

**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: 14-016-2990-3507
SCHOOL NAME: O'Toole School, Modular
ADDRESS OF SCHOOL: 6550 S. Seely
CITY: Chicago, IL, 60636

DATE LAST THREE YEAR REINSPECTION WAS COMPLETED 6/23/2022

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

SECTION II (Please type or print)

PLEASE COMPLETE THE FOLLOWING FOR YOUR THREE YEAR REINSPECTION:

DATE REINSPECTION COMPLETED: 5/22/2025 ENROLLMENT 318
IDPH INSPECTOR LICENSE NUMBER: 100-21040
IDPH LICENSED INSPECTOR NAME (Please Print): Josh Herman
IDPH MP LICENSE NUMBER: 100-00349
IDPH LICENSED MANAGEMENT PLANNER NAME (Please Print): James Tuinenga

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


Signature of Designated Person

6/19/2025
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

O'Toole School, Modular

6550 S. Seely
Chicago, IL, 60636

Unit: 24801
Building ID: 5230 Modular

IDPH ID Number: 14-016-2990-3507

REPORT DATE:

Thursday, June 19, 2025

Prepared for:

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

Prepared by:

TEM Environmental, Inc.

174 N. Brandon Drive

Glendale Heights, IL, 60139

Phone 630-790-0880

Fax 630-790-0882

DO NOT REMOVE FROM SCHOOL
REQUIRED BY FEDERAL LAW

06/18/2025

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

Re: Chicago Public Schools - 2025 Three-Year Reinspections

Dear Mr. Culbertson:

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

School District: 299 Unit: 24801 Region: 05 IDPH ID: 14-016-2990-3507

School: O'Toole School, Modular Building ID: 5230 Modular

Address: 6550 S. Seely
Chicago, IL, 60636

Building Contact: Contact Phone:

Current Building Owners: Chicago Public Schools

Reinspection Date: 5/22/2025

Review Date: 06/18/2025

Inspector: Josh Herman Inspector IDPH License: 100-21040
Management Planner: James Tuinenga Management Planner IDPH License: 100-00349

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

Sincerely,
TEM Environmental, Inc.



James Tuinenga
100-00349

Environmental Notification to Occupants

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

RE: O'Toole School, Modular, Unit 24801
6550 S. Seely
Chicago, IL, 60636

Dear Faculty, Staff and Parents,

This letter is to notify you that the 2025 asbestos three year re-inspection has been completed at O'Toole School, Modular , 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 O'Toole School, Modular, 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:	O'Toole School, Modular	Unit: 24801	Region: 05
Address:	6550 S. Seely	Chicago, IL, 60636	
IDPH ID:	14-016-2990-3507	Building ID: 5230 Modular	
Contact:		Phone:	

2. Description of Facility

Original Construction:	Additional Construction:
Total Square Footage:	No of Floors:
Current Occupancy: 318	

3. LEA Designated Person

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

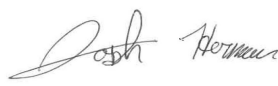
4. Managing Environmental Consultant

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

5. Inspector

Inspector Name: Josh Herman

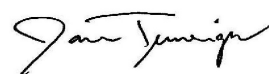
Inspector IDPH license # 100-21040
Reinspection Date: 5/22/2025

Signature: 
Date: 5/22/2025

6. Management Planner

Management Planner Name: James Tuinenga

Management Planner IDPH license # 100-00349

Signature: 
Date: 06/18/2025

7. Review Date: 06/18/2025

8. LEA Designated Person's Acknowledgement

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

Signature:



Date: 6/19/2025

Name: Richard J.Schleyer

II. EXECUTIVE SUMMARY

TEM Environmental, Inc. was retained by the Chicago Public Schools (CPS) to perform a three-year asbestos reinspection of the O'Toole School, Modular. 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 5230 Modular:

NEW

Newly Installed Suspect ACM

B. The following new homogenous areas have been identified for Building 5230 Modular:

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:

04	12"x12" Blue Floor Tile
06	Baseboard
07	Baseboard Mastic
10	12"x12" Beige Floor Tile
11	12"x12" Beige Floor Tile Mastic
12	12"x12" Brown Floor Tile
NEW	Newly Installed Suspect ACM

The following areas were deemed to be inaccessible:

05	12"x12" Blue Floor Tile Mastic
07	Baseboard Mastic
11	12"x12" Beige Floor Tile Mastic
13	12"x12" Brown Floor Tile Mastic

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

This reinspection was conducted by Josh Herman, IDPH License # 100-21040. The Management Plan was updated by James Tuinenga, IDPH License # 100-00349. Inspector and Management Planner Licenses are included in Appendix B.

III. METHODOLOGY

Tasks performed on-site included the following:

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

IV. ABATEMENT HISTORY

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

Abatement Dates:

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 O'Toole School, Modular Building 5230 Modular Three-Year reinspection has been completed and response actions have been recommended for both friable and non-friable ACBM. A timely execution of the response actions recommended will enable the LEA and the Designated Person(s) to effectively manage the existing ACBM.

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

Table I
Inspector's Reinspection Findings

Chicago Public Schools

School O'Toole School, Modular **Unit** 24801 **Building ID** 5230 Modular
Address 6550 S. Seely **Region** 05

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) TEM Environmental, Inc.

174 N. Brandon Drive

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

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

HA No	Material Description	Material Quantity	Material Units	Material Location	Asbestos Type	Material Category	Friable	Damage Type	Damage Quantity	Damage Units	Change in Assessment Category	Damage Category	Damage Reason	Disturbance Potential
02	2'x4' Ceiling Tiles- No ACBM			Throughout Building	NO_ACBM	MISC								
03	2'x2' Ceiling Tile- No ACBM			Stairwells	NO_ACBM	MISC								
04	12"x12" Blue Floor Tile	2,750	SF	1st Floor Corridors, 2nd Floor Girls' Restroom, and Main Office	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
05	12"x12" Blue Floor Tile Mastic	2,000	SF	1st Floor Corridors, 2nd Floor Girls' Restroom	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
06	Baseboard	2,320	LF	Throughout Building	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
07	Baseboard Mastic	2,320	LF	Throughout Building	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
08	Drywall- No ACBM			Throughout Building	NO_ACBM	MISC								
09	Tectum Panels ABATED 06/20/2011			1st Floor Classrooms	ABATED	MISC								
10	12"x12" Beige Floor Tile	6,000	SF	1st & 2nd Floor Classrooms	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
11	12"x12" Beige Floor Tile Mastic	6,000	SF	1st & 2nd Floor Classrooms	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
12	12"x12" Brown Floor Tile	2,750	SF	2nd Floor Corridor	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
13	12"x12" Brown Floor Tile Mastic	2,750	SF	2nd Floor Corridor	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
B	Fittings on Fiberglass Pipe Insulation	15	LF	Boys' and Girls' Toilet (Pipe Chase) and Janitor's Closet	CHR	TSI	Y	NONE	0		No	ACBM with the potential for damage		LOW
NEW	Newly Installed Suspect ACM			Installed After Implementation of Management Plan and After Renovations	ASSUMED	MISC		UNKNO WN			Yes	ACBM with the potential for damage		LOW

Chicago Public Schools

School O'Toole School, Modular **Unit** 24801 **Building ID** 5230 Modular
Address 6550 S. Seely **Region** 05

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) TEM Environmental, Inc.

174 N. Brandon Drive

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

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

Reinspection Date 5/22/2025

Inspector Name Josh Herman

100-21040

5/15/2026

Inspector's IDPH License Number / Expiration Date

Inspector's Comments

HA Number:	Inspector Comments:
02	
03	
04	
05	
06	
07	
08	
09	
10	
11	
12	
13	
B	
NEW	

Table II

Management Planner's Review

Chicago Public Schools

School O'Toole School, Modular

Unit 24801

Building ID 5230 Modular

Address 6550 S. Seely

Chicago, IL, 60636

Region 05

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) TEM Environmental, Inc.

