

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: 14-016-2990-2792
SCHOOL NAME: Beasley CPC
ADDRESS OF SCHOOL: 5165 S. State Street
CITY: Chicago, IL, 60609

DATE LAST THREE YEAR REINSPECTION WAS COMPLETED 10/12/2022

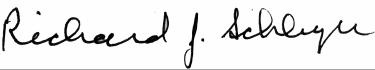
If the address on this form is different than the address of the building, submit a written explanation.

SECTION II (Please type or print)

PLEASE COMPLETE THE FOLLOWING FOR YOUR THREE YEAR REINSPECTION:

DATE REINSPECTION COMPLETED: 4/18/2025 ENROLLMENT 1159
IDPH INSPECTOR LICENSE NUMBER: 100-20994
IDPH LICENSED INSPECTOR NAME (Please Print): Cody Cummins
IDPH MP LICENSE NUMBER: 100-18488
IDPH LICENSED MANAGEMENT PLANNER NAME (Please Print): Mike Serio

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

 5/7/2025
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

Beasley CPC

5165 S. State Street
Chicago, IL, 60609

Unit: 29321
Building ID: 6661

IDPH ID Number: 14-016-2990-2792

REPORT DATE:
Wednesday, May 07, 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**

05/07/2025

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: 29322 Region: 04 IDPH ID: 14-016-2990-2792

School: Beasley CPC Building ID: 6661

Address: 5165 S. State Street

Chicago, IL, 60609

Building Contact: Grebenor, Megan Contact Phone: 7738226744

Current Building Owners: Chicago Public Schools

Reinspection Date: 4/18/2025

Review Date: 05/07/2025

Inspector: Cody Cummins

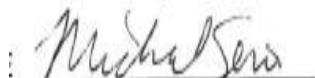
Inspector IDPH License: 100-20994

Management Planner: Mike Serio

Management Planner IDPH License: 100-18488

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

Sincerely,
Carnow, Conibear and Associates



Mike Serio
100-18488

Environmental Notification to Occupants

To: Faculty, Staff and Parents
From: Chicago Public Schools
Date: May 07, 2025

RE: Beasley CPC, Unit 29321
5165 S. State Street
Chicago, IL, 60609

Dear Faculty, Staff and Parents,

This letter is to notify you that the 2025 asbestos three year re-inspection has been completed at Beasley 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 Beasley 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: Beasley CPC Unit: 29322 Region: 04
Address: 5165 S. State Street Chicago, IL, 60609
IDPH ID: 14-016-2990-2792 Building ID: 6661
Contact: Grebenor, Megan Phone: 7738226744

2. Description of Facility