldg.	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
13	12"x12" Green VFT	450	SF	Room 001 - 1896 Bldg.	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
16	12"x12" Brown w/Brown & White Specks VFT	3,300	SF	NOT OBSERVED - Gym - 1912 Bldg.	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
17	12"x12" Beige w/Brown Spots VFT	1,200	SF	Room 008, Main Office, Asst. Prin. Office, 2nd & 3rd Floor Landings, Clerk's Office - 1912 Bldg.	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
18	12"x12" Brown w/White Streaks VFT - Not Observed	300	SF	Main Office, Principal's Office - 1912 Bldg.	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
19	12"x12" White w/Brown Spots VFT	360	SF	Main Office, Foyer By 206, Principal's Office - 1912 Bldg.	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE

# Chicago Public Schools

School Nixon School Unit 24681 Building ID 5100

Address 2121 N. Keeler Avenue Region 02

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) Specialty Consulting, Inc.

2942 W. Van Buren Street

Phone: (312) 319-7575 Fax: (312) 319-7580

*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
20	12"x12" Blue VFT	1,000	SF	Lunchroom, Kitchen - 1912 Bldg.	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
21	12"x12" Beige w/Tan Streaks VFT	400	SF	Corridor Outside of Room 006 - 1896 Bldg.	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
22	12"x12" White w/ gray specks VFT	300	SF	Corridor Outside of Room 006 - 1896 Bldg.	ASSUMED	MISC	N	NONE	0		Yes	ACBM with the potential for damage		MODERATE
23	12"x12" Brown w/White & Brown Streaks VFT Mastic	120	SF	Room 002 - 1896 Bldg.	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
24	12"x12" Green VFT Mastic	450	SF	Room 001 - 1896 Bldg.	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
25	12"x12" Brown w/Brown & White Specks VFT Mastic	3,300	SF	NOT OBSERVED - Gym - 1912 Bldg.	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
26	12"x12" Beige w/Brown Spots VFT Mastic	1,200	SF	Room 008, Main Office, Asst. Prin. Office, 2nd & 3rd Floor Landings, Clerk's Office - 1912 Bldg.	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
27	12"x12" Brown w/White Streaks VFT Mastic	300	SF	Main Office, Principal's Office - 1912 Bldg. - NOT OBSERVED	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
28	12"x12" White w/Brown Spots VFT	360	SF	Main Office, Foyer By 206, Principal's Office - 1912 Bldg.	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
29	12"x12" Blue VFT Mastic	1,000	SF	Lunchroom, Kitchen - 1912 Bldg.	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
30	12"x12" Beige w/Tan Streaks VFT Mastic	400	SF	Corridor Outside Room 006 - 1896 Bldg.	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
31	12" x 12" White w/ gray specks VFT Mastic	300	SF	Room 006 and Corridor Outside - 1896 Bldg.	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
32	12"x12" White w/Brown Specks VFT	1,500	SF	Room 307, & 005 (Computer Room) - 1912 Bldg.	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
33	Fire Proof Doors	8	EA	1st, 2nd, 3rd Floor Corridors - 1896 Bldg.	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
34	12"x12" Light Gray w/Gray Specks VFT	1,100	SF	Room 108 - 1912 Bldg.	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
35	12"x12" Light Gray w/Gray Specks VFT	1,100	SF	Room 108 - 1912	ASSUMED	MISC	N	NONE	0		No	ACBM with the		LOW

# Chicago Public Schools

School Nixon School Unit 24681 Building ID 5100

Address 2121 N. Keeler Avenue Region 02

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) Specialty Consulting, Inc.

2942 W. Van Buren Street

Phone: (312) 319-7575 Fax: (312) 319-7580

*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
	Mastic			Bldg.								potential for damage		
36	12" x 12" Beige + Tan VFT	1,640	SF	Teachers Room Toilet - 2nd Floor 1912 Bldg.	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
36M	12" x 12" Beige + Tan VFT Mastic	1,640	SF	Teachers Room Toilet - 2nd Floor 1912 Building Room 105 Main Office, Principals office, office toilet	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
37	12" x 12" Cream w/ Light beige specs VFT + Mastic	800	SF	2nd Floor Corridor - 1912 Building	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
37M	12" x 12" Cream w/ Light Beige Specs VFT + Mastic	800	SF	2nd Floor Corridor - 1912 Bldg..	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
38	Wood Look Vinyl Flooring	3,300	SF	Gym (303)	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
38M	Wood Look Vinyl Flooring Mastic	3,300	SF	Gym (303)	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
39	12" x 12" Beige + Tan VFT (Replacement)	40	SF	2nd Floor Corridor - 1912 Bldg. 1st Floor Corridor	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
39M	12" x 12" Beige + Tan VFT Mastic (Replacement)	40	SF	2nd Floor Corridor - 1912 Bldg. 1st Floor Corridor	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
40	9" x 9" Light Grey Streaks VFT (Replacement Tiles)	4	SF	Room 001	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
40M	9" x 9" Light Grey Streaks VFT Mastic (Replacement)	4	SF	Room 001	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
41	9" x 9" Grey w/ Grey Specs VFT (Replacement Tiles)	3	SF	Room 001	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
41M	9" x 9" Grey w/ Grey Specs VFT Mastic (Replacement Tiles)	3	SF	Room 001	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
42	9" x 9" Beige + Tan VFT Replacement Tiles	3	SF	Room 001	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
42M	9" x 9" Beige + Tan Mastic Replacement Tiles	3	SF	Room 001	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
C	Aircell Pipe Insulation	100	LF	Engine Room - 1896 Bldg.	ASSUMED	TSI	Y	NONE	0		No	ACBM with the potential for damage		LOW
D	MJP E/F/V on Aircell Pipe Insulation	8	FITTING	Engine Room - 1896 Bldg.	ASSUMED	TSI	Y	NONE	0		No	ACBM with the potential for damage		LOW
E	Mag Block Pipe Insulation	30	LF	Engine Room - 1896 Bldg.	CHR	TSI	Y	NONE	0		No	ACBM with the potential for damage		LOW
F	MJP E/F/V on Mag Block Pipe Insulation	6	FITTING	Engine Room - 1896 Bldg.	ASSUMED	TSI	Y	NONE	0		Yes	ACBM with the potential for damage		LOW

# Chicago Public Schools

**School** Nixon School **Unit** 24681 **Building ID** 5100

**Address** 2121 N. Keeler Avenue **Region** 02

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Inspector's Reinspection Findings Table 1

**Managing Environmental Consultant (MEC)** Specialty Consulting, Inc.

2942 W. Van Buren Street

Phone: (312) 319-7575 Fax: (312) 319-7580

*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
H	Aircell Duct Insulation	60	SF	Removed - Foyer outside Girl's Basement Bathroom - 1912 Bldg.	ASSUMED	TSI	Y	NONE	0		No	ACBM with the potential for damage		LOW
I	Tank Insulation	500	SF	Removed - Tank Room - 1896 Bldg.	ASSUMED	TSI	Y	NONE	0		No	ACBM with the potential for damage		LOW
J	MJP E/F/V on Fiberglass Pipe Insulation	300	FITTING	2nd Floor Janitor's Closet, NOT OBSERVED in Rooms 005, 006, Basement Corridor, Room 208, Lunchroom, Air Chamber, Girls Playroom, 2nd Floor Toilet - 1912 Bldg.	ASSUMED	TSI	Y	NONE	0		No	ACBM with the potential for damage		LOW
K	MJP E/F/V on Fiberglass Pipe Insulation	15	FITTING	Basement Corridor - 1896 Bldg., NOT OBSERVED in Room 002 Ward, Boiler Room, Engine Room, Tank Room,	ASSUMED	TSI	Y	NONE	0		No	ACBM with the potential for damage		LOW
L	Mag Block Pipe Insulation	40	LF	Engine Room - 1912 Bldg.	CHR	TSI	Y	NONE	0		No	ACBM with the potential for damage		LOW
M	MJP E/F/V on Mag Block Pipe Insulation	0	FITTING	Engine Room - 1912 Bldg.	ASSUMED	TSI	Y	DIST	0		No	ACBM with the potential for damage		LOW

# Chicago Public Schools

**School** Nixon School **Unit** 24681 **Building ID** 5100

**Address** 2121 N. Keeler Avenue **Region** 02

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Inspector's Reinspection Findings Table 1

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Phone: (312) 319-7575 Fax: (312) 319-7580

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

Reinspection Date	<u>4/28/2025</u>
Inspector Name	<u>Esteban Nunez</u>
<u>100-11255</u>	<u>5/15/2026</u>
Inspector's IDPH License Number / Expiration Date	

### Inspector's Comments

HA Number:	Inspector Comments:
04	
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# Chicago Public Schools

**School** Nixon School **Unit** 24681 **Building ID** 5100

**Address** 2121 N. Keeler Avenue **Region** 02

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Inspector's Reinspection Findings Table 1

**Managing Environmental Consultant (MEC)** Specialty Consulting, Inc.

2942 W. Van Buren Street

Phone: (312) 319-7575 Fax: (312) 319-7580

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

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HA Number:	Inspector Comments:
31	
32	
33	
34	
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36	
36M	
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37M	
38	
38M	
39	
39M	
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40M	
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41M	
42	
42M	
C	
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E	
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H	
I	
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K	
L	
M	

# Chicago Public Schools

**School** Nixon School **Unit** 24681 **Building ID** 5100

**Address** 2121 N. Keeler Avenue **Region** 02

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Inspector's Reinspection Findings Table 1

**Managing Environmental Consultant (MEC)** Specialty Consulting, Inc.

2942 W. Van Buren Street

Phone: (312) 319-7575 Fax: (312) 319-7580

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

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**Table II**

**Management Planner's Review**

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# Chicago Public Schools

School    Nixon School  
Address    2121 N. Keeler Avenue

Unit    24681  
Chicago, IL, 60639

Building ID    5100  
Region    02

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Management Planner's Review Table II

Managing Environmental Consultant (MEC)    Specialty Consulting, Inc.