174 N. Brandon Drive

Phone: 630-790-0880

Fax: 630-790-0882

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

HA Num	Material Description	Material Quantity	Material Units	Material Location	Asbestos Type	Material Category	Friable	Damage Quantity	Damage Units	Damage Category	Response
02	2'x4' Ceiling Tiles- No ACBM			Throughout Building	No ACBM	MISC					
03	2'x2' Ceiling Tile- No ACBM			Stairwells	No ACBM	MISC					
04	12"x12" Blue Floor Tile	2,750	SF	1st Floor Corridors, 2nd Floor Girls' Restroom, and Main Office	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
05	12"x12" Blue Floor Tile Mastic	2,000	SF	1st Floor Corridors, 2nd Floor Girls' Restroom	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
06	Baseboard	2,320	LF	Throughout Building	Assumed	MISC	No	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
07	Baseboard Mastic	2,320	LF	Throughout Building	Assumed	MISC	No	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
08	Drywall- No ACBM			Throughout Building	No ACBM	MISC					
09	Tectum Panels ABATED 06/20/2011			1st Floor Classrooms	Abated	MISC					
10	12"x12" Beige Floor Tile	6,000	SF	1st & 2nd Floor Classrooms	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
11	12"x12" Beige Floor Tile Mastic	6,000	SF	1st & 2nd Floor Classrooms	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
12	12"x12" Brown Floor Tile	2,750	SF	2nd Floor Corridor	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
13	12"x12" Brown Floor Tile Mastic	2,750	SF	2nd Floor Corridor	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
B	Fittings on Fiberglass Pipe Insulation	15	LF	Boys' and Girls' Toilet (Pipe Chase) and Janitor's Closet	Chrysotile	TSI	Yes	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
NEW	Newly Installed Suspect ACM			Installed After Implementation of Management Plan and After Renovations	Assumed	MISC				6 ACBM with the potential for damage	Follow O&M Plan

Chicago Public Schools

School O'Toole School, Modular

Unit 24801

Building ID 5230 Modular

Address 6550 S. Seely

Chicago, IL, 60636

Region 05

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) TEM Environmental, Inc.

174 N. Brandon Drive

Phone: 630-790-0880

Fax: 630-790-0882

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

Review Date	6/18/2025
Manager Planner Name	James Tuinenga
100-00349	5/15/2026
Manager IDPH License No/Expiration	

HA Number	Management Comments
02	
03	
04	
05	
06	
07	
08	
09	
10	
11	
12	
13	
B	
NEW	

APPENDIX A

Assessment Sheets, Drawings and Photos

Chicago Public Schools

TEM Environmental, Inc.

2025 AHERA REINSPECTION

Chicago Public Schools

TEM Environmental, Inc.

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24801	BUILDING ID:	5230 Modular
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O'Toole School, Modular	INSPECTION DATE:	5/22/2025		
ADDRESS:	6550 S. Seely	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	02	
MATERIAL DESCRIPTION:	2'x4' Ceiling Tiles- No ACBM	
HISTORICAL AHERA DAMAGE CATEGORY		
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:		
ASBESTOS TYPE:	No ACBM	FRIABLE:

RESULTS OF REINSPECTION AND REASSESSMENT

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

The current AHERA DAMAGE CATEGORY is determined to be .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: Throughout Building

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 05/22/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24801	BUILDING ID:	5230 Modular
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O'Toole School, Modular	REVIEW DATE:	6/18/2025		
ADDRESS:	6550 S. Seely	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 02

MATERIAL DESCRIPTION: 2'x4' Ceiling Tiles- No ACBM

MATERIAL LOCATION: Throughout Building

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

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

The RESPONSE ACTION recommendation is:

Comments:

Management Planner's Signature: _____



Date: 06/18/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24801	BUILDING ID:	5230 Modular
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O'Toole School, Modular	INSPECTION DATE:	5/22/2025		
ADDRESS:	6550 S. Seely	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	03	
MATERIAL DESCRIPTION:	2'x2' Ceiling Tile- No ACBM	
HISTORICAL AHERA DAMAGE CATEGORY		
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:		
ASBESTOS TYPE:	No ACBM	FRIABLE:

RESULTS OF REINSPECTION AND REASSESSMENT

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

The current AHERA DAMAGE CATEGORY is determined to be .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: Stairwells

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 05/22/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24801	BUILDING ID:	5230 Modular
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O'Toole School, Modular	REVIEW DATE:	6/18/2025		
ADDRESS:	6550 S. Seely	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 03

MATERIAL DESCRIPTION: 2'x2' Ceiling Tile- No ACBM

MATERIAL LOCATION: Stairwells

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

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

The RESPONSE ACTION recommendation is:

Comments:

Management Planner's Signature: _____



Date: 06/18/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24801	BUILDING ID:	5230 Modular
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O'Toole School, Modular	INSPECTION DATE:	5/22/2025		
ADDRESS:	6550 S. Seely	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	04		
MATERIAL DESCRIPTION:	12"x12" Blue Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	1st Floor Corridors, 2nd Floor Girls' Restroom, and Main Office		
MATERIAL QUANTITY:	2750	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 05/22/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24801	BUILDING ID:	5230 Modular
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O'Toole School, Modular	REVIEW DATE:	6/18/2025		
ADDRESS:	6550 S. Seely	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	04		
MATERIAL DESCRIPTION:	12"x12" Blue Floor Tile		
MATERIAL LOCATION:	1st Floor Corridors, 2nd Floor Girls' Restroom, and Main Office		
MATERIAL QUANTITY:	2750	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 06/18/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24801	BUILDING ID:	5230 Modular
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O'Toole School, Modular	INSPECTION DATE:	5/22/2025		
ADDRESS:	6550 S. Seely	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	05		
MATERIAL DESCRIPTION:	12"x12" Blue Floor Tile Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	1st Floor Corridors, 2nd Floor Girls' Restroom		
MATERIAL QUANTITY:	2000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 05/22/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24801	BUILDING ID:	5230 Modular
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O'Toole School, Modular	REVIEW DATE:	6/18/2025		
ADDRESS:	6550 S. Seely	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	05				
MATERIAL DESCRIPTION:	12"x12" Blue Floor Tile Mastic				
MATERIAL LOCATION:	1st Floor Corridors, 2nd Floor Girls' Restroom				
MATERIAL QUANTITY:	2000	MATERIAL UNITS:	SF		
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF		

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 06/18/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24801	BUILDING ID:	5230 Modular
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O'Toole School, Modular	INSPECTION DATE:	5/22/2025		
ADDRESS:	6550 S. Seely	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	06		
MATERIAL DESCRIPTION:	Baseboard		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Throughout Building		
MATERIAL QUANTITY:	2320	MATERIAL UNITS:	LF
DAMAGE QUANTITY:		DAMAGE UNITS:	LF
COMMENTS:			

Inspector's Signature:



Date: 05/22/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24801	BUILDING ID:	5230 Modular
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O'Toole School, Modular	REVIEW DATE:	6/18/2025		
ADDRESS:	6550 S. Seely	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	06		
MATERIAL DESCRIPTION:	Baseboard		
MATERIAL LOCATION:	Throughout Building		
MATERIAL QUANTITY:	2320	MATERIAL UNITS:	LF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	LF

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 06/18/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24801	BUILDING ID:	5230 Modular
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O'Toole School, Modular	INSPECTION DATE:	5/22/2025		
ADDRESS:	6550 S. Seely	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	07		
MATERIAL DESCRIPTION:	Baseboard Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Throughout Building		
MATERIAL QUANTITY:	2320	MATERIAL UNITS:	LF
DAMAGE QUANTITY:		DAMAGE UNITS:	LF
COMMENTS:			

Inspector's Signature:



Date: 05/22/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24801	BUILDING ID:	5230 Modular
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O'Toole School, Modular	REVIEW DATE:	6/18/2025		
ADDRESS:	6550 S. Seely	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	07		
MATERIAL DESCRIPTION:	Baseboard Mastic		
MATERIAL LOCATION:	Throughout Building		
MATERIAL QUANTITY:	2320	MATERIAL UNITS:	LF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	LF

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 06/18/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24801	BUILDING ID:	5230 Modular
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O'Toole School, Modular	INSPECTION DATE:	5/22/2025		
ADDRESS:	6550 S. Seely	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	08	
MATERIAL DESCRIPTION:	Drywall- No ACBM	
HISTORICAL AHERA DAMAGE CATEGORY		
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:		
ASBESTOS TYPE:	No ACBM	FRIABLE:

RESULTS OF REINSPECTION AND REASSESSMENT

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

The current AHERA DAMAGE CATEGORY is determined to be .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: Throughout Building

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 05/22/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24801	BUILDING ID:	5230 Modular
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O'Toole School, Modular	REVIEW DATE:	6/18/2025		
ADDRESS:	6550 S. Seely	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 08

MATERIAL DESCRIPTION: Drywall- No ACBM

MATERIAL LOCATION: Throughout Building

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

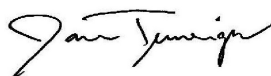
DAMAGE UNITS:

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

The RESPONSE ACTION recommendation is:

Comments:

Management Planner's Signature: _____



Date: 06/18/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24801	BUILDING ID:	5230 Modular
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O'Toole School, Modular	INSPECTION DATE:	5/22/2025		
ADDRESS:	6550 S. Seely	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	09	
MATERIAL DESCRIPTION:	Tectum Panels ABATED 06/20/2011	
HISTORICAL AHERA DAMAGE CATEGORY		
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:		
ASBESTOS TYPE:	Abated	FRIABLE:

RESULTS OF REINSPECTION AND REASSESSMENT

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

The current AHERA DAMAGE CATEGORY is determined to be .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: 1st Floor Classrooms

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 05/22/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24801	BUILDING ID:	5230 Modular
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O'Toole School, Modular	REVIEW DATE:	6/18/2025		
ADDRESS:	6550 S. Seely	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 09

MATERIAL DESCRIPTION: Tectum Panels ABATED 06/20/2011

MATERIAL LOCATION: 1st Floor Classrooms

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

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

The RESPONSE ACTION recommendation is:

Comments:

Management Planner's Signature: _____



Date: 06/18/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24801	BUILDING ID:	5230 Modular
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O'Toole School, Modular	INSPECTION DATE:	5/22/2025		
ADDRESS:	6550 S. Seely	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	10		
MATERIAL DESCRIPTION:	12"x12" Beige Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	1st & 2nd Floor Classrooms		
MATERIAL QUANTITY:	6000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 05/22/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24801	BUILDING ID:	5230 Modular
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O'Toole School, Modular	REVIEW DATE:	6/18/2025		
ADDRESS:	6550 S. Seely	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	10		
MATERIAL DESCRIPTION:	12"x12" Beige Floor Tile		
MATERIAL LOCATION:	1st & 2nd Floor Classrooms		
MATERIAL QUANTITY:	6000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 06/18/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24801	BUILDING ID:	5230 Modular
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O'Toole School, Modular	INSPECTION DATE:	5/22/2025		
ADDRESS:	6550 S. Seely	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	11		
MATERIAL DESCRIPTION:	12"x12" Beige Floor Tile Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	1st & 2nd Floor Classrooms		
MATERIAL QUANTITY:	6000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 05/22/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24801	BUILDING ID:	5230 Modular
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O'Toole School, Modular	REVIEW DATE:	6/18/2025		
ADDRESS:	6550 S. Seely	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	11		
MATERIAL DESCRIPTION:	12"x12" Beige Floor Tile Mastic		
MATERIAL LOCATION:	1st & 2nd Floor Classrooms		
MATERIAL QUANTITY:	6000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 06/18/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24801	BUILDING ID:	5230 Modular
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O'Toole School, Modular	INSPECTION DATE:	5/22/2025		
ADDRESS:	6550 S. Seely	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	12		
MATERIAL DESCRIPTION:	12"x12" Brown Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	2nd Floor Corridor		
MATERIAL QUANTITY:	2750	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 05/22/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24801	BUILDING ID:	5230 Modular
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O'Toole School, Modular	REVIEW DATE:	6/18/2025		
ADDRESS:	6550 S. Seely	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	12		
MATERIAL DESCRIPTION:	12"x12" Brown Floor Tile		
MATERIAL LOCATION:	2nd Floor Corridor		
MATERIAL QUANTITY:	2750	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 06/18/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24801	BUILDING ID:	5230 Modular
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O'Toole School, Modular	INSPECTION DATE:	5/22/2025		
ADDRESS:	6550 S. Seely	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	13		
MATERIAL DESCRIPTION:	12"x12" Brown Floor Tile Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	2nd Floor Corridor		
MATERIAL QUANTITY:	2750	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 05/22/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24801	BUILDING ID:	5230 Modular
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O'Toole School, Modular	REVIEW DATE:	6/18/2025		
ADDRESS:	6550 S. Seely	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	13		
MATERIAL DESCRIPTION:	12"x12" Brown Floor Tile Mastic		
MATERIAL LOCATION:	2nd Floor Corridor		
MATERIAL QUANTITY:	2750	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 06/18/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24801	BUILDING ID:	5230 Modular
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O'Toole School, Modular	INSPECTION DATE:	5/22/2025		
ADDRESS:	6550 S. Seely	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	B		
MATERIAL DESCRIPTION:	Fittings 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:	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:	Boys' and Girls' Toilet (Pipe Chase) and Janitor's Closet		
MATERIAL QUANTITY:	15	MATERIAL UNITS:	LF
DAMAGE QUANTITY:		DAMAGE UNITS:	LF
COMMENTS:			

Inspector's Signature:



Date: 05/22/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24801	BUILDING ID:	5230 Modular
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O'Toole School, Modular	REVIEW DATE:	6/18/2025		
ADDRESS:	6550 S. Seely	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	B				
MATERIAL DESCRIPTION:	Fittings on Fiberglass Pipe Insulation				
MATERIAL LOCATION:	Boys' and Girls' Toilet (Pipe Chase) and Janitor's Closet				
MATERIAL QUANTITY:	15	MATERIAL UNITS:	LF		
DAMAGE QUANTITY:	0	DAMAGE UNITS:	LF		

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 06/18/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24801	BUILDING ID:	5230 Modular
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O'Toole School, Modular	INSPECTION DATE:	5/22/2025		
ADDRESS:	6550 S. Seely	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	NEW	
MATERIAL DESCRIPTION:	Newly Installed Suspect ACM	
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage	
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:	Follow O&M Plan	
ASBESTOS TYPE:	Assumed	FRIABLE:

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

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

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: **05/22/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24801	BUILDING ID:	5230 Modular
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O'Toole School, Modular	REVIEW DATE:	6/18/2025		
ADDRESS:	6550 S. Seely	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: **NEW**

MATERIAL DESCRIPTION: **Newly Installed Suspect ACM**

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

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 06/18/2025

Chicago Public Schools

TEM Environmental, Inc.

2025 AHERA REINSPECTION

APPENDIX B

Inspector and Management Planner Licenses



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

JOSH R HERMAN
5121 N MONITOR AVE
CHICAGO, IL 60630

5/23/2025

ASBESTOS PROFESSIONAL LICENSE ID NUMBER: 21040

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

COPY OF THE ASBESTOS PROFESSIONAL LICENSE

Front of License

Back of License



**ASBESTOS
PROFESSIONAL
LICENSE**

ID NUMBER
100 - 21040

ISSUED
5/23/2025

EXPIRES
05/15/2026

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



ENDORSEMENTS

INSPECTOR

TC EXPIRES

7/19/2025

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

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

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

PROTECTING HEALTH. IMPROVING LIVES
Nationally Accredited by PHAB

Reliable
Environmental
Solutions, Inc. **RES**

This is to certify that

James Tuinenga

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

Asbestos Building Inspector Refresher Training

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

Course Date: February 2, 2022

COURSE LENGTH: 4 HOURS

Examination Date: February 2, 2022

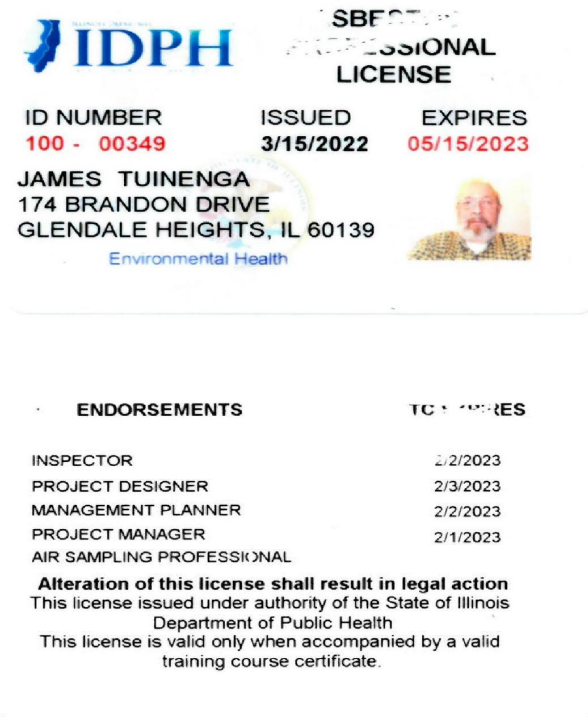
Expiration Date: February 2, 2023

Certificate Number: BIR/1013

William S. Williams

Training Program Manager, William S. Williams

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



Reliable
Environmental
Solutions, Inc. **RES**

This is to certify that

James Tuinenga

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

Asbestos Management Planner Refresher Training

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

Course Date: February 2, 2022

COURSE LENGTH: 4 HOURS

Examination Date: February 2, 2022

Expiration Date: February 2, 2023

Certificate Number: MPR/0458

William S. Williams

Training Program Manager, William S. Williams

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



ENDORSEMENTS	TC EXPIRES
INSPECTOR	1/31/2025
PROJECT DESIGNER	2/1/2025
MANAGEMENT PLANNER	1/31/2025
PROJECT MANAGER	1/30/2025
AIR SAMPLING PROFESSIONAL	
Alteration of this license shall result in legal action	
This license issued under authority of the State of Illinois	
Department of Public Health	
This license is valid only when accompanied by a valid	
training course certificate.	

Reliable
Environmental
Solutions, Inc. **RES**

This is to certify that

James Tuinenga

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

Asbestos Building Inspector Refresher Training

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

Course Date: February 5, 2025

COURSE LENGTH: 4 HOURS

Examination Date: February 5, 2025

Expiration Date: February 5, 2026

Certificate Number: BIR/1227

William S. Williams

Training Program Manager, William S. Williams

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



ENDORSEMENTS	TC EXPIRES
INSPECTOR	2/5/2026
PROJECT DESIGNER	2/6/2025
MANAGEMENT PLANNER	2/5/2026
PROJECT MANAGER	2/4/2026
AIR SAMPLING PROFESSIONAL	
Alteration of this license shall result in legal action	
This license issued under authority of the State of Illinois	
Department of Public Health	
This license is valid only when accompanied by a valid	
training course certificate.	

Reliable
Environmental
Solutions, Inc. **RES**

This is to certify that **James Tuinenga**

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

Asbestos Management Planner Refresher Training

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

Course Date: February 5, 2025

COURSE LENGTH: 4 HOURS

Examination Date: February 5, 2025

Expiration Date: February 5, 2026

Certificate Number: MPR/0546

William S. Williams

Training Program Manager, William S. Williams

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

APPENDIX C

Laboratory Accreditations

APPENDIX D

Laboratory Results

APPENDIX E

Chain of Custody Forms

Three-Year Reinspection Key to Terms

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