

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: 14-016-2990-2790
SCHOOL NAME: Melody @ Delano CPC
ADDRESS OF SCHOOL: 3905 Wilcox
CITY: Chicago, IL, 60624

DATE LAST THREE YEAR REINSPECTION WAS COMPLETED 11/3/2022

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: 4/30/2025 ENROLLMENT 319
IDPH INSPECTOR LICENSE NUMBER: 100-09969
IDPH LICENSED INSPECTOR NAME (Please Print): Dionne Carey Walker
IDPH MP LICENSE NUMBER: 100-20634
IDPH LICENSED MANAGEMENT PLANNER NAME (Please Print): Jackson Montgomery

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

Richard J. Schleyer 6/5/2025

Signature of Designated Person

Date

SECTION III

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

School building has been sold. Date of Sale: _____

School has been closed. Date closed: _____

School building has been demolished. Date: _____

School building is asbestos free since last reinspection: _____

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

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

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

THREE-YEAR REINSPECTION

CHICAGO SCHOOL DIST 299

Melody @ Delano CPC

3905 Wilcox
Chicago, IL, 60624

Unit: 26351
Building ID: 3001

IDPH ID Number: 14-016-2990-2790

REPORT DATE:
Thursday, June 05, 2025

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

Prepared by:
Carnow, Conibear and Associates

600 West Van Buren St., Ste 500

Chicago, IL, 60607

Phone (312) 762-2900

Fax (312) 782-5145

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

06/05/2025

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

Re: Chicago Public Schools - 2025 Three-Year Reinspections

Dear Mr. Culbertson:

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

School District: 299 Unit: 26351 Region: 03 IDPH ID: 14-016-2990-2790

School: Melody @ Delano CPC Building ID: 3001

Address: 3905 Wilcox

Chicago, IL, 60624

Building Contact: Ponce De Leon, Michael Contact Phone: 773-709-6439

Current Building Owners: Chicago Public Schools

Reinspection Date: 4/30/2025

Review Date: 06/05/2025

Inspector: Dionne Carey Walker

Inspector IDPH License: 100-09969

Management Planner: Jackson Montgomery

Management Planner IDPH License: 100-20634

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

Sincerely,
Carnow, Conibear and Associates



Jackson Montgomery
100-20634

Environmental Notification to Occupants

To: Faculty, Staff and Parents
From: Chicago Public Schools
Date: June 05, 2025

RE: Melody @ Delano CPC, Unit 26351
3905 Wilcox
Chicago, IL, 60624

Dear Faculty, Staff and Parents,

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

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

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

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SCHOOL AND INSPECTION INFORMATION

1. School Information

School: Melody @ Delano CPC Unit: 26351 Region: 03
Address: 3905 Wilcox Chicago, IL, 60624
IDPH ID: 14-016-2990-2790 Building ID: 3001
Contact: Ponce De Leon, Michael Phone: 7737096439

2. Description of Facility

Original Construction: 1975 Additional Construction:
Total Square Footage: 12500 No of Floors: 1
Current Occupancy: 319

3. LEA Designated Person

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

4. Managing Environmental Consultant

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

5. Inspector

Inspector Name: Dionne Carey Walker

Inspector IDPH license # 100-09969
Reinspection Date: 4/30/2025

Signature: 
Date: 4/30/2025

6. Management Planner

Management Planner Name: Jackson Montgomery

Management Planner IDPH license # 100-20634

Signature: 
Date: 06/05/2025

7. Review Date: 06/05/2025

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: 6/5/2025

Name: Richard J.Schleyer

II. EXECUTIVE SUMMARY

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

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

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

The inspector has determined the following:

A. The following HAs have changed assessment categories for Building 3001:

20	Carpet Mastic
21b	12" x 12" Beige w/ White Streaks Floor Tile
23	12" x 12" Taupe w/ Tan Floor Tile
24	12" x 12" Taupe w/ Tan Floor Tile Mastic
25	12" x 12" Blue w/ Gray Floor Tile
27	12" x 12" Gray w/ White Streaks Floor Tile
28	12" x 12" Gray w/ White Streaks Floor Tile Mastic
8A	12" x 12" White Floor Tile
8B	12" x 12" Green Vinyl Floor Tile

9A

12" x 12" White Vinyl Floor Tile Mastic

B. The following new homogenous areas have been identified for Building 3001:

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:

16	Exterior Brick - Non-AHERA
17	Exterior Brick Mortar - Non-AHERA
19	Roofing Material - Non-AHERA
20	Carpet Mastic
21	12" x 12" Beige Floor Tile
21b	12" x 12" Beige w/ White Streaks Floor Tile
22	12" x 12" Beige Floor Tile Mastic
23	12" x 12" Taupe w/ Tan Floor Tile
24	12" x 12" Taupe w/ Tan Floor Tile Mastic
25	12" x 12" Blue w/ Gray Floor Tile
26	12" x 12" Blue w/ Gray Floor Tile Mastic
27	12" x 12" Gray w/ White Streaks Floor Tile
28	12" x 12" Gray w/ White Streaks Floor Tile Mastic
29	Vault Door
30	2' x 2' Ceiling Tile w/ Pinholes
31	Black Sink Undercoating
32	12" x 12" Tan Floor Tile
33	12" x 12" Tan Floor Tile Mastic
34	Plastic Wall Covering Adhesive
8A	12" x 12" White Floor Tile
9A	12" x 12" White Vinyl Floor Tile Mastic

The following areas were deemed to be inaccessible:

24	12" x 12" Taupe w/ Tan Floor Tile Mastic
26	12" x 12" Blue w/ Gray Floor Tile Mastic
30	2' x 2' Ceiling Tile w/ Pinholes
9A	12" x 12" White Vinyl Floor Tile Mastic
9B	12" x 12" Green Vinyl 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 Dionne Carey Walker, IDPH License # 100-09969. The Management Plan was updated by Jackson Montgomery, IDPH License # 100-20634. Inspector and Management Planner Licenses are included in Appendix B.