2942 W. Van Buren Street

Phone:    (312) 319-7575                      Fax:    (312) 319-7580

### 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
04	9"x9" White VFT	1,400	SF	Room 011 & 013 - 1912 Bldg	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
06	12"x12" Beige w/ Brown Spots VFT Mastic	3,890	SF	1st Floor Corridor, Teacher's Room 002, 2nd Floor Corridor, 2nd & 3rd Floor Landings - 1896 Bldg.	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
07	9"x9" White VFT Mastic	1,400	SF	Room 011, & 013 - 1912 Bldg.	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
08	12"x12" White w/Brown Specks VFT Mastic	1,660	SF	Room 307, & 005 (Computer Room) - 1912 Bldg. 2nd Floor Teachers Room	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
09	9"x9" Brown w/Red & White Streaks VFT Mastic	350	SF	NOT OBSERVED - Room 105 - 1896 Bldg.	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
10	12"x12" Beige w/Brown Spots VFT	3,890	SF	1st Floor Corridor, Teacher's Room 002, 2nd Floor Corridor, 2nd & 3rd Floor Landings - 1896 Bldg.	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
11	9"x9" Brown w/Red & White Streaks VFT	350	SF	NOT OBSERVED - Room 105 - 1896 Bldg.	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
12	12"x12" Brown w/White & Brown Streaks VFT	120	SF	Room 002 - 1896 Bldg.	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
13	12"x12" Green VFT	450	SF	Room 001 - 1896 Bldg.	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
16	12"x12" Brown w/Brown & White Specks VFT	3,300	SF	NOT OBSERVED - Gym - 1912 Bldg.	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
17	12"x12" Beige w/Brown Spots VFT	1,200	SF	Room 008, Main Office, Asst. Prin. Office, 2nd & 3rd Floor Landings, Clerk's Office - 1912 Bldg.	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
18	12"x12" Brown w/White Streaks VFT - Not Observed	300	SF	Main Office, Principal's Office - 1912 Bldg.	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
19	12"x12" White w/Brown Spots VFT	360	SF	Main Office, Foyer By 206, Principal's Office - 1912 Bldg.	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
20	12"x12" Blue VFT	1,000	SF	Lunchroom, Kitchen - 1912 Bldg.	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
21	12"x12" Beige w/Tan Streaks VFT	400	SF	Corridor Outside of Room 006 - 1896 Bldg.	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
22	12"x12" White w/ gray specks VFT	300	SF	Corridor Outside of Room 006 - 1896 Bldg.	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
23	12"x12" Brown w/White & Brown Streaks VFT Mastic	120	SF	Room 002 - 1896 Bldg.	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
24	12"x12" Green VFT Mastic	450	SF	Room 001 - 1896 Bldg.	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
25	12"x12" Brown w/Brown & White Specks VFT Mastic	3,300	SF	NOT OBSERVED - Gym - 1912 Bldg.	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
26	12"x12" Beige w/Brown Spots VFT Mastic	1,200	SF	Room 008, Main Office, Asst. Prin. Office, 2nd & 3rd Floor Landings,	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan

# Chicago Public Schools

School    Nixon School  
Address    2121 N. Keeler Avenue

Unit    24681  
Chicago, IL, 60639

Building ID    5100  
Region    02

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Management Planner's Review Table II

Managing Environmental Consultant (MEC)    Specialty Consulting, Inc.

2942 W. Van Buren Street

Phone:    (312) 319-7575                      Fax:    (312) 319-7580

### 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
				Clerk's Office - 1912 Bldg.							
27	12"x12" Brown w/White Streaks VFT Mastic	300	SF	Main Office, Principal's Office - 1912 Bldg. - NOT OBSERVED	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
28	12"x12" White w/Brown Spots VFT	360	SF	Main Office, Foyer By 206, Principal's Office - 1912 Bldg.	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
29	12"x12" Blue VFT Mastic	1,000	SF	Lunchroom, Kitchen - 1912 Bldg.	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
30	12"x12" Beige w/Tan Streaks VFT Mastic	400	SF	Corridor Outside Room 006 - 1896 Bldg.	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
31	12" x 12" White w/ gray specks VFT Mastic	300	SF	Room 006 and Corridor Outside - 1896 Bldg.	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
32	12"x12" White w/Brown Specks VFT	1,500	SF	Room 307, & 005 (Computer Room) - 1912 Bldg.	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
33	Fire Proof Doors	8	EA	1st, 2nd, 3rd Floor Corridors - 1896 Bldg.	Assumed	MISC	No	0	EA	6 ACBM with the potential for damage	Follow O&M Plan
34	12"x12" Light Gray w/Gray Specks VFT	1,100	SF	Room 108 - 1912 Bldg.	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
35	12"x12" Light Gray w/Gray Specks VFT Mastic	1,100	SF	Room 108 - 1912 Bldg.	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
36	12" x 12" Beige + Tan VFT	1,640	SF	Teachers Room Toilet - 2nd Floor 1912 Bldg.	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
36M	12" x 12" Beige + Tan VFT Mastic	1,640	SF	Teachers Room Toilet - 2nd Floor 1912 Building Room 105 Main Office, Principals office, office toilet	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
37	12" x 12" Cream w/ Light beige specs VFT + Mastic	800	SF	2nd Floor Corridor - 1912 Building	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
37M	12" x 12" Cream w/ Light Beige Specs VFT + Mastic	800	SF	2nd Floor Corridor - 1912 Bldg..	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
38	Wood Look Vinyl Flooring	3,300	SF	Gym (303)	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
38M	Wood Look Vinyl Flooring Mastic	3,300	SF	Gym (303)	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
39	12" x 12" Beige + Tan VFT (Replacement)	40	SF	2nd Floor Corridor - 1912 Bldg. 1st Floor Corridor	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
39M	12" x 12" Beige + Tan VFT Mastic (Replacement)	40	SF	2nd Floor Corridor - 1912 Bldg. 1st Floor Corridor	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
40	9" x 9" Light Grey Streaks VFT (Replacement Tiles)	4	SF	Room 001	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
40M	9" x 9" Light Grey Streaks VFT Mastic (Replacement)	4	SF	Room 001	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
41	9" x 9" Grey w/ Grey Specs VFT (Replacement Tiles)	3	SF	Room 001	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
41M	9" x 9" Grey w/ Grey Specs VFT Mastic	3	SF	Room 001	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan

# Chicago Public Schools

School    Nixon School  
Address    2121 N. Keeler Avenue

Unit    24681  
Chicago, IL, 60639

Building ID    5100  
Region    02

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Management Planner's Review Table II

Managing Environmental Consultant (MEC)    Specialty Consulting, Inc.

2942 W. Van Buren Street

Phone:    (312) 319-7575                      Fax:    (312) 319-7580

### 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
	(Replacement Tiles)										
42	9" x 9" Beige + Tan VFT Replacement Tiles	3	SF	Room 001	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
42M	9" x 9" Beige + Tan Mastic Replacement Tiles	3	SF	Room 001	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
C	Aircell Pipe Insulation	100	LF	Engine Room - 1896 Bldg.	Assumed	TSI	Yes	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
D	MJP E/F/V on Aircell Pipe Insulation	8	FITTING	Engine Room - 1896 Bldg.	Assumed	TSI	Yes	0	FITTING	6 ACBM with the potential for damage	Follow O&M Plan
E	Mag Block Pipe Insulation	30	LF	Engine Room - 1896 Bldg.	Chrysotile	TSI	Yes	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
F	MJP E/F/V on Mag Block Pipe Insulation	6	FITTING	Engine Room - 1896 Bldg.	Assumed	TSI	Yes	0	FITTING	6 ACBM with the potential for damage	Follow O&M Plan
H	Aircell Duct Insulation	60	SF	Removed - Foyer outside Girl's Basement Bathroom - 1912 Bldg.	Assumed	TSI	Yes	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
I	Tank Insulation	500	SF	Removed - Tank Room - 1896 Bldg.	Assumed	TSI	Yes	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
J	MJP E/F/V on Fiberglass Pipe Insulation	300	FITTING	2nd Floor Janitor's Closet, NOT OBSERVED in Rooms 005, 006, Basement Corridor, Room 208, Lunchroom, Air Chamber, Girls Playroom, 2nd Floor Toilet - 1912 Bldg.	Assumed	TSI	Yes	0	FITTING	6 ACBM with the potential for damage	Follow O&M Plan
K	MJP E/F/V on Fiberglass Pipe Insulation	15	FITTING	Basement Corridor - 1896 Bldg., NOT OBSERVED in Room 002 Ward, Boiler Room, Engine Room, Tank Room,	Assumed	TSI	Yes	0	FITTING	6 ACBM with the potential for damage	Follow O&M Plan
L	Mag Block Pipe Insulation	40	LF	Engine Room - 1912 Bldg.	Chrysotile	TSI	Yes	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
M	MJP E/F/V on Mag Block Pipe Insulation	0	FITTING	Engine Room - 1912 Bldg.	Assumed	TSI	Yes	0	FITTING	6 ACBM with the potential for damage	Follow O&M Plan

# Chicago Public Schools

**School**    Nixon School  
**Address**    2121 N. Keeler Avenue

**Unit**    24681  
Chicago, IL, 60639

**Building ID**    5100  
**Region**    02

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Management Planner's Review Table II

**Managing Environmental Consultant (MEC)**    Specialty Consulting, Inc.  
  
2942 W. Van Buren Street  
  
Phone:    (312) 319-7575                      Fax:    (312) 319-7580

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

Review Date	9/19/2025
Manager Planner Name	Jigar Shah
100-07342	5/15/2026
Manager IDPH License No/Expiration	

HA Number	Management Comments
04	
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# Chicago Public Schools

**School**    Nixon School  
**Address**    2121 N. Keeler Avenue

**Unit**    24681  
Chicago, IL, 60639

**Building ID**    5100  
**Region**    02

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Management Planner's Review Table II

**Managing Environmental Consultant (MEC)**    Specialty Consulting, Inc.  
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Phone:    (312) 319-7575                      Fax:    (312) 319-7580

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

HA Number	Management Comments
25	
26	
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37	
37M	
38	
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41M	
42	
42M	
C	
D	

# Chicago Public Schools

**School**    Nixon School  
**Address**    2121 N. Keeler Avenue

**Unit**    24681  
Chicago, IL, 60639

**Building ID**    5100  
**Region**    02

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Management Planner's Review Table II

**Managing Environmental Consultant (MEC)**    Specialty Consulting, Inc.  
2942 W. Van Buren Street  
Phone:    (312) 319-7575                      Fax:    (312) 319-7580

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

HA Number	Management Comments
E	
F	
H	
I	
J	
K	
L	
M	

# APPENDIX A

## Assessment Sheets, Drawings and Photos

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# Chicago Public Schools

Specialty Consulting, Inc.

***2025 AHERA REINSPECTION***



# Chicago Public Schools

Specialty Consulting, Inc.

## 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	04		
MATERIAL DESCRIPTION:	9"x9" White VFT		
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: **MODERATE**

MATERIAL LOCATION: **Room 011 & 013 - 1912 Bldg**

MATERIAL QUANTITY: **1400**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **04/28/2025**

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jigar Shah		
SCHOOL NAME:	Nixon School	REVIEW DATE:	9/19/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

HOMOGENEOUS AREA:	04		
MATERIAL DESCRIPTION:	9"x9" White VFT		
MATERIAL LOCATION:	Room 011 & 013 - 1912 Bldg		
MATERIAL QUANTITY:	1400	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

---

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

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



Date: 09/19/2025

# Chicago Public Schools

Specialty Consulting, Inc.  
2025 AHERA REINSPECTION

## Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	06		
MATERIAL DESCRIPTION:	12"x12" Beige w/ Brown Spots VFT 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: **1st Floor Corridor, Teacher's Room 002, 2nd Floor Corridor, 2nd & 3rd Floor Landings - 1896 Bldg.**

MATERIAL QUANTITY: **3890**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **04/28/2025**

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jigar Shah		
SCHOOL NAME:	Nixon School	REVIEW DATE:	9/19/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

HOMOGENEOUS AREA: 06

MATERIAL DESCRIPTION: 12"x12" Beige w/ Brown Spots VFT Mastic

MATERIAL LOCATION: 1st Floor Corridor, Teacher's Room 002, 2nd Floor Corridor, 2nd & 3rd Floor Landings - 1896 Bldg.

MATERIAL QUANTITY: 3890 MATERIAL UNITS: SF

DAMAGE QUANTITY: 0 DAMAGE UNITS: SF

---

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature:



Date: 09/19/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	07		
MATERIAL DESCRIPTION:	9"x9" White VFT 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 011, & 013 - 1912 Bldg.		
MATERIAL QUANTITY:	1400	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/28/2025

# Chicago Public Schools

Specialty Consulting, Inc.  
2025 AHERA REINSPECTION

## Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24681** BUIDLING ID: **5100**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Jigar Shah**  
SCHOOL NAME: **Nixon School** REVIEW DATE: **9/19/2025**  
ADDRESS: **2121 N. Keeler Avenue** IDPH LICENSE NO: **100-11255**

HOMOGENEOUS AREA: **07**  
MATERIAL DESCRIPTION: **9"x9" White VFT Mastic**  
MATERIAL LOCATION: **Room 011, & 013 - 1912 Bldg.**  
MATERIAL QUANTITY: **1400** MATERIAL UNITS: **SF**  
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature: Jigar Shah Date: 09/19/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	08		
MATERIAL DESCRIPTION:	12"x12" White w/Brown Specks VFT 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 307, & 005 (Computer Room) - 1912 Bldg. 2nd Floor Teachers Room		
MATERIAL QUANTITY:	1660	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/28/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jigar Shah		
SCHOOL NAME:	Nixon School	REVIEW DATE:	9/19/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

HOMOGENEOUS AREA:	08		
MATERIAL DESCRIPTION:	12"x12" White w/Brown Specks VFT Mastic		
MATERIAL LOCATION:	Room 307, & 005 (Computer Room) - 1912 Bldg. 2nd Floor Teachers Room		
MATERIAL QUANTITY:	1660	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

---

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

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



Date: 09/19/2025



# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	09		
MATERIAL DESCRIPTION:	9"x9" Brown w/Red & White Streaks VFT 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: **NOT OBSERVED - Room 105 - 1896 Bldg.**

MATERIAL QUANTITY: **350**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **04/28/2025**

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jigar Shah		
SCHOOL NAME:	Nixon School	REVIEW DATE:	9/19/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

HOMOGENEOUS AREA: 09

MATERIAL DESCRIPTION: 9"x9" Brown w/Red & White Streaks VFT Mastic

MATERIAL LOCATION: NOT OBSERVED - Room 105 - 1896 Bldg.

MATERIAL QUANTITY: 350 MATERIAL UNITS: SF

DAMAGE QUANTITY: 0 DAMAGE UNITS: SF

---

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

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



Date: 09/19/2025

# Chicago Public Schools

Specialty Consulting, Inc.  
2025 AHERA REINSPECTION

## Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	10		
MATERIAL DESCRIPTION:	12"x12" Beige w/Brown Spots VFT		
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: **MODERATE**

MATERIAL LOCATION: **1st Floor Corridor, Teacher's Room 002, 2nd Floor Corridor, 2nd & 3rd Floor Landings - 1896 Bldg.**

MATERIAL QUANTITY: **3890**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **04/28/2025**

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jigar Shah		
SCHOOL NAME:	Nixon School	REVIEW DATE:	9/19/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

HOMOGENEOUS AREA:	10		
MATERIAL DESCRIPTION:	12"x12" Beige w/Brown Spots VFT		
MATERIAL LOCATION:	1st Floor Corridor, Teacher's Room 002, 2nd Floor Corridor, 2nd & 3rd Floor Landings - 1896 Bldg.		
MATERIAL QUANTITY:	3890	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

---

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature:



Date: 09/19/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	11		
MATERIAL DESCRIPTION:	9"x9" Brown w/Red & White Streaks VFT		
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: **MODERATE**

MATERIAL LOCATION: **NOT OBSERVED - Room 105 - 1896 Bldg.**

MATERIAL QUANTITY: **350**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **04/28/2025**

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jigar Shah		
SCHOOL NAME:	Nixon School	REVIEW DATE:	9/19/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

HOMOGENEOUS AREA:	11		
MATERIAL DESCRIPTION:	9"x9" Brown w/Red & White Streaks VFT		
MATERIAL LOCATION:	NOT OBSERVED - Room 105 - 1896 Bldg.		
MATERIAL QUANTITY:	350	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

---

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

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



Date: 09/19/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	12		
MATERIAL DESCRIPTION:	12"x12" Brown w/White & Brown Streaks VFT		
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: **MODERATE**

MATERIAL LOCATION: **Room 002 - 1896 Bldg.**

MATERIAL QUANTITY: **120**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **04/28/2025**

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jigar Shah		
SCHOOL NAME:	Nixon School	REVIEW DATE:	9/19/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

HOMOGENEOUS AREA:	12		
MATERIAL DESCRIPTION:	12"x12" Brown w/White & Brown Streaks VFT		
MATERIAL LOCATION:	Room 002 - 1896 Bldg.		
MATERIAL QUANTITY:	120	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

---

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature:



Date: 09/19/2025



# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	13		
MATERIAL DESCRIPTION:	12"x12" Green VFT		
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: **MODERATE**

MATERIAL LOCATION: **Room 001 - 1896 Bldg.**

MATERIAL QUANTITY: **450**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **04/28/2025**

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jigar Shah		
SCHOOL NAME:	Nixon School	REVIEW DATE:	9/19/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

HOMOGENEOUS AREA:	13		
MATERIAL DESCRIPTION:	12"x12" Green VFT		
MATERIAL LOCATION:	Room 001 - 1896 Bldg.		
MATERIAL QUANTITY:	450	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

---

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

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



Date: 09/19/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	16		
MATERIAL DESCRIPTION:	12"x12" Brown w/Brown & White Specks VFT		
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:	MODERATE		
MATERIAL LOCATION:	NOT OBSERVED - Gym - 1912 Bldg.		
MATERIAL QUANTITY:	3300	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/28/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jigar Shah		
SCHOOL NAME:	Nixon School	REVIEW DATE:	9/19/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

HOMOGENEOUS AREA:	16		
MATERIAL DESCRIPTION:	12"x12" Brown w/Brown & White Specks VFT		
MATERIAL LOCATION:	NOT OBSERVED - Gym - 1912 Bldg.		
MATERIAL QUANTITY:	3300	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

---

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

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



Date: 09/19/2025

# Chicago Public Schools

Specialty Consulting, Inc.  
2025 AHERA REINSPECTION

## Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	17		
MATERIAL DESCRIPTION:	12"x12" Beige w/Brown Spots VFT		
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: **MODERATE**

MATERIAL LOCATION: **Room 008, Main Office, Asst. Prin. Office, 2nd & 3rd Floor Landings, Clerk's Office - 1912 Bldg.**

MATERIAL QUANTITY: **1200**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **04/28/2025**

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jigar Shah		
SCHOOL NAME:	Nixon School	REVIEW DATE:	9/19/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

HOMOGENEOUS AREA:	17		
MATERIAL DESCRIPTION:	12"x12" Beige w/Brown Spots VFT		
MATERIAL LOCATION:	Room 008, Main Office, Asst. Prin. Office, 2nd & 3rd Floor Landings, Clerk's Office - 1912 Bldg.		
MATERIAL QUANTITY:	1200	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

---


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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

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



Date: 09/19/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	18		
MATERIAL DESCRIPTION:	12"x12" Brown w/White Streaks VFT - Not Observed		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

---

### RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	MODERATE		
MATERIAL LOCATION:	Main Office, Principal's Office - 1912 Bldg.		
MATERIAL QUANTITY:	300	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/28/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jigar Shah		
SCHOOL NAME:	Nixon School	REVIEW DATE:	9/19/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

HOMOGENEOUS AREA:	18		
MATERIAL DESCRIPTION:	12"x12" Brown w/White Streaks VFT - Not Observed		
MATERIAL LOCATION:	Main Office, Principal's Office - 1912 Bldg.		
MATERIAL QUANTITY:	300	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

---

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

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



Date: 09/19/2025



# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	19		
MATERIAL DESCRIPTION:	12"x12" White w/Brown Spots VFT		
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:	MODERATE		
MATERIAL LOCATION:	Main Office, Foyer By 206, Principal's Office - 1912 Bldg.		
MATERIAL QUANTITY:	360	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/28/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24681** BUILDING ID: **5100**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Jigar Shah**  
SCHOOL NAME: **Nixon School** REVIEW DATE: **9/19/2025**  
ADDRESS: **2121 N. Keeler Avenue** IDPH LICENSE NO: **100-11255**

---

HOMOGENEOUS AREA: **19**  
MATERIAL DESCRIPTION: **12"x12" White w/Brown Spots VFT**  
MATERIAL LOCATION: **Main Office, Foyer By 206, Principal's Office - 1912 Bldg.**  
MATERIAL QUANTITY: **360** MATERIAL UNITS: **SF**  
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

---

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

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



Date: **09/19/2025**

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	20		
MATERIAL DESCRIPTION:	12"x12" Blue VFT		
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:	MODERATE		
MATERIAL LOCATION:	Lunchroom, Kitchen - 1912 Bldg.		
MATERIAL QUANTITY:	1000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/28/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jigar Shah		
SCHOOL NAME:	Nixon School	REVIEW DATE:	9/19/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

HOMOGENEOUS AREA:	20		
MATERIAL DESCRIPTION:	12"x12" Blue VFT		
MATERIAL LOCATION:	Lunchroom, Kitchen - 1912 Bldg.		
MATERIAL QUANTITY:	1000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

---

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

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



Date: 09/19/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	21		
MATERIAL DESCRIPTION:	12"x12" Beige w/Tan Streaks VFT		
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:	MODERATE		
MATERIAL LOCATION:	Corridor Outside of Room 006 - 1896 Bldg.		
MATERIAL QUANTITY:	400	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/28/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jigar Shah		
SCHOOL NAME:	Nixon School	REVIEW DATE:	9/19/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

HOMOGENEOUS AREA:	21		
MATERIAL DESCRIPTION:	12"x12" Beige w/Tan Streaks VFT		
MATERIAL LOCATION:	Corridor Outside of Room 006 - 1896 Bldg.		
MATERIAL QUANTITY:	400	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

---

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

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



Date: 09/19/2025

# Chicago Public Schools

Specialty Consulting, Inc.  
2025 AHERA REINSPECTION

## Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	22		
MATERIAL DESCRIPTION:	12"x12" White w/ gray specks VFT		
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:	MODERATE		
MATERIAL LOCATION:	Corridor Outside of Room 006 - 1896 Bldg.		
MATERIAL QUANTITY:	300	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/28/2025

# Chicago Public Schools

Specialty Consulting, Inc.  
2025 AHERA REINSPECTION

## Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24681** BUILDING ID: **5100**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Jigar Shah**  
SCHOOL NAME: **Nixon School** REVIEW DATE: **9/19/2025**  
ADDRESS: **2121 N. Keeler Avenue** IDPH LICENSE NO: **100-11255**

---

HOMOGENEOUS AREA: **22**  
MATERIAL DESCRIPTION: **12"x12" White w/ gray specks VFT**  
MATERIAL LOCATION: **Corridor Outside of Room 006 - 1896 Bldg.**  
MATERIAL QUANTITY: **300** MATERIAL UNITS: **SF**  
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

---

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

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



Date: 09/19/2025



# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	23		
MATERIAL DESCRIPTION:	12"x12" Brown w/White & Brown Streaks VFT 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 002 - 1896 Bldg.**

MATERIAL QUANTITY: **120**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **04/28/2025**

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jigar Shah		
SCHOOL NAME:	Nixon School	REVIEW DATE:	9/19/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

HOMOGENEOUS AREA: 23

MATERIAL DESCRIPTION: 12"x12" Brown w/White & Brown Streaks VFT Mastic

MATERIAL LOCATION: Room 002 - 1896 Bldg.