III. METHODOLOGY

Tasks performed on-site included the following:

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

IV. ABATEMENT HISTORY

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

Abatement Dates:

V. REASSESSMENTS AND RECOMMENDATIONS

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

VI. CONCLUSIONS

The Melody @ Delano CPC Building 3001 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 Melody @ Delano CPC **Unit** 26351 **Building ID** 3001
Address 3905 Wilcox **Region** 03

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) Carnow, Conibear and Associates

600 West Van Buren St., Ste 500

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

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

HA No	Material Description	Material Quantity	Material Units	Material Location	Asbestos Type	Material Category	Friable	Damage Type	Damage Quantity	Damage Units	Change in Assessment Category	Damage Category	Damage Reason	Disturbance Potential
10	4" Black Vinyl Baseboard			Throughout Facility	NO_ACBM	MISC								
11	4" Black Vinyl Baseboard Mastic			Throughout Facility	NO_ACBM	MISC								
12	Carpet Mastic			Parent's Room, Teachers' Room, Office, Principal's Office, 112, 113	NO_ACBM	MISC								
13	Interior Window Caulk			Throughout Facility	NO_ACBM	MISC								
14	Drywall			Throughout Facility	NO_ACBM	MISC								
15	Plaster			Throughout Facility	NO_ACBM	SURFACE								
16	Exterior Brick - Non-AHERA			Exterior of Building	ASSUMED	MISC								
17	Exterior Brick Mortar - Non-AHERA			Exterior of Building	ASSUMED	MISC								
18	Exterior Window Caulk- Non-AHERA			Exterior of Building	CHR	MISC								
19	Roofing Material - Non-AHERA			Roof	ASSUMED	MISC								
20	Carpet Mastic	300	SF	Classrooms 1 - 6	ASSUMED	MISC	N	NONE			Yes	ACBM with the potential for damage		LOW
21	12" x 12" Beige Floor Tile	175	SF	Parent Room, 125	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
21b	12" x 12" Beige w/ White Streaks Floor Tile			Room 1, Main and Adjoining Offices	ASSUMED	MISC					Yes			
22	12" x 12" Beige Floor Tile Mastic	175	SF	Parent Room, 125	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
23	12" x 12" Taupe w/ Tan Floor Tile	250	SF	Parent Room	ASSUMED	MISC	N	NONE			Yes	ACBM with the potential for damage		LOW
24	12" x 12" Taupe w/ Tan Floor Tile Mastic	250	SF	Parent Room	ASSUMED	MISC	N	NONE			Yes	ACBM with the potential for damage		LOW
25	12" x 12" Blue w/ Gray Floor Tile	4,050	SF	Classrooms 1 - 6, Rooms 105, 104, 103, 102, 101, 100	ASSUMED	MISC	N	LOC	8	SF	Yes	ACBM with the potential for damage	6	LOW
26	12" x 12" Blue w/ Gray Floor Tile Mastic	4,050	SF	Classrooms 1 - 6, Rooms 105, 104, 103, 102, 101, 100	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
27	12" x 12" Gray w/ White Streaks Floor Tile			Vault	ASSUMED	MISC					Yes			
28	12" x 12" Gray w/ White Streaks Floor Tile Mastic			Vault	ASSUMED	MISC					Yes			
29	Vault Door	10	SF	Main Office	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
30	2' x 2' Ceiling Tile w/ Pinholes	10,000	SF	Throughout	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
31	Black Sink Undercoating	5	SF	Room 105, 104, 103, 102, 101, 100	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
32	12" x 12" Tan Floor Tile	400	SF	Room 125	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
33	12" x 12" Tan Floor Tile Mastic	400	SF	Room 125	ASSUMED	MISC	N	NONE			No	ACBM with the		LOW

Chicago Public Schools

School Melody @ Delano CPC **Unit** 26351 **Building ID** 3001
Address 3905 Wilcox **Region** 03

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) Carnow, Conibear and Associates

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

Chicago Public Schools

School Melody @ Delano CPC **Unit** 26351 **Building ID** 3001
Address 3905 Wilcox **Region** 03

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) Carnow, Conibear and Associates

600 West Van Buren St., Ste 500

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

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

Reinspection Date 4/30/2025

Inspector Name Dionne Carey Walker

100-09969

5/15/2026

Inspector's IDPH License Number / Expiration Date

Inspector's Comments

HA Number:	Inspector Comments:
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
21b	Material not observed - 2025
22	
23	
24	
25	Damage in Room 103
26	
27	Material not observed - 2025
28	Material not observed - 2025
29	
30	
31	
32	

Chicago Public Schools

School Melody @ Delano CPC **Unit** 26351 **Building ID** 3001
Address 3905 Wilcox **Region** 03

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) Carnow, Conibear and Associates

600 West Van Buren St., Ste 500

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

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

HA Number:	Inspector Comments:
33	
34	
5	
8A	
8B	Damage in lounge and corridor
9A	
9B	
C	