MATERIAL QUANTITY: 120 MATERIAL UNITS: SF

DAMAGE QUANTITY: 0 DAMAGE UNITS: SF

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature:



Date: 09/19/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	24		
MATERIAL DESCRIPTION:	12"x12" Green VFT 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 001 - 1896 Bldg.**

MATERIAL QUANTITY: **450**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **04/28/2025**

# Chicago Public Schools

Specialty Consulting, Inc.  
2025 AHERA REINSPECTION

## Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24681** BUILDING ID: **5100**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Jigar Shah**  
SCHOOL NAME: **Nixon School** REVIEW DATE: **9/19/2025**  
ADDRESS: **2121 N. Keeler Avenue** IDPH LICENSE NO: **100-11255**

HOMOGENEOUS AREA: **24**  
MATERIAL DESCRIPTION: **12"x12" Green VFT Mastic**  
MATERIAL LOCATION: **Room 001 - 1896 Bldg.**  
MATERIAL QUANTITY: **450** MATERIAL UNITS: **SF**  
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature: Jigar Shah Date: 09/19/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	25		
MATERIAL DESCRIPTION:	12"x12" Brown w/Brown & White Specks VFT 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: **NOT OBSERVED - Gym - 1912 Bldg.**

MATERIAL QUANTITY: **3300**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **04/28/2025**

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24681** BUILDING ID: **5100**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Jigar Shah**  
SCHOOL NAME: **Nixon School** REVIEW DATE: **9/19/2025**  
ADDRESS: **2121 N. Keeler Avenue** IDPH LICENSE NO: **100-11255**

---

HOMOGENEOUS AREA: **25**  
MATERIAL DESCRIPTION: **12"x12" Brown w/Brown & White Specks VFT Mastic**  
MATERIAL LOCATION: **NOT OBSERVED - Gym - 1912 Bldg.**  
MATERIAL QUANTITY: **3300** MATERIAL UNITS: **SF**  
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

---

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

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



Date: **09/19/2025**

# Chicago Public Schools

Specialty Consulting, Inc.  
2025 AHERA REINSPECTION

## Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	26		
MATERIAL DESCRIPTION:	12"x12" Beige w/Brown Spots VFT 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 008, Main Office, Asst. Prin. Office, 2nd & 3rd Floor Landings, Clerk's Office - 1912 Bldg.**

MATERIAL QUANTITY: **1200**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **04/28/2025**

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jigar Shah		
SCHOOL NAME:	Nixon School	REVIEW DATE:	9/19/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

HOMOGENEOUS AREA:	26		
MATERIAL DESCRIPTION:	12"x12" Beige w/Brown Spots VFT Mastic		
MATERIAL LOCATION:	Room 008, Main Office, Asst. Prin. Office, 2nd & 3rd Floor Landings, Clerk's Office - 1912 Bldg.		
MATERIAL QUANTITY:	1200	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

---

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

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



Date: 09/19/2025



# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	27		
MATERIAL DESCRIPTION:	12"x12" Brown w/White Streaks VFT 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:	Main Office, Principal's Office - 1912 Bldg. - NOT OBSERVED		
MATERIAL QUANTITY:	300	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/28/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jigar Shah		
SCHOOL NAME:	Nixon School	REVIEW DATE:	9/19/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

HOMOGENEOUS AREA:	27		
MATERIAL DESCRIPTION:	12"x12" Brown w/White Streaks VFT Mastic		
MATERIAL LOCATION:	Main Office, Principal's Office - 1912 Bldg. - NOT OBSERVED		
MATERIAL QUANTITY:	300	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

---

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

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



Date: 09/19/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	28		
MATERIAL DESCRIPTION:	12"x12" White w/Brown Spots VFT		
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:	MODERATE		
MATERIAL LOCATION:	Main Office, Foyer By 206, Principal's Office - 1912 Bldg.		
MATERIAL QUANTITY:	360	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/28/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jigar Shah		
SCHOOL NAME:	Nixon School	REVIEW DATE:	9/19/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

HOMOGENEOUS AREA:	28		
MATERIAL DESCRIPTION:	12"x12" White w/Brown Spots VFT		
MATERIAL LOCATION:	Main Office, Foyer By 206, Principal's Office - 1912 Bldg.		
MATERIAL QUANTITY:	360	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

---

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

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



Date: 09/19/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	29		
MATERIAL DESCRIPTION:	12"x12" Blue VFT 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: **Lunchroom, Kitchen - 1912 Bldg.**

MATERIAL QUANTITY: **1000**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **04/28/2025**

# Chicago Public Schools

Specialty Consulting, Inc.  
2025 AHERA REINSPECTION

## Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24681** BUILDING ID: **5100**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Jigar Shah**  
SCHOOL NAME: **Nixon School** REVIEW DATE: **9/19/2025**  
ADDRESS: **2121 N. Keeler Avenue** IDPH LICENSE NO: **100-11255**

HOMOGENEOUS AREA: **29**  
MATERIAL DESCRIPTION: **12"x12" Blue VFT Mastic**  
MATERIAL LOCATION: **Lunchroom, Kitchen - 1912 Bldg.**  
MATERIAL QUANTITY: **1000** MATERIAL UNITS: **SF**  
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature: Jigar Shah Date: 09/19/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	30		
MATERIAL DESCRIPTION:	12"x12" Beige w/Tan Streaks VFT 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:	Corridor Outside Room 006 - 1896 Bldg.		
MATERIAL QUANTITY:	400	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/28/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jigar Shah		
SCHOOL NAME:	Nixon School	REVIEW DATE:	9/19/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

HOMOGENEOUS AREA:	30		
MATERIAL DESCRIPTION:	12"x12" Beige w/Tan Streaks VFT Mastic		
MATERIAL LOCATION:	Corridor Outside Room 006 - 1896 Bldg.		
MATERIAL QUANTITY:	400	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

---

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature:



Date: 09/19/2025



# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	31		
MATERIAL DESCRIPTION:	12" x 12" White w/ gray specks VFT 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 006 and Corridor Outside - 1896 Bldg.		
MATERIAL QUANTITY:	300	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/28/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24681** BUILDING ID: **5100**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Jigar Shah**  
SCHOOL NAME: **Nixon School** REVIEW DATE: **9/19/2025**  
ADDRESS: **2121 N. Keeler Avenue** IDPH LICENSE NO: **100-11255**

---

HOMOGENEOUS AREA: **31**  
MATERIAL DESCRIPTION: **12" x 12" White w/ gray specks VFT Mastic**  
MATERIAL LOCATION: **Room 006 and Corridor Outside - 1896 Bldg.**  
MATERIAL QUANTITY: **300** MATERIAL UNITS: **SF**  
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

---

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

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



Date: **09/19/2025**

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	32		
MATERIAL DESCRIPTION:	12"x12" White w/Brown Specks VFT		
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:	MODERATE		
MATERIAL LOCATION:	Room 307, & 005 (Computer Room) - 1912 Bldg.		
MATERIAL QUANTITY:	1500	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/28/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jigar Shah		
SCHOOL NAME:	Nixon School	REVIEW DATE:	9/19/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

HOMOGENEOUS AREA:	32		
MATERIAL DESCRIPTION:	12"x12" White w/Brown Specks VFT		
MATERIAL LOCATION:	Room 307, & 005 (Computer Room) - 1912 Bldg.		
MATERIAL QUANTITY:	1500	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

---

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

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



Date: 09/19/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	33		
MATERIAL DESCRIPTION:	Fire Proof Doors		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

---

### RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	1st, 2nd, 3rd Floor Corridors - 1896 Bldg.		
MATERIAL QUANTITY:	8	MATERIAL UNITS:	EA
DAMAGE QUANTITY:		DAMAGE UNITS:	EA
COMMENTS:			

Inspector's Signature:



Date: 04/28/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jigar Shah		
SCHOOL NAME:	Nixon School	REVIEW DATE:	9/19/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

HOMOGENEOUS AREA: 33

MATERIAL DESCRIPTION: Fire Proof Doors

MATERIAL LOCATION: 1st, 2nd, 3rd Floor Corridors - 1896 Bldg.

MATERIAL QUANTITY: 8

MATERIAL UNITS: EA

DAMAGE QUANTITY: 0

DAMAGE UNITS: EA

---

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature:



Date: 09/19/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	34		
MATERIAL DESCRIPTION:	12"x12" Light Gray w/Gray Specks VFT		
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: **MODERATE**

MATERIAL LOCATION: **Room 108 - 1912 Bldg.**

MATERIAL QUANTITY: **1100**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **04/28/2025**

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jigar Shah		
SCHOOL NAME:	Nixon School	REVIEW DATE:	9/19/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

HOMOGENEOUS AREA:	34		
MATERIAL DESCRIPTION:	12"x12" Light Gray w/Gray Specks VFT		
MATERIAL LOCATION:	Room 108 - 1912 Bldg.		
MATERIAL QUANTITY:	1100	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

---

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature:



Date: 09/19/2025



# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	35		
MATERIAL DESCRIPTION:	12"x12" Light Gray w/Gray Specks VFT 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 108 - 1912 Bldg.		
MATERIAL QUANTITY:	1100	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/28/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jigar Shah		
SCHOOL NAME:	Nixon School	REVIEW DATE:	9/19/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

HOMOGENEOUS AREA: 35

MATERIAL DESCRIPTION: 12"x12" Light Gray w/Gray Specks VFT Mastic

MATERIAL LOCATION: Room 108 - 1912 Bldg.

MATERIAL QUANTITY: 1100

MATERIAL UNITS: SF

DAMAGE QUANTITY: 0

DAMAGE UNITS: SF

---

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

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



Date: 09/19/2025

# Chicago Public Schools

Specialty Consulting, Inc.  
2025 AHERA REINSPECTION

## Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	C		
MATERIAL DESCRIPTION:	Aircell Pipe Insulation		
HISTORICAL AHERA DAMAGE CATEGORY	6 Any remaining friable ACBM or friable suspect ACBM		
HISTORICAL DAMAGE REASON:	Deterioration		
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: **Engine Room - 1896 Bldg.**

MATERIAL QUANTITY: **100**

MATERIAL UNITS: **LF**

DAMAGE QUANTITY:

DAMAGE UNITS: **LF**

COMMENTS:

Inspector's Signature:



Date: **04/28/2025**

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jigar Shah		
SCHOOL NAME:	Nixon School	REVIEW DATE:	9/19/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

HOMOGENEOUS AREA: C

MATERIAL DESCRIPTION: Aircell Pipe Insulation

MATERIAL LOCATION: Engine Room - 1896 Bldg.

MATERIAL QUANTITY: 100

MATERIAL UNITS: LF

DAMAGE QUANTITY: 0

DAMAGE UNITS: LF

---

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

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



Date: 09/19/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	D		
MATERIAL DESCRIPTION:	MJP E/F/V on Aircell Pipe Insulation		
HISTORICAL AHERA DAMAGE CATEGORY	6 Any remaining friable ACBM or friable suspect ACBM		
HISTORICAL DAMAGE REASON:	Deterioration		
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: **Engine Room - 1896 Bldg.**

MATERIAL QUANTITY: **8**

MATERIAL UNITS: **FITTING**

DAMAGE QUANTITY:

DAMAGE UNITS: **FITTING**

COMMENTS:

Inspector's Signature:



Date: **04/28/2025**

# Chicago Public Schools

Specialty Consulting, Inc.  
2025 AHERA REINSPECTION

## Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24681** BUILDING ID: **5100**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Jigar Shah**  
SCHOOL NAME: **Nixon School** REVIEW DATE: **9/19/2025**  
ADDRESS: **2121 N. Keeler Avenue** IDPH LICENSE NO: **100-11255**

HOMOGENEOUS AREA: **D**  
MATERIAL DESCRIPTION: **MJP E/F/V on Aircell Pipe Insulation**  
MATERIAL LOCATION: **Engine Room - 1896 Bldg.**  
MATERIAL QUANTITY: **8** MATERIAL UNITS: **FITTING**  
DAMAGE QUANTITY: **0** DAMAGE UNITS: **FITTING**

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature: Jigar Shah Date: 09/19/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	E		
MATERIAL DESCRIPTION:	Mag Block Pipe Insulation		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	FRIABLE:	Yes

---

### RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Engine Room - 1896 Bldg.		
MATERIAL QUANTITY:	30	MATERIAL UNITS:	LF
DAMAGE QUANTITY:		DAMAGE UNITS:	LF
COMMENTS:			

Inspector's Signature:



Date: 04/28/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jigar Shah		
SCHOOL NAME:	Nixon School	REVIEW DATE:	9/19/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

HOMOGENEOUS AREA: E

MATERIAL DESCRIPTION: Mag Block Pipe Insulation

MATERIAL LOCATION: Engine Room - 1896 Bldg.

MATERIAL QUANTITY: 30 MATERIAL UNITS: LF

DAMAGE QUANTITY: 0 DAMAGE UNITS: LF

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature:



Date: 09/19/2025



# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	F		
MATERIAL DESCRIPTION:	MJP E/F/V on Mag Block Pipe Insulation		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	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:	Engine Room - 1896 Bldg.		
MATERIAL QUANTITY:	6	MATERIAL UNITS:	FITTING
DAMAGE QUANTITY:		DAMAGE UNITS:	FITTING
COMMENTS:			

Inspector's Signature:



Date: 04/28/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jigar Shah		
SCHOOL NAME:	Nixon School	REVIEW DATE:	9/19/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

HOMOGENEOUS AREA:	F		
MATERIAL DESCRIPTION:	MJP E/F/V on Mag Block Pipe Insulation		
MATERIAL LOCATION:	Engine Room - 1896 Bldg.		
MATERIAL QUANTITY:	6	MATERIAL UNITS:	FITTING
DAMAGE QUANTITY:	0	DAMAGE UNITS:	FITTING

---

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature:



Date: 09/19/2025

# Chicago Public Schools

Specialty Consulting, Inc.  
2025 AHERA REINSPECTION

## Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	H		
MATERIAL DESCRIPTION:	Aircell Duct Insulation		
HISTORICAL AHERA DAMAGE CATEGORY	6		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:			
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:	Removed - Foyer outside Girl's Basement Bathroom - 1912 Bldg.		
MATERIAL QUANTITY:	60	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/28/2025

# Chicago Public Schools

Specialty Consulting, Inc.  
2025 AHERA REINSPECTION

## Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24681** BUILDING ID: **5100**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Jigar Shah**  
SCHOOL NAME: **Nixon School** REVIEW DATE: **9/19/2025**  
ADDRESS: **2121 N. Keeler Avenue** IDPH LICENSE NO: **100-11255**

---

HOMOGENEOUS AREA: **H**  
MATERIAL DESCRIPTION: **Aircell Duct Insulation**  
MATERIAL LOCATION: **Removed - Foyer outside Girl's Basement Bathroom - 1912 Bldg.**  
MATERIAL QUANTITY: **60** MATERIAL UNITS: **SF**  
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

---

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

The RESPONSE ACTION recommendation is:

Comments:

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



Date: 09/19/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	I		
MATERIAL DESCRIPTION:	Tank Insulation		
HISTORICAL AHERA DAMAGE CATEGORY	6		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:			
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: **Removed - Tank Room - 1896 Bldg.**

MATERIAL QUANTITY: **500**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **04/28/2025**

# Chicago Public Schools

Specialty Consulting, Inc.  
2025 AHERA REINSPECTION

## Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24681** BUILDING ID: **5100**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Jigar Shah**  
SCHOOL NAME: **Nixon School** REVIEW DATE: **9/19/2025**  
ADDRESS: **2121 N. Keeler Avenue** IDPH LICENSE NO: **100-11255**

---

HOMOGENEOUS AREA: **I**  
MATERIAL DESCRIPTION: **Tank Insulation**  
MATERIAL LOCATION: **Removed - Tank Room - 1896 Bldg.**  
MATERIAL QUANTITY: **500** MATERIAL UNITS: **SF**  
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

---

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

The RESPONSE ACTION recommendation is:

Comments:

Management Planner's Signature: Jigar Shah Date: 09/19/2025

# Chicago Public Schools

Specialty Consulting, Inc.  
2025 AHERA REINSPECTION

## Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	J		
MATERIAL DESCRIPTION:	MJP E/F/V on Fiberglass Pipe Insulation		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	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: **2nd Floor Janitor's Closet, NOT OBSERVED in Rooms 005, 006, Basement Corridor, Room 208, Lunchroom, Air Chamber, Girls Playroom, 2nd Floor Toilet - 1912 Bldg.**

MATERIAL QUANTITY: **300** MATERIAL UNITS: **FITTING**

DAMAGE QUANTITY: DAMAGE UNITS: **FITTING**

COMMENTS:

Inspector's Signature:



Date: **04/28/2025**

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jigar Shah		
SCHOOL NAME:	Nixon School	REVIEW DATE:	9/19/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

HOMOGENEOUS AREA: J

MATERIAL DESCRIPTION: MJP E/F/V on Fiberglass Pipe Insulation

MATERIAL LOCATION: 2nd Floor Janitor's Closet, NOT OBSERVED in Rooms 005, 006, Basement Corridor, Room 208, Lunchroom, Air Chamber, Girls Playroom, 2nd Floor Toilet - 1912 Bldg.

MATERIAL QUANTITY: 300 MATERIAL UNITS: FITTING

DAMAGE QUANTITY: 0 DAMAGE UNITS: FITTING

---


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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature:



Date: 09/19/2025



# Chicago Public Schools

Specialty Consulting, Inc.  
2025 AHERA REINSPECTION

## Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	K		
MATERIAL DESCRIPTION:	MJP E/F/V on Fiberglass Pipe Insulation		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	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: **Basement Corridor - 1896 Bldg., NOT OBSERVED in Room 002 Ward, Boiler Room, Engine Room, Tank Room,**

MATERIAL QUANTITY: **15**

MATERIAL UNITS: **FITTING**

DAMAGE QUANTITY:

DAMAGE UNITS: **FITTING**

COMMENTS:

Inspector's Signature:



Date: **04/28/2025**

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jigar Shah		
SCHOOL NAME:	Nixon School	REVIEW DATE:	9/19/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

HOMOGENEOUS AREA: K

MATERIAL DESCRIPTION: MJP E/F/V on Fiberglass Pipe Insulation

MATERIAL LOCATION: Basement Corridor - 1896 Bldg., NOT OBSERVED in Room 002 Ward, Boiler Room, Engine Room, Tank Room,

MATERIAL QUANTITY: 15 MATERIAL UNITS: FITTING

DAMAGE QUANTITY: 0 DAMAGE UNITS: FITTING

---

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature:



Date: 09/19/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	L		
MATERIAL DESCRIPTION:	Mag Block Pipe Insulation		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	FRIABLE:	Yes

---

### RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Engine Room - 1912 Bldg.		
MATERIAL QUANTITY:	40	MATERIAL UNITS:	LF
DAMAGE QUANTITY:		DAMAGE UNITS:	LF
COMMENTS:			

Inspector's Signature:



Date: 04/28/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24681** BUILDING ID: **5100**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Jigar Shah**  
SCHOOL NAME: **Nixon School** REVIEW DATE: **9/19/2025**  
ADDRESS: **2121 N. Keeler Avenue** IDPH LICENSE NO: **100-11255**

---

HOMOGENEOUS AREA: **L**  
MATERIAL DESCRIPTION: **Mag Block Pipe Insulation**  
MATERIAL LOCATION: **Engine Room - 1912 Bldg.**  
MATERIAL QUANTITY: **40** MATERIAL UNITS: **LF**  
DAMAGE QUANTITY: **0** DAMAGE UNITS: **LF**

---

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

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



Date: **09/19/2025**

# Chicago Public Schools

Specialty Consulting, Inc.  
2025 AHERA REINSPECTION

## Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	M		
MATERIAL DESCRIPTION:	MJP E/F/V on Mag Block Pipe Insulation		
HISTORICAL AHERA DAMAGE CATEGORY	6 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 **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Engine Room - 1912 Bldg.		
MATERIAL QUANTITY:	0	MATERIAL UNITS:	FITTING
DAMAGE QUANTITY:		DAMAGE UNITS:	FITTING
COMMENTS:			

Inspector's Signature:



Date: 04/28/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jigar Shah		
SCHOOL NAME:	Nixon School	REVIEW DATE:	9/19/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

HOMOGENEOUS AREA: M

MATERIAL DESCRIPTION: MJP E/F/V on Mag Block Pipe Insulation

MATERIAL LOCATION: Engine Room - 1912 Bldg.

MATERIAL QUANTITY: 0 MATERIAL UNITS: FITTING

DAMAGE QUANTITY: 0 DAMAGE UNITS: FITTING

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

The RESPONSE ACTION recommendation is:

**Follow O&M Plan**

Comments:

Management Planner's Signature:



Date: 09/19/2025

# Chicago Public Schools

Specialty Consulting, Inc.  
2025 AHERA REINSPECTION

## Inspector Assessment Form (New Homogeneous Area)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	39		
MATERIAL DESCRIPTION:	12" x 12" Beige + Tan VFT (Replacement)		
MATERIAL LOCATION:	2nd Floor Corridor - 1912 Bldg. 1st Floor Corridor		
MATERIAL QUANTITY:	40	MATERIAL UNITS:	SF
MATERIAL CATEGORY:	MISC	FRIABLE:	No
ASBESTOS TYPE:	Assumed		
DISTURBANCE POTENTIAL:	LOW	CONDITION:	
AHERA DAMAGE CATEGORY:	6 ACBM with the potential for damage		
ACCESSIBILITY:	Barely Reachable	DAMAGE REASON:	
		DAMAGE REASON:	
		DAMAGE REASON:	
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/28/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24681** BUILDING ID: **5100**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Jigar Shah**  
SCHOOL NAME: **Nixon School** REVIEW DATE: **9/19/2025**  
ADDRESS: **2121 N. Keeler Avenue** IDPH LICENSE NO: **100-11255**

HOMOGENEOUS AREA: **39**

MATERIAL DESCRIPTION: **12" x 12" Beige + Tan VFT (Replacement)**

MATERIAL LOCATION: **2nd Floor Corridor - 1912 Bldg.  
1st Floor Corridor**

MATERIAL QUANTITY: **40** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

---

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

The RESPONSE ACTION recommendation is:

COMMENTS:

Management Planner's Signature:  Date: **09/19/2025**



# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (New Homogeneous Area)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	41				
MATERIAL DESCRIPTION:	9" x 9" Grey w/ Grey Specs VFT (Replacement Tiles)				
MATERIAL LOCATION:	Room 001				
MATERIAL QUANTITY:	3	MATERIAL UNITS:	SF		
MATERIAL CATEGORY:	MISC	FRIABLE:	No		
ASBESTOS TYPE:	Assumed				
DISTURBANCE POTENTIAL:	MODERATE	CONDITION:			
AHERA DAMAGE CATEGORY:	6 ACBM with the potential for damage				
ACCESSIBILITY:	Barely Reachable	DAMAGE REASON:			
		DAMAGE REASON:			
		DAMAGE REASON:			
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF		
COMMENTS:					

Inspector's Signature:



Date: 04/28/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24681** BUILDING ID: **5100**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Jigar Shah**  
SCHOOL NAME: **Nixon School** REVIEW DATE: **9/19/2025**  
ADDRESS: **2121 N. Keeler Avenue** IDPH LICENSE NO: **100-11255**

HOMOGENEOUS AREA: **41**  
MATERIAL DESCRIPTION: **9" x 9" Grey w/ Grey Specs VFT (Replacement Tiles)**  
MATERIAL LOCATION: **Room 001**  
MATERIAL QUANTITY: **3** MATERIAL UNITS: **SF**  
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

---

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

The RESPONSE ACTION recommendation is:

COMMENTS:

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



Date: **09/19/2025**

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (New Homogeneous Area)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	41M		
MATERIAL DESCRIPTION:	9" x 9" Grey w/ Grey Specs VFT Mastic (Replacement Tiles)		
MATERIAL LOCATION:	Room 001		
MATERIAL QUANTITY:	3	MATERIAL UNITS:	SF
MATERIAL CATEGORY:	MISC	FRIABLE:	No
ASBESTOS TYPE:	Assumed		
DISTURBANCE POTENTIAL:	LOW	CONDITION:	
AHERA DAMAGE CATEGORY:	6 ACBM with the potential for damage		
ACCESSIBILITY:	Within Reach	DAMAGE REASON:	
		DAMAGE REASON:	
		DAMAGE REASON:	
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/28/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24681** BUILDING ID: **5100**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Jigar Shah**  
SCHOOL NAME: **Nixon School** REVIEW DATE: **9/19/2025**  
ADDRESS: **2121 N. Keeler Avenue** IDPH LICENSE NO: **100-11255**

HOMOGENEOUS AREA: **41M**  
MATERIAL DESCRIPTION: **9" x 9" Grey w/ Grey Specs VFT Mastic (Replacement Tiles)**  
MATERIAL LOCATION: **Room 001**  
MATERIAL QUANTITY: **3** MATERIAL UNITS: **SF**  
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

---

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

The RESPONSE ACTION recommendation is:

COMMENTS:

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



Date: **09/19/2025**

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (New Homogeneous Area)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	42M				
MATERIAL DESCRIPTION:	9" x 9" Beige + Tan Mastic Replacement Tiles				
MATERIAL LOCATION:	Room 001				
MATERIAL QUANTITY:	3	MATERIAL UNITS:	SF		
MATERIAL CATEGORY:	MISC	FRIABLE:	No		
ASBESTOS TYPE:	Assumed				
DISTURBANCE POTENTIAL:	LOW	CONDITION:			
AHERA DAMAGE CATEGORY:	6 ACBM with the potential for damage				
ACCESSIBILITY:	Barely Reachable	DAMAGE REASON:			
		DAMAGE REASON:			
		DAMAGE REASON:			
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF		
COMMENTS:					

Inspector's Signature:



Date: 04/28/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24681** BUILDING ID: **5100**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Jigar Shah**  
SCHOOL NAME: **Nixon School** REVIEW DATE: **9/19/2025**  
ADDRESS: **2121 N. Keeler Avenue** IDPH LICENSE NO: **100-11255**

HOMOGENEOUS AREA: **42M**  
MATERIAL DESCRIPTION: **9" x 9" Beige + Tan Mastic Replacement Tiles**  
MATERIAL LOCATION: **Room 001**  
MATERIAL QUANTITY: **3** MATERIAL UNITS: **SF**  
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

---

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

The RESPONSE ACTION recommendation is:

COMMENTS:

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



Date: **09/19/2025**

# Chicago Public Schools

Specialty Consulting, Inc.  
2025 AHERA REINSPECTION

## Inspector Assessment Form (New Homogeneous Area)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24681** BUILDING ID: **5100**  
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **Esteban Nunez**  
SCHOOL NAME: **Nixon School** INSPECTION DATE: **4/28/2025**  
ADDRESS: **2121 N. Keeler Avenue** IDPH LICENSE NO: **100-11255**

---

### INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA: **39M**

MATERIAL DESCRIPTION: **12" x 12" Beige + Tan VFT Mastic (Replacement)**

MATERIAL LOCATION: **2nd Floor Corridor - 1912 Bldg.  
1st Floor Corridor**

MATERIAL QUANTITY: **40** MATERIAL UNITS: **SF**

MATERIAL CATEGORY: **MISC** FRIABLE: **No**

ASBESTOS TYPE: **Assumed**

DISTURBANCE POTENTIAL: **LOW** CONDITION:

AHERA DAMAGE CATEGORY: **6 ACBM with the potential for damage**

ACCESSIBILITY: **Barely Reachable** DAMAGE REASON:  
DAMAGE REASON:  
DAMAGE REASON:

DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **04/28/2025**

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jigar Shah		
SCHOOL NAME:	Nixon School	REVIEW DATE:	9/19/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

HOMOGENEOUS AREA: 39M

MATERIAL DESCRIPTION: 12" x 12" Beige + Tan VFT Mastic (Replacement)

MATERIAL LOCATION: 2nd Floor Corridor - 1912 Bldg.  
1st Floor Corridor

MATERIAL QUANTITY:	40	MATERIAL UNITS:	SF
--------------------	----	-----------------	----

DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF
------------------	---	---------------	----

---

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

The RESPONSE ACTION recommendation is:

COMMENTS:

Management Planner's Signature: Jigar Shah Date: 09/19/2025



# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Inspector Assessment Form (New Homogeneous Area)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	37		
MATERIAL DESCRIPTION:	12" x 12" Cream w/ Light beige specs VFT + Mastic		
MATERIAL LOCATION:	2nd Floor Corridor - 1912 Building		
MATERIAL QUANTITY:	800	MATERIAL UNITS:	SF
MATERIAL CATEGORY:	MISC	FRIABLE:	No
ASBESTOS TYPE:	Assumed		
DISTURBANCE POTENTIAL:	LOW	CONDITION:	
AHERA DAMAGE CATEGORY:	6 ACBM with the potential for damage		
ACCESSIBILITY:	Barely Reachable	DAMAGE REASON:	
		DAMAGE REASON:	
		DAMAGE REASON:	
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/28/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24681** BUILDING ID: **5100**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Jigar Shah**  
SCHOOL NAME: **Nixon School** REVIEW DATE: **9/19/2025**  
ADDRESS: **2121 N. Keeler Avenue** IDPH LICENSE NO: **100-11255**

HOMOGENEOUS AREA: **37**  
MATERIAL DESCRIPTION: **12" x 12" Cream w/ Light beige specs VFT + Mastic**  
MATERIAL LOCATION: **2nd Floor Corridor - 1912 Building**  
MATERIAL QUANTITY: **800** MATERIAL UNITS: **SF**  
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

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COMMENTS:

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



Date: **09/19/2025**

# Chicago Public Schools

Specialty Consulting, Inc.  
2025 AHERA REINSPECTION

## Inspector Assessment Form (New Homogeneous Area)

LEA NAME: **Chicago Public Schools**      UNIT NUMBER: **24681**      BUILDING ID: **5100**  
CITY/STATE: **Chicago, Illinois**      AHERA INSPECTOR: **Esteban Nunez**  
SCHOOL NAME: **Nixon School**      INSPECTION DATE: **4/28/2025**  
ADDRESS: **2121 N. Keeler Avenue**      IDPH LICENSE NO: **100-11255**

---

### INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA: **38M**  
MATERIAL DESCRIPTION: **Wood Look Vinyl Flooring Mastic**  
MATERIAL LOCATION: **Gym (303)**  
MATERIAL QUANTITY: **3300**      MATERIAL UNITS: **SF**  
MATERIAL CATEGORY: **MISC**      FRIABLE: **No**  
ASBESTOS TYPE: **Assumed**  
DISTURBANCE POTENTIAL: **LOW**      CONDITION:  
AHERA DAMAGE CATEGORY: **6 ACBM with the potential for damage**  
ACCESSIBILITY: **Barely Reachable**      DAMAGE REASON:  
DAMAGE QUANTITY: **0**      DAMAGE REASON:  
DAMAGE UNITS: **SF**  
COMMENTS:

Inspector's Signature:



Date: **04/28/2025**

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24681** BUILDING ID: **5100**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Jigar Shah**  
SCHOOL NAME: **Nixon School** REVIEW DATE: **9/19/2025**  
ADDRESS: **2121 N. Keeler Avenue** IDPH LICENSE NO: **100-11255**

HOMOGENEOUS AREA: **38M**  
MATERIAL DESCRIPTION: **Wood Look Vinyl Flooring Mastic**  
MATERIAL LOCATION: **Gym (303)**  
MATERIAL QUANTITY: **3300** MATERIAL UNITS: **SF**  
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

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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: **09/19/2025**

# Chicago Public Schools

Specialty Consulting, Inc.  
2025 AHERA REINSPECTION

## Inspector Assessment Form (New Homogeneous Area)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24681** BUILDING ID: **5100**  
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **Esteban Nunez**  
SCHOOL NAME: **Nixon School** INSPECTION DATE: **4/28/2025**  
ADDRESS: **2121 N. Keeler Avenue** IDPH LICENSE NO: **100-11255**

---

### INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA: **36**  
MATERIAL DESCRIPTION: **12" x 12" Beige + Tan VFT**  
MATERIAL LOCATION: **Teachers Room Toilet - 2nd Floor 1912 Bldg.**  
MATERIAL QUANTITY: **1640** MATERIAL UNITS: **SF**  
MATERIAL CATEGORY: **MISC** FRIABLE: **No**  
ASBESTOS TYPE: **Assumed**  
DISTURBANCE POTENTIAL: **MODERATE** CONDITION:  
AHERA DAMAGE CATEGORY: **6 ACBM with the potential for damage**  
ACCESSIBILITY: **Barely Reachable** DAMAGE REASON:  
DAMAGE QUANTITY: **0** DAMAGE REASON:  
DAMAGE UNITS: **SF**  
COMMENTS:

Inspector's Signature:



Date: **04/28/2025**

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24681** BUILDING ID: **5100**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Jigar Shah**  
SCHOOL NAME: **Nixon School** REVIEW DATE: **9/19/2025**  
ADDRESS: **2121 N. Keeler Avenue** IDPH LICENSE NO: **100-11255**

HOMOGENEOUS AREA: **36**  
MATERIAL DESCRIPTION: **12" x 12" Beige + Tan VFT**  
MATERIAL LOCATION: **Teachers Room Toilet - 2nd Floor 1912 Bldg.**  
MATERIAL QUANTITY: **1640** MATERIAL UNITS: **SF**  
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

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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: **09/19/2025**

# Chicago Public Schools

Specialty Consulting, Inc.  
2025 AHERA REINSPECTION

## Inspector Assessment Form (New Homogeneous Area)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24681** BUILDING ID: **5100**  
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **Esteban Nunez**  
SCHOOL NAME: **Nixon School** INSPECTION DATE: **4/28/2025**  
ADDRESS: **2121 N. Keeler Avenue** IDPH LICENSE NO: **100-11255**

---

### INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA: **40M**  
MATERIAL DESCRIPTION: **9" x 9" Light Grey Streaks VFT Mastic (Replacement)**  
MATERIAL LOCATION: **Room 001**  
MATERIAL QUANTITY: **4** MATERIAL UNITS: **SF**  
MATERIAL CATEGORY: **MISC** FRIABLE: **No**  
ASBESTOS TYPE: **Assumed**  
DISTURBANCE POTENTIAL: **LOW** CONDITION:  
AHERA DAMAGE CATEGORY: **6 ACBM with the potential for damage**  
ACCESSIBILITY: **Barely Reachable** DAMAGE REASON:  
DAMAGE QUANTITY: **0** DAMAGE REASON:  
DAMAGE UNITS: **SF**  
COMMENTS:

Inspector's Signature:



Date: **04/28/2025**

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24681** BUILDING ID: **5100**  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Jigar Shah**  
SCHOOL NAME: **Nixon School** REVIEW DATE: **9/19/2025**  
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HOMOGENEOUS AREA: **40M**  
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MATERIAL LOCATION: **Room 001**  
MATERIAL QUANTITY: **4** MATERIAL UNITS: **SF**  
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COMMENTS:

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



Date: **09/19/2025**



# Chicago Public Schools

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### Inspector Assessment Form (New Homogeneous Area)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24681	BUILDING ID:	5100
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	37M		
MATERIAL DESCRIPTION:	12" x 12" Cream w/ Light Beige Specs VFT + Mastic		
MATERIAL LOCATION:	2nd Floor Corridor - 1912 Bldg..		
MATERIAL QUANTITY:	800	MATERIAL UNITS:	SF
MATERIAL CATEGORY:	MISC	FRIABLE:	No
ASBESTOS TYPE:	Assumed		
DISTURBANCE POTENTIAL:	LOW	CONDITION:	
AHERA DAMAGE CATEGORY:	6 ACBM with the potential for damage		
ACCESSIBILITY:	Barely Reachable	DAMAGE REASON:	
		DAMAGE REASON:	
		DAMAGE REASON:	
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/28/2025

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MATERIAL QUANTITY: **800** MATERIAL UNITS: **SF**  
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

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CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Esteban Nunez		
SCHOOL NAME:	Nixon School	INSPECTION DATE:	4/28/2025		
ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	38		
MATERIAL DESCRIPTION:	Wood Look Vinyl Flooring		
MATERIAL LOCATION:	Gym (303)		
MATERIAL QUANTITY:	3300	MATERIAL UNITS:	SF
MATERIAL CATEGORY:	MISC	FRIABLE:	No
ASBESTOS TYPE:	Assumed		
DISTURBANCE POTENTIAL:	LOW	CONDITION:	
AHERA DAMAGE CATEGORY:	6 ACBM with the potential for damage		
ACCESSIBILITY:	Barely Reachable	DAMAGE REASON:	
		DAMAGE REASON:	
		DAMAGE REASON:	
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/28/2025

# Chicago Public Schools

## Specialty Consulting, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

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CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Jigar Shah**  
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ADDRESS: **2121 N. Keeler Avenue** IDPH LICENSE NO: **100-11255**

HOMOGENEOUS AREA: **38**  
MATERIAL DESCRIPTION: **Wood Look Vinyl Flooring**  
MATERIAL LOCATION: **Gym (303)**  
MATERIAL QUANTITY: **3300** MATERIAL UNITS: **SF**  
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

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COMMENTS:

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Date: **09/19/2025**

# Chicago Public Schools

Specialty Consulting, Inc.  
2025 AHERA REINSPECTION

## Inspector Assessment Form (New Homogeneous Area)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24681** BUILDING ID: **5100**  
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **Esteban Nunez**  
SCHOOL NAME: **Nixon School** INSPECTION DATE: **4/28/2025**  
ADDRESS: **2121 N. Keeler Avenue** IDPH LICENSE NO: **100-11255**

---

### INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA: **40**  
MATERIAL DESCRIPTION: **9" x 9" Light Grey Streaks VFT (Replacement Tiles)**  
MATERIAL LOCATION: **Room 001**  
MATERIAL QUANTITY: **4** MATERIAL UNITS: **SF**  
MATERIAL CATEGORY: **MISC** FRIABLE: **No**  
ASBESTOS TYPE: **Assumed**  
DISTURBANCE POTENTIAL: **MODERATE** CONDITION:  
AHERA DAMAGE CATEGORY: **6 ACBM with the potential for damage**  
ACCESSIBILITY: **Barely Reachable** DAMAGE REASON:  
DAMAGE QUANTITY: **0** DAMAGE REASON:  
DAMAGE UNITS: **SF**  
COMMENTS:

Inspector's Signature:



Date: **04/28/2025**

# Chicago Public Schools

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### Management Planner Review Form

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MATERIAL DESCRIPTION: **9" x 9" Light Grey Streaks VFT (Replacement Tiles)**  
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DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

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ADDRESS:	2121 N. Keeler Avenue	IDPH LICENSE NO:	100-11255		

---

### INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	42		
MATERIAL DESCRIPTION:	9" x 9" Beige + Tan VFT Replacement Tiles		
MATERIAL LOCATION:	Room 001		
MATERIAL QUANTITY:	3	MATERIAL UNITS:	SF
MATERIAL CATEGORY:	MISC	FRIABLE:	No
ASBESTOS TYPE:	Assumed		
DISTURBANCE POTENTIAL:	MODERATE	CONDITION:	
AHERA DAMAGE CATEGORY:	6 ACBM with the potential for damage		
ACCESSIBILITY:	Barely Reachable	DAMAGE REASON:	
		DAMAGE REASON:	
		DAMAGE REASON:	
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/28/2025

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HOMOGENEOUS AREA: **42**  
MATERIAL DESCRIPTION: **9" x 9" Beige + Tan VFT Replacement Tiles**  
MATERIAL LOCATION: **Room 001**  
MATERIAL QUANTITY: **3** MATERIAL UNITS: **SF**  
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

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SCHOOL NAME: **Nixon School** INSPECTION DATE: **4/28/2025**  
ADDRESS: **2121 N. Keeler Avenue** IDPH LICENSE NO: **100-11255**

---

### INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA: **36M**  
MATERIAL DESCRIPTION: **12" x 12" Beige + Tan VFT Mastic**  
MATERIAL LOCATION: **Teachers Room Toilet - 2nd Floor 1912 Building Room 105 Main Office, Principals office, office toilet**  
MATERIAL QUANTITY: **1640** MATERIAL UNITS: **SF**  
MATERIAL CATEGORY: **MISC** FRIABLE: **No**  
ASBESTOS TYPE: **Assumed**  
DISTURBANCE POTENTIAL: **LOW** CONDITION:  
AHERA DAMAGE CATEGORY: **6 ACBM with the potential for damage**  
ACCESSIBILITY: **Barely Reachable** DAMAGE REASON:  
DAMAGE QUANTITY: **0** DAMAGE REASON:  
DAMAGE UNITS: **SF**  
COMMENTS:

Inspector's Signature:



Date: **04/28/2025**

# Chicago Public Schools

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### Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24681** BUILDING ID: **5100**  
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SCHOOL NAME: **Nixon School** REVIEW DATE: **9/19/2025**  
ADDRESS: **2121 N. Keeler Avenue** IDPH LICENSE NO: **100-11255**

HOMOGENEOUS AREA: **36M**  
MATERIAL DESCRIPTION: **12" x 12" Beige + Tan VFT Mastic**  
MATERIAL LOCATION: **Teachers Room Toilet - 2nd Floor 1912 Building Room 105 Main Office, Principals office, office toilet**  
MATERIAL QUANTITY: **1640** MATERIAL UNITS: **SF**  
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

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The RESPONSE ACTION recommendation is:

COMMENTS:

Management Planner's Signature: Jigar Shah Date: 09/19/2025

# APPENDIX B

## Inspector and Management Planner Licenses

---

# CERTIFICATE OF ACHIEVEMENT ASBESTOS ABATEMENT

Accredited by the Illinois Department of Public Health

This is to certify that ESTEBAN NUNEZ  
has completed the ASBESTOS INSPECTOR'S REFRESHER course and successfully passed the  
examination on 01/15/2022 with a minimum score of 70% or better. Training was in accordance  
with U.S. E.P.A. 40 CFR 763 Subpart E, Appendix C, Asbestos Containing Materials in Schools:  
Model Accreditation Plan, TSCA II, Authorized by both AHERA & ASHARA.



Environmental &  
Occupational Services

37 S Ashland Ave, Chicago, IL 60607 • [www.public-health-safety.com](http://www.public-health-safety.com)

01/15/2022  
Course Dates:

01/15/2023  
Expires:

2201BIR16  
Certificate Number:

**Director of Training**  
**Nicholas J. Peneff**  
**Doctor of Public Health**

Phone: 312-491-0081

**FORM # A-010B**



525-535 West Jefferson Street • Springfield, Illinois 62761

**ESTEBAN NUNEZ**  
2942 W VAN BUREN ST  
CHICAGO, IL 60612

2/28/2022



**ASBESTOS  
PROFESSIONAL  
LICENSE**

ID NUMBER  
**100 - 11255**

ISSUED  
**2/28/2022**

EXPIRES  
**05/15/2023**

**ESTEBAN NUNEZ**  
2942 W VAN BUREN ST  
CHICAGO, IL 60612

Environmental Health



ASBESTOS PROFESSIONAL LICENSE ID NUMBER: 11255

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Front of License

Back of License

IDPH ILLINOIS DEPARTMENT OF PUBLIC HEALTH PROTECTING HEALTH. IMPROVING LIVES			ASBESTOS PROFESSIONAL LICENSE	ENDORSEMENTS	TC EXPIRES
ID NUMBER	ISSUED	EXPIRES		INSPECTOR	1/15/2023
100 - 11255	2/28/2022	05/15/2023		PROJECT MANAGER	9/11/2022
<b>ESTEBAN NUNEZ</b> 2942 W VAN BUREN ST CHICAGO, IL 60612 Environmental Health				AIR SAMPLING PROFESSIONAL	
<b>Alteration of this license shall result in legal action</b> This license issued under authority of the State of Illinois Department of Public Health This license is valid only when accompanied by a valid training course certificate.					

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

Our WEB address is: [dph.illinois.gov/topics-services/environmental-health-protection/asbestos](http://dph.illinois.gov/topics-services/environmental-health-protection/asbestos)  
EMAIL Address: [dph.asbestos@illinois.gov](mailto:dph.asbestos@illinois.gov)

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# CERTIFICATE OF ACHIEVEMENT ASBESTOS ABATEMENT

Accredited by the Illinois Department of Public Health

This is to certify that ESTEBAN NUNEZ  
has completed the ASBESTOS INSPECTOR'S REFRESHER course and successfully passed the  
examination on 01/28/2023 with a minimum score of 70% or better. Training was in accordance  
with U.S. E.P.A. 40 CFR 763 Subpart E, Appendix C, Asbestos Containing Materials in Schools:  
Model Accreditation Plan, TSCA II, Authorized by both AHERA & ASHARA.

01/28/2023

Course Dates:

01/28/2024

Expires:

2301BIR27

Certificate Number:



Environmental &  
Occupational Services

37 S Ashland Ave, Chicago, IL 60607 • [www.public-health-safety.com](http://www.public-health-safety.com)

Director of Training

Nicholas J. Peneff

Doctor of Public Health

Phone: 312-491-0081

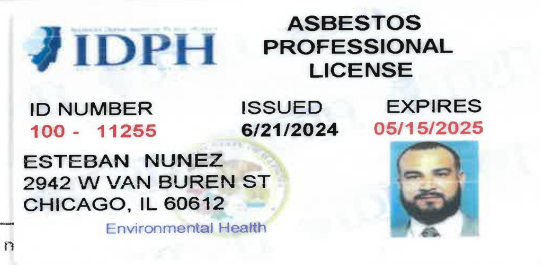
FORM # A-010B



525-535 West Jefferson Street • Springfield, Illinois

**ESTEBAN NUNEZ**  
2942 W VAN BUREN ST  
CHICAGO, IL 60612

6/21/2024





ASBESTOS PROFESSIONAL LICENSE ID NUMBER: 11255

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ASBESTOS PROFESSIONAL LICENSE			ENDORSEMENTS	TC EXPIRES
	<b>ID NUMBER</b> 100 - 11255	<b>ISSUED</b> 6/21/2024	INSPECTOR	2/23/2025
<b>ESTEBAN NUNEZ</b> 2942 W VAN BUREN ST CHICAGO, IL 60612 Environmental Health		<b>EXPIRES</b> 05/15/2025	PROJECT MANAGER AIR SAMPLING PROFESSIONAL	1/15/2025
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EMAIL Address: [dph.asbestos@illinois.gov](mailto:dph.asbestos@illinois.gov)

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# CERTIFICATE OF ACHIEVEMENT

## ASBESTOS ABATEMENT

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Model Accreditation Plan, TSCA II, Authorized by both AHERA & ASHARA.



37 S Ashland Ave, Chicago, IL 60607 • [www.public-health-safety.com](http://www.public-health-safety.com)

02/23/2024

Course Dates:

02/23/2025

Expires:

2402BIR06

Certificate Number:

A handwritten signature in black ink, appearing to read "N. Peneff".

Director of Training

Nicholas J. Peneff

Doctor of Public Health

Phone: 312-491-0081

FORM # A-010B





525-535 West Jefferson Street • Springfield, IL

**ESTEBAN NUNEZ**  
2942 W VAN BUREN ST  
CHICAGO, IL 60612



ID NUMBER 100 - 11255 ISSUED 4/30/2025 EXPIRES 05/15/2026

4/30/2  
**ESTEBAN NUNEZ**  
2942 W VAN BUREN ST  
CHICAGO, IL 60612

Environmental Health



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IDPH ILLINOIS DEPARTMENT OF PUBLIC HEALTH PROTECTION OF THE ENVIRONMENT		ASBESTOS PROFESSIONAL LICENSE		ENDORSEMENTS	TC EXPIRES
ID NUMBER 100 - 11255	ISSUED 4/30/2025	EXPIRES 05/15/2026		INSPECTOR	3/19/2026
<b>ESTEBAN NUNEZ</b> 2942 W VAN BUREN ST CHICAGO, IL 60612 Environmental Health				PROJECT MANAGER AIR SAMPLING PROFESSIONAL	9/14/2025
<b>Alteration of this license shall result in legal action</b> 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.					

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EMAIL Address: [dph.asbestos@illinois.gov](mailto:dph.asbestos@illinois.gov)

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# CERTIFICATE OF ACHIEVEMENT ASBESTOS ABATEMENT

Accredited by the Illinois Department of Public Health

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examination on 03/19/2025 with a minimum score of 70% or better. Training was in accordance  
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Model Accreditation Plan, TSCA II, Authorized by both AHERA & ASHARA.



37 S Ashland Ave, Chicago, IL 60607 • [www.public-health-safety.com](http://www.public-health-safety.com)

03/19/2025

Course Dates:

03/19/2026

Expires:

2503BIR05

Certificate Number:

A handwritten signature in black ink, appearing to read "N. Peneff".

Director of Training

Nicholas J. Peneff

Doctor of Public Health

Phone: 312-491-0081

FORM # A-010B



525-535 West Jefferson Street • Springfield, Illinois 62761-0001 • [www.dph.illinois.gov](http://www.dph.illinois.gov)

JIGAR M SHAH  
2942 W VAN BUREN ST  
CHICAGO, IL 60612

6/9/2025

ASBESTOS PROFESSIONAL LICENSE ID NUMBER: 07342

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ASBESTOS PROFESSIONAL LICENSE			ENDORSEMENTS	TC EXPIRES
	ID NUMBER	ISSUED	INSPECTOR	3/7/2026
<b>100 - 07342</b>	<b>6/9/2025</b>	<b>EXPIRES</b>	PROJECT DESIGNER	1/27/2026
<b>JIGAR M SHAH</b> 2942 W VAN BUREN ST CHICAGO, IL 60612 <i>Environmental Health</i>			MANAGEMENT PLANNER	3/7/2026
			PROJECT MANAGER	4/7/2026
			AIR SAMPLING PROFESSIONAL	
			<b>Alteration of this license shall result in legal action</b> This license issued under authority of the State of Illinois Department of Public Health This license is valid only when accompanied by a valid training course certificate.	

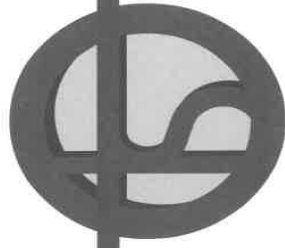
If you have any questions or need further assistance, contact the Asbestos Program at (217)782-3517 or fax (217)785-5897.

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EMAIL Address: [dph.asbestos@illinois.gov](mailto:dph.asbestos@illinois.gov)

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(630) 655-3900 | [www.otssafety.com](http://www.otssafety.com)

2023



OCCUPATIONAL TRAINING & SUPPLY, INC.

# Asbestos Management Planner Refresher

Occupational Training & Supply, Inc. certifies that

**Jigar Shah**

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

Course Date: 2/23/2023

Exam Date: 2/23/2023

Expiration Date: 2/23/2024

Certificate Number: MPR2302230560

Kathy DeSalvo, Director





OCCUPATIONAL TRAINING & SUPPLY, INC.

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Course Date: 3/9/2022

Exam Date: 3/9/2022

Expiration Date: 3/9/2023

Certificate Number: MPR2203090714

---

Kathy DeSalvo, Director



OCCUPATIONAL TRAINING & SUPPLY, INC.

# Asbestos Building Inspector Refresher

Occupational Training & Supply, Inc. certifies that

**Jigar Shah**

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

Course Date: 3/9/2022

Exam Date: 3/9/2022

Expiration Date: 3/9/2023

Certificate Number: BIR2203090705

---

Kathy DeSalvo, Director



525-535 West Jefferson Street • Springfield, Illinois 62761



**ASBESTOS  
PROFESSIONAL  
LICENSE**

ID NUMBER  
**100 - 07342**

ISSUED  
**4/1/2022**

EXPIRES  
**05/15/2023**

**JIGAR M SHAH**  
2942 W VAN BUREN ST  
CHICAGO, IL 60612

Environmental Health



**JIGAR M SHAH**  
2942 W VAN BUREN ST  
CHICAGO, IL 60612

4/1/2022

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ASBESTOS PROFESSIONAL LICENSE			ENDORSEMENTS	TC EXPIRES
	ID NUMBER	ISSUED	INSPECTOR	3/9/2023
100 - 07342	4/1/2022	EXPIRES	PROJECT DESIGNER	3/24/2023
JIGAR M SHAH		05/15/2023	MANAGEMENT PLANNER	3/9/2023
2942 W VAN BUREN ST			PROJECT MANAGER	3/2/2023
CHICAGO, IL 60612			AIR SAMPLING PROFESSIONAL	
Environmental Health			<b>Alteration of this license shall result in legal action</b> 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.	

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**ASBESTOS  
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LICENSE**

ID NUMBER  
**100 - 07342**

ISSUED  
**4/8/2024**

EXPIRES  
**05/15/2025**

**JIGAR M SHAH**  
2942 W VAN BUREN ST  
CHICAGO, IL 60612

Environmental Health



**JIGAR M SHAH**  
2942 W VAN BUREN ST  
CHICAGO, IL 60612

4/8/2024

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ASBESTOS PROFESSIONAL LICENSE			ENDORSEMENTS	TC EXPIRES
ID NUMBER	ISSUED	EXPIRES	INSPECTOR	3/8/2025
100 - 07342	4/8/2024	05/15/2025	PROJECT DESIGNER	3/7/2025
<b>JIGAR M SHAH</b> 2942 W VAN BUREN ST CHICAGO, IL 60612 Environmental Health 			MANAGEMENT PLANNER	3/8/2025
			PROJECT MANAGER	3/25/2024
			AIR SAMPLING PROFESSIONAL	
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2024

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Course Date: 3/8/2024

Exam Date: 3/8/2024

Expiration Date: 3/8/2025

Certificate Number: MPR2403081126

Course Credit Hours: MPR 4 Hours

Kristina Miczek, Training Manager



**OCCUPATIONAL TRAINING & SUPPLY, INC.**

**2025**

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Course Date: 3/7/2025

Exam Date: 3/7/2025

Expiration Date: 3/7/2026

Certificate Number: MPR2503070948

Course Credit Hours: MPR 4 Hours

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Kristina Miczek, Training Manager

# APPENDIX C

## Laboratory Accreditations

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# APPENDIX D

## Laboratory Results

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# APPENDIX E

## Chain of Custody Forms

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## Three-Year Reinspection Key to Terms

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