Table II
Management Planner's Review

Chicago Public Schools

School Melody @ Delano CPC

Unit 26351

Building ID 3001

Address 3905 Wilcox

Chicago, IL, 60624

Region 03

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) Carnow, Conibear and Associates

600 West Van Buren St., Ste 500

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

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

HA Num	Material Description	Material Quantity	Material Units	Material Location	Asbestos Type	Material Category	Friable	Damage Quantity	Damage Units	Damage Category	Response
10	4" Black Vinyl Baseboard			Throughout Facility	No ACBM	MISC					
11	4" Black Vinyl Baseboard Mastic			Throughout Facility	No ACBM	MISC					
12	Carpet Mastic			Parent's Room, Teachers' Room, Office, Principal's Office, 112, 113	No ACBM	MISC					
13	Interior Window Caulk			Throughout Facility	No ACBM	MISC					
14	Drywall			Throughout Facility	No ACBM	MISC					
15	Plaster			Throughout Facility	No ACBM	SURFACE					
16	Exterior Brick - Non-AHERA			Exterior of Building	Assumed	MISC					
17	Exterior Brick Mortar - Non-AHERA			Exterior of Building	Assumed	MISC					
18	Exterior Window Caulk- Non-AHERA			Exterior of Building	Chrysotile	MISC					
19	Roofing Material - Non-AHERA			Roof	Assumed	MISC					
20	Carpet Mastic	300	SF	Classrooms 1 - 6	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
21	12" x 12" Beige Floor Tile	175	SF	Parent Room, 125	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
21b	12" x 12" Beige w/ White Streaks Floor Tile			Room 1, Main and Adjoining Offices	Assumed	MISC					
22	12" x 12" Beige Floor Tile Mastic	175	SF	Parent Room, 125	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
23	12" x 12" Taupe w/ Tan Floor Tile	250	SF	Parent Room	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
24	12" x 12" Taupe w/ Tan Floor Tile Mastic	250	SF	Parent Room	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
25	12" x 12" Blue w/ Gray Floor Tile	4,050	SF	Classrooms 1 - 6, Rooms 105, 104, 103, 102, 101, 100	Assumed	MISC	No	8	SF	6 ACBM with the potential for damage	Repair
26	12" x 12" Blue w/ Gray Floor Tile Mastic	4,050	SF	Classrooms 1 - 6, Rooms 105, 104, 103, 102, 101, 100	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
27	12" x 12" Gray w/ White Streaks Floor Tile			Vault	Assumed	MISC					
28	12" x 12" Gray w/ White Streaks Floor Tile Mastic			Vault	Assumed	MISC					
29	Vault Door	10	SF	Main Office	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
30	2' x 2' Ceiling Tile w/ Pinholes	10,000	SF	Throughout	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
31	Black Sink Undercoating	5	SF	Room 105, 104, 103, 102, 101, 100	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
32	12" x 12" Tan Floor Tile	400	SF	Room 125	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
33	12" x 12" Tan Floor Tile Mastic	400	SF	Room 125	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
34	Plastic Wall Covering Adhesive	5	SF	Room 125 Under Sink	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
5	2' x 4' White Fissured Lay-in Ceiling Panels			Office Closet	No ACBM	MISC					
8A	12" x 12" White Floor Tile	600	SF	Parent Room, Conference Room	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
8B	12" x 12" Green Vinyl Floor Tile	10,900	SF	Throughout Facility	Chrysotile	MISC	No	20	SF	6 ACBM with the potential for damage	Repair
9A	12" x 12" White Vinyl Floor Tile Mastic	600	SF	Parent Room	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
9B	12" x 12" Green Vinyl Floor Tile Mastic	10,900	SF	Throughout Facility	Chrysotile	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
C	Hard Joint Compound on Fiberglass Pipe Runs			Throughout Facility	No ACBM	TSI					

Chicago Public Schools

School Melody @ Delano CPC

Unit 26351

Building ID 3001

Address 3905 Wilcox

Chicago, IL, 60624

Region 03

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) Carnow, Conibear and Associates

600 West Van Buren St., Ste 500

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

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

Review Date	6/5/2025
Manager Planner Name	Jackson Montgomery
100-20634	5/15/2026
Manager IDPH License No/Expiration	

HA Number	Management Comments
10	
11	
12	
13	
14	
15	
16	Non-AHERA

Chicago Public Schools

School Melody @ Delano CPC

Unit 26351

Building ID 3001

Address 3905 Wilcox

Chicago, IL, 60624

Region 03

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) Carnow, Conibear and Associates

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

HA Number	Management Comments
17	Non-AHERA
18	Non-AHERA
19	Non-AHERA
20	
21	
21b	
22	
23	
24	
25	Sample to determine ACM content, remove or repair to intact.
26	
27	
28	
29	
30	
31	
32	
33	
34	
5	
8A	
8B	Remove or repair to intact.
9A	
9B	
C	

Chicago Public Schools

School Melody @ Delano CPC

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Region 03

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

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600 West Van Buren St., Ste 500

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

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

APPENDIX A

Assessment Sheets, Drawings and Photos

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Dionne Carey Walker		
SCHOOL NAME:	Melody @ Delano CPC	INSPECTION DATE:	4/30/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: 10

MATERIAL DESCRIPTION: 4" Black Vinyl Baseboard

HISTORICAL AHERA DAMAGE CATEGORY

HISTORICAL DAMAGE REASON:

HISTORICAL RESPONSE ACTION:

ASBESTOS TYPE: No ACBM FRIABLE:

RESULTS OF REINSPECTION AND REASSESSMENT

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

The current AHERA DAMAGE CATEGORY is determined to be .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: Throughout Facility

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 04/30/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Melody @ Delano CPC	REVIEW DATE:	6/5/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

HOMOGENEOUS AREA: **10**

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

MATERIAL LOCATION: **Throughout Facility**

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: **06/05/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUIDLING ID:	3001
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Dionne Carey Walker		
SCHOOL NAME:	Melody @ Delano CPC	INSPECTION DATE:	4/30/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: 11
MATERIAL DESCRIPTION: 4" Black Vinyl Baseboard Mastic
HISTORICAL AHERA DAMAGE CATEGORY
HISTORICAL DAMAGE REASON:
HISTORICAL RESPONSE ACTION:
ASBESTOS TYPE: No ACBM FRIABLE:

RESULTS OF REINSPECTION AND REASSESSMENT

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

The current AHERA DAMAGE CATEGORY is determined to be .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: Throughout Facility

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 04/30/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Melody @ Delano CPC	REVIEW DATE:	6/5/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

HOMOGENEOUS AREA: **11**

MATERIAL DESCRIPTION: **4" Black Vinyl Baseboard Mastic**

MATERIAL LOCATION: **Throughout Facility**

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: **06/05/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUIDLING ID:	3001
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Dionne Carey Walker		
SCHOOL NAME:	Melody @ Delano CPC	INSPECTION DATE:	4/30/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: 12
MATERIAL DESCRIPTION: Carpet Mastic
HISTORICAL AHERA DAMAGE CATEGORY
HISTORICAL DAMAGE REASON:
HISTORICAL RESPONSE ACTION:
ASBESTOS TYPE: No ACBM FRIABLE:

RESULTS OF REINSPECTION AND REASSESSMENT

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

The current AHERA DAMAGE CATEGORY is determined to be .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: Parent's Room, Teachers' Room, Office, Principal's Office, 112, 113

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 04/30/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUIDLING ID:	3001
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Melody @ Delano CPC	REVIEW DATE:	6/5/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

HOMOGENEOUS AREA: **12**

MATERIAL DESCRIPTION: **Carpet Mastic**

MATERIAL LOCATION: **Parent's Room, Teachers' Room, Office, Principal's Office, 112, 113**

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: **06/05/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Dionne Carey Walker		
SCHOOL NAME:	Melody @ Delano CPC	INSPECTION DATE:	4/30/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: 13
MATERIAL DESCRIPTION: Interior Window Caulk
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 Facility

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 04/30/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Melody @ Delano CPC	REVIEW DATE:	6/5/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

HOMOGENEOUS AREA: **13**

MATERIAL DESCRIPTION: **Interior Window Caulk**

MATERIAL LOCATION: **Throughout Facility**

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: **06/05/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUIDLING ID:	3001
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Dionne Carey Walker		
SCHOOL NAME:	Melody @ Delano CPC	INSPECTION DATE:	4/30/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: 14
MATERIAL DESCRIPTION: Drywall
HISTORICAL AHERA DAMAGE CATEGORY
HISTORICAL DAMAGE REASON:
HISTORICAL RESPONSE ACTION:
ASBESTOS TYPE: No ACBM FRIABLE:

RESULTS OF REINSPECTION AND REASSESSMENT

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

The current AHERA DAMAGE CATEGORY is determined to be .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: Throughout Facility

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 04/30/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Melody @ Delano CPC	REVIEW DATE:	6/5/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

HOMOGENEOUS AREA: **14**

MATERIAL DESCRIPTION: **Drywall**

MATERIAL LOCATION: **Throughout Facility**

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: **06/05/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUIDLING ID:	3001
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Dionne Carey Walker		
SCHOOL NAME:	Melody @ Delano CPC	INSPECTION DATE:	4/30/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: 15
MATERIAL DESCRIPTION: Plaster
HISTORICAL AHERA DAMAGE CATEGORY
HISTORICAL DAMAGE REASON:
HISTORICAL RESPONSE ACTION:
ASBESTOS TYPE: No ACBM FRIABLE:

RESULTS OF REINSPECTION AND REASSESSMENT

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

The current AHERA DAMAGE CATEGORY is determined to be .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: Throughout Facility

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 04/30/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Melody @ Delano CPC	REVIEW DATE:	6/5/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

HOMOGENEOUS AREA: **15**

MATERIAL DESCRIPTION: **Plaster**

MATERIAL LOCATION: **Throughout Facility**

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: **06/05/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Dionne Carey Walker		
SCHOOL NAME:	Melody @ Delano CPC		INSPECTION DATE:	4/30/2025	
ADDRESS:	3905 Wilcox		IDPH LICENSE NO:	100-09969	

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: **16**

MATERIAL DESCRIPTION: **Exterior Brick - Non-AHERA**

HISTORICAL AHERA DAMAGE CATEGORY

HISTORICAL DAMAGE REASON:

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

ASBESTOS TYPE: **Assumed** FRIABLE:

RESULTS OF REINSPECTION AND REASSESSMENT

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

The current AHERA DAMAGE CATEGORY is determined to be .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: **Exterior of Building**

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: **04/30/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Melody @ Delano CPC	REVIEW DATE:	6/5/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

HOMOGENEOUS AREA: **16**

MATERIAL DESCRIPTION: **Exterior Brick - Non-AHERA**

MATERIAL LOCATION: **Exterior of Building**

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Non-AHERA

Management Planner's Signature:



Date: **06/05/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Dionne Carey Walker		
SCHOOL NAME:	Melody @ Delano CPC	INSPECTION DATE:	4/30/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: 17

MATERIAL DESCRIPTION: Exterior Brick Mortar - Non-AHERA

HISTORICAL AHERA DAMAGE CATEGORY

HISTORICAL DAMAGE REASON:

HISTORICAL RESPONSE ACTION: Follow O&M Plan

ASBESTOS TYPE: Assumed FRIABLE:

RESULTS OF REINSPECTION AND REASSESSMENT

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

The current AHERA DAMAGE CATEGORY is determined to be .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: Exterior of Building

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 04/30/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Melody @ Delano CPC	REVIEW DATE:	6/5/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

HOMOGENEOUS AREA: **17**

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

MATERIAL LOCATION: **Exterior of Building**

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Non-AHERA

Management Planner's Signature:



Date: **06/05/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Dionne Carey Walker		
SCHOOL NAME:	Melody @ Delano CPC		INSPECTION DATE:	4/30/2025	
ADDRESS:	3905 Wilcox		IDPH LICENSE NO:	100-09969	

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: **18**

MATERIAL DESCRIPTION: **Exterior Window Caulk- Non-AHERA**

HISTORICAL AHERA DAMAGE CATEGORY

HISTORICAL DAMAGE REASON:

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

ASBESTOS TYPE: **Chrysotile** FRIABLE: _____

RESULTS OF REINSPECTION AND REASSESSMENT

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

The current AHERA DAMAGE CATEGORY is determined to be .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: **Exterior of Building**

MATERIAL QUANTITY: _____ MATERIAL UNITS: _____

DAMAGE QUANTITY: _____ DAMAGE UNITS: _____

COMMENTS:

Inspector's Signature:



Date: **04/30/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Melody @ Delano CPC	REVIEW DATE:	6/5/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

HOMOGENEOUS AREA: **18**

MATERIAL DESCRIPTION: **Exterior Window Caulk- Non-AHERA**

MATERIAL LOCATION: **Exterior of Building**

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Non-AHERA

Management Planner's Signature:



Date: **06/05/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUIDLING ID:	3001
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Dionne Carey Walker		
SCHOOL NAME:	Melody @ Delano CPC	INSPECTION DATE:	4/30/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: **19**

MATERIAL DESCRIPTION: **Roofing Material - Non-AHERA**

HISTORICAL AHERA DAMAGE CATEGORY

HISTORICAL DAMAGE REASON:

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

ASBESTOS TYPE: **Assumed** FRIABLE:

RESULTS OF REINSPECTION AND REASSESSMENT

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

The current AHERA DAMAGE CATEGORY is determined to be .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: **Roof**

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: **04/30/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Melody @ Delano CPC	REVIEW DATE:	6/5/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

HOMOGENEOUS AREA: **19**

MATERIAL DESCRIPTION: **Roofing Material - Non-AHERA**

MATERIAL LOCATION: **Roof**

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:

Non-AHERA

Management Planner's Signature:



Date: **06/05/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUIDLING ID:	3001
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Dionne Carey Walker		
SCHOOL NAME:	Melody @ Delano CPC		INSPECTION DATE:	4/30/2025	
ADDRESS:	3905 Wilcox		IDPH LICENSE NO:	100-09969	

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	20		
MATERIAL DESCRIPTION:	Carpet Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6		
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:	Classrooms 1 - 6		
MATERIAL QUANTITY:	300	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: **04/30/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Melody @ Delano CPC	REVIEW DATE:	6/5/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

HOMOGENEOUS AREA: **20**

MATERIAL DESCRIPTION: **Carpet Mastic**

MATERIAL LOCATION: **Classrooms 1 - 6**

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

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: **06/05/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUIDLING ID:	3001
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Dionne Carey Walker		
SCHOOL NAME:	Melody @ Delano CPC		INSPECTION DATE:	4/30/2025	
ADDRESS:	3905 Wilcox		IDPH LICENSE NO:	100-09969	

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	21		
MATERIAL DESCRIPTION:	12" x 12" Beige Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Parent Room, 125		
MATERIAL QUANTITY:	175	MATERIAL UNITS:	SF
DAMAGE QUANTITY:			
COMMENTS:			

Inspector's Signature:



Date: **04/30/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Melody @ Delano CPC	REVIEW DATE:	6/5/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

HOMOGENEOUS AREA: **21**

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

MATERIAL LOCATION: **Parent Room, 125**

MATERIAL QUANTITY: **175** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: MATERIAL UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: **06/05/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Dionne Carey Walker		
SCHOOL NAME:	Melody @ Delano CPC	INSPECTION DATE:	4/30/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	21b		
MATERIAL DESCRIPTION:	12" x 12" Beige w/ White Streaks Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:	Physical Damage		
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	

RESULTS OF REINSPECTION AND REASSESSMENT

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

The current AHERA DAMAGE CATEGORY is determined to be .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: Room 1, Main and Adjoining Offices

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS: Material not observed - 2025

Inspector's Signature:



Date: 04/30/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Melody @ Delano CPC	REVIEW DATE:	6/5/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

HOMOGENEOUS AREA: **21b**

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

MATERIAL LOCATION: **Room 1, Main and Adjoining Offices**

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: **06/05/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUIDLING ID:	3001
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Dionne Carey Walker		
SCHOOL NAME:	Melody @ Delano CPC		INSPECTION DATE:	4/30/2025	
ADDRESS:	3905 Wilcox		IDPH LICENSE NO:	100-09969	

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	22		
MATERIAL DESCRIPTION:	12" x 12" 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:	Parent Room, 125		
MATERIAL QUANTITY:	175	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: **04/30/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Melody @ Delano CPC	REVIEW DATE:	6/5/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

HOMOGENEOUS AREA: **22**

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

MATERIAL LOCATION: **Parent Room, 125**

MATERIAL QUANTITY: **175** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: MATERIAL UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: **06/05/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUIDLING ID:	3001
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Dionne Carey Walker		
SCHOOL NAME:	Melody @ Delano CPC		INSPECTION DATE:	4/30/2025	
ADDRESS:	3905 Wilcox		IDPH LICENSE NO:	100-09969	

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	23		
MATERIAL DESCRIPTION:	12" x 12" Taupe w/ Tan Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6		
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:	Parent Room		
MATERIAL QUANTITY:	250	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: **04/30/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Melody @ Delano CPC	REVIEW DATE:	6/5/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

HOMOGENEOUS AREA: **23**

MATERIAL DESCRIPTION: **12" x 12" Taupe w/ Tan Floor Tile**

MATERIAL LOCATION: **Parent Room**

MATERIAL QUANTITY: **250** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: **06/05/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUIDLING ID:	3001
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Dionne Carey Walker		
SCHOOL NAME:	Melody @ Delano CPC	INSPECTION DATE:	4/30/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	24		
MATERIAL DESCRIPTION:	12" x 12" Taupe w/ Tan Floor Tile Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6		
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:	Parent Room		
MATERIAL QUANTITY:	250	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/30/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Melody @ Delano CPC	REVIEW DATE:	6/5/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

HOMOGENEOUS AREA: **24**

MATERIAL DESCRIPTION: **12" x 12" Taupe w/ Tan Floor Tile Mastic**

MATERIAL LOCATION: **Parent Room**

MATERIAL QUANTITY: **250** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: MATERIAL UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: **06/05/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUIDLING ID:	3001
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Dionne Carey Walker		
SCHOOL NAME:	Melody @ Delano CPC	INSPECTION DATE:	4/30/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	25		
MATERIAL DESCRIPTION:	12" x 12" Blue w/ Gray 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:	Previous Repair		
DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Classrooms 1 - 6, Rooms 105, 104, 103, 102, 101, 100		
MATERIAL QUANTITY:	4050	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:	Damage in Room 103		

Inspector's Signature:



Date: **04/30/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Melody @ Delano CPC	REVIEW DATE:	6/5/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

HOMOGENEOUS AREA: **25**

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

MATERIAL LOCATION: **Classrooms 1 - 6, Rooms 105, 104, 103, 102, 101, 100**

MATERIAL QUANTITY: **4050** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: **8** DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Sample to determine ACM content, remove or repair to intact.

Management Planner's Signature:



Date: **06/05/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Dionne Carey Walker		
SCHOOL NAME:	Melody @ Delano CPC		INSPECTION DATE:	4/30/2025	
ADDRESS:	3905 Wilcox		IDPH LICENSE NO:	100-09969	

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	26		
MATERIAL DESCRIPTION:	12" x 12" Blue w/ Gray 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:	Classrooms 1 - 6, Rooms 105, 104, 103, 102, 101, 100		
MATERIAL QUANTITY:	4050	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: **04/30/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Melody @ Delano CPC	REVIEW DATE:	6/5/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

HOMOGENEOUS AREA: **26**

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

MATERIAL LOCATION: **Classrooms 1 - 6, Rooms 105, 104, 103, 102, 101, 100**

MATERIAL QUANTITY: **4050** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: **06/05/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Dionne Carey Walker		
SCHOOL NAME:	Melody @ Delano CPC		INSPECTION DATE:	4/30/2025	
ADDRESS:	3905 Wilcox		IDPH LICENSE NO:	100-09969	

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	27	
MATERIAL DESCRIPTION:	12" x 12" Gray w/ White Streaks Floor Tile	
HISTORICAL AHERA DAMAGE CATEGORY	ACBM with the potential for damage	
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:	Follow O&M Plan	
ASBESTOS TYPE:	Assumed	FRIABLE:

RESULTS OF REINSPECTION AND REASSESSMENT

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

The current AHERA DAMAGE CATEGORY is determined to be .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: **Vault**

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS: **Material not observed - 2025**

Inspector's Signature:



Date: **04/30/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Melody @ Delano CPC	REVIEW DATE:	6/5/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

HOMOGENEOUS AREA: **27**

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

MATERIAL LOCATION: **Vault**

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: **06/05/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Dionne Carey Walker		
SCHOOL NAME:	Melody @ Delano CPC	INSPECTION DATE:	4/30/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	28		
MATERIAL DESCRIPTION:	12" x 12" Gray w/ White Streaks Floor Tile Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	

RESULTS OF REINSPECTION AND REASSESSMENT

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

The current AHERA DAMAGE CATEGORY is determined to be .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: **Vault**

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS: **Material not observed - 2025**

Inspector's Signature:



Date: **04/30/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Melody @ Delano CPC	REVIEW DATE:	6/5/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

HOMOGENEOUS AREA: **28**

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

MATERIAL LOCATION: **Vault**

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: **06/05/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUIDLING ID:	3001
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Dionne Carey Walker		
SCHOOL NAME:	Melody @ Delano CPC		INSPECTION DATE:	4/30/2025	
ADDRESS:	3905 Wilcox		IDPH LICENSE NO:	100-09969	

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	29		
MATERIAL DESCRIPTION:	Vault Door		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Main Office		
MATERIAL QUANTITY:	10	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: **04/30/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Melody @ Delano CPC	REVIEW DATE:	6/5/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

HOMOGENEOUS AREA: **29**

MATERIAL DESCRIPTION: **Vault Door**

MATERIAL LOCATION: **Main Office**

MATERIAL QUANTITY: **10** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: **06/05/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUIDLING ID:	3001
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Dionne Carey Walker		
SCHOOL NAME:	Melody @ Delano CPC	INSPECTION DATE:	4/30/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	30		
MATERIAL DESCRIPTION:	2' x 2' Ceiling Tile w/ Pinholes		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Throughout		
MATERIAL QUANTITY:	10000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: **04/30/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Melody @ Delano CPC	REVIEW DATE:	6/5/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

HOMOGENEOUS AREA: **30**

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

MATERIAL LOCATION: **Throughout**

MATERIAL QUANTITY: **10000** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: **06/05/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUIDLING ID:	3001
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Dionne Carey Walker		
SCHOOL NAME:	Melody @ Delano CPC		INSPECTION DATE:	4/30/2025	
ADDRESS:	3905 Wilcox		IDPH LICENSE NO:	100-09969	

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	31		
MATERIAL DESCRIPTION:	Black Sink Undercoating		
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 105, 104, 103, 102, 101, 100		
MATERIAL QUANTITY:	5	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: **04/30/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Melody @ Delano CPC	REVIEW DATE:	6/5/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

HOMOGENEOUS AREA: **31**

MATERIAL DESCRIPTION: **Black Sink Undercoating**

MATERIAL LOCATION: **Room 105, 104, 103, 102, 101, 100**

MATERIAL QUANTITY: **5** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: **06/05/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUIDLING ID:	3001
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Dionne Carey Walker		
SCHOOL NAME:	Melody @ Delano CPC		INSPECTION DATE:	4/30/2025	
ADDRESS:	3905 Wilcox		IDPH LICENSE NO:	100-09969	

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	32		
MATERIAL DESCRIPTION:	12" x 12" Tan Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Room 125		
MATERIAL QUANTITY:	400	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: **04/30/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Melody @ Delano CPC	REVIEW DATE:	6/5/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

HOMOGENEOUS AREA: **32**

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

MATERIAL LOCATION: **Room 125**

MATERIAL QUANTITY: **400** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: **06/05/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Dionne Carey Walker		
SCHOOL NAME:	Melody @ Delano CPC		INSPECTION DATE:	4/30/2025	
ADDRESS:	3905 Wilcox		IDPH LICENSE NO:	100-09969	

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	33		
MATERIAL DESCRIPTION:	12" x 12" Tan Floor Tile Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Room 125		
MATERIAL QUANTITY:	400	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: **04/30/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Melody @ Delano CPC	REVIEW DATE:	6/5/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

HOMOGENEOUS AREA: **33**

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

MATERIAL LOCATION: **Room 125**

MATERIAL QUANTITY: **400** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: MATERIAL UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: **06/05/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUIDLING ID:	3001
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Dionne Carey Walker		
SCHOOL NAME:	Melody @ Delano CPC		INSPECTION DATE:	4/30/2025	
ADDRESS:	3905 Wilcox		IDPH LICENSE NO:	100-09969	

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	34		
MATERIAL DESCRIPTION:	Plastic Wall Covering Adhesive		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Room 125 Under Sink		
MATERIAL QUANTITY:	5	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: **04/30/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Melody @ Delano CPC	REVIEW DATE:	6/5/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

HOMOGENEOUS AREA: **34**

MATERIAL DESCRIPTION: **Plastic Wall Covering Adhesive**

MATERIAL LOCATION: **Room 125 Under Sink**

MATERIAL QUANTITY: **5** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: **06/05/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Dionne Carey Walker		
SCHOOL NAME:	Melody @ Delano CPC	INSPECTION DATE:	4/30/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: 5

MATERIAL DESCRIPTION: 2' x 4' White Fissured Lay-in Ceiling Panels

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: Office Closet

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 04/30/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Melody @ Delano CPC	REVIEW DATE:	6/5/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

HOMOGENEOUS AREA: **5**

MATERIAL DESCRIPTION: **2' x 4' White Fissured Lay-in Ceiling Panels**

MATERIAL LOCATION: **Office Closet**

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: **06/05/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUIDLING ID:	3001
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Dionne Carey Walker		
SCHOOL NAME:	Melody @ Delano CPC	INSPECTION DATE:	4/30/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	8A		
MATERIAL DESCRIPTION:	12" x 12" White Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6		
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:	Parent Room, Conference Room		
MATERIAL QUANTITY:	600	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/30/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Melody @ Delano CPC	REVIEW DATE:	6/5/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

HOMOGENEOUS AREA: **8A**

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

MATERIAL LOCATION: **Parent Room, Conference Room**

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

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: **06/05/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUIDLING ID:	3001
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Dionne Carey Walker		
SCHOOL NAME:	Melody @ Delano CPC		INSPECTION DATE:	4/30/2025	
ADDRESS:	3905 Wilcox		IDPH LICENSE NO:	100-09969	

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	8B		
MATERIAL DESCRIPTION:	12" x 12" Green Vinyl Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	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:	Physical Damage		
DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Throughout Facility		
MATERIAL QUANTITY:	10900	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:	Damage in lounge and corridor		

Inspector's Signature:



Date: **04/30/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUIDLING ID:	3001
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Melody @ Delano CPC	REVIEW DATE:	6/5/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

HOMOGENEOUS AREA: **8B**

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

MATERIAL LOCATION: **Throughout Facility**

MATERIAL QUANTITY: **10900** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: **20** DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Remove or repair to intact.

Management Planner's Signature:



Date: **06/05/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUIDLING ID:	3001
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Dionne Carey Walker		
SCHOOL NAME:	Melody @ Delano CPC	INSPECTION DATE:	4/30/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	9A		
MATERIAL DESCRIPTION:	12" x 12" White Vinyl Floor Tile Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6		
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:	Parent Room		
MATERIAL QUANTITY:	600	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/30/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Melody @ Delano CPC	REVIEW DATE:	6/5/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

HOMOGENEOUS AREA: **9A**

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

MATERIAL LOCATION: **Parent Room**

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

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: **06/05/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUIDLING ID:	3001
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Dionne Carey Walker		
SCHOOL NAME:	Melody @ Delano CPC	INSPECTION DATE:	4/30/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

INFORMATION FROM PREVIOUS INSPECTION

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

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Throughout Facility		
MATERIAL QUANTITY:	10900	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/30/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUILDING ID:	3001
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Melody @ Delano CPC	REVIEW DATE:	6/5/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

HOMOGENEOUS AREA: **9B**

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

MATERIAL LOCATION: **Throughout Facility**

MATERIAL QUANTITY: **10900** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: **06/05/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUIDLING ID:	3001
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Dionne Carey Walker		
SCHOOL NAME:	Melody @ Delano CPC	INSPECTION DATE:	4/30/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: C

MATERIAL DESCRIPTION: Hard Joint Compound on Fiberglass Pipe Runs

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 Facility

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 04/30/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	26351	BUIDLING ID:	3001
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Jackson Montgomery		
SCHOOL NAME:	Melody @ Delano CPC	REVIEW DATE:	6/5/2025		
ADDRESS:	3905 Wilcox	IDPH LICENSE NO:	100-09969		

HOMOGENEOUS AREA: **C**

MATERIAL DESCRIPTION: **Hard Joint Compound on Fiberglass Pipe Runs**

MATERIAL LOCATION: **Throughout Facility**

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: **06/05/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

APPENDIX B

Inspector and Management Planner Licenses



OCCUPATIONAL TRAINING & SUPPLY, INC. 2024
7233 S. Adams Street | Willowbrook, IL 60527 (630) 655-3900 | www.otssafety.com

Asbestos Abatement Supervisor Refresher

Occupational Training & Supply, Inc. certifies that

Dionne L.C. Walker

has successfully completed the Asbestos Abatement Supervisor 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: 10/14/2024

Exam Date: 10/14/2024

Expiration Date: 10/14/2025

Certificate Number: ASR2410142781

Course Credit Hours: ASR 8 Hours

Kristina Miczek

Kristina Miczek, Training Manager

Dionne Walker

Asbestos Project Manager, Illinois Licensed Building Inspector, Air Sampling Professional



**ASBESTOS
PROFESSIONAL
LICENSE**

ID NUMBER
100 - 09969

ISSUED
4/28/2025

EXPIRES
05/15/2026

DIONNE L CAREY WALKER
211 SOMERSET DRIVE
STREAMWOOD, IL 60107
Environmental Health



ENDORSEMENTS

INSPECTOR

TC EXPIRES

10/11/2025

PROJECT MANAGER
AIR SAMPLING PROFESSIONAL

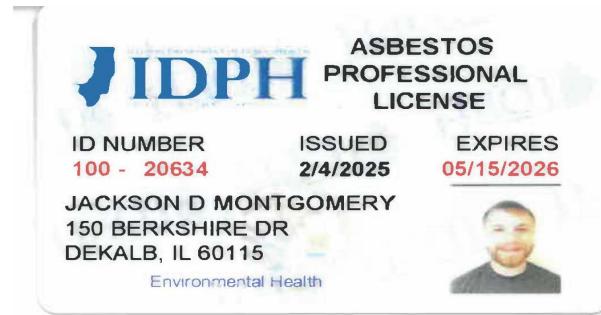
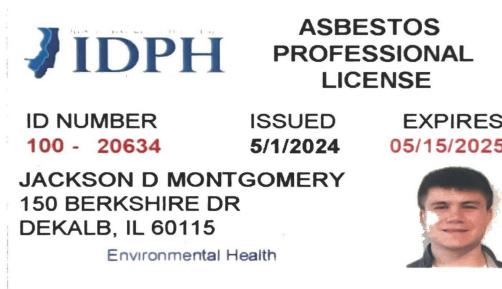
10/14/2025

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.



Jackson Montgomery

Illinois Licensed Building Inspector, Air Sampling Professional, Management Planner



ENDORSEMENTS

INSPECTOR

TC EXPIRES

2/22/2025

ENDORSEMENTS

TC EXPIRES

10/29/2025

AIR SAMPLING PROFESSIONAL

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

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

Environmental and Occupational Safety & Health Training

Does hereby certify

Jackson Montgomery

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



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

Asbestos Management Planner Initial

Class Date: 10/28-29/2024

Examination Date: 10/29/2024

STC Certificate Number: STC-20241029-000101AMPI

Certification Expiration: 10/29/2025

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

David M. Mendoza – President/Training Director

Certified Environmental Specialist

OSHA Authorized Instructor

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

APPENDIX C

Laboratory Accreditations

APPENDIX D

Laboratory Results

APPENDIX E

Chain of Custody Forms

Three-Year Reinspection Key to Terms

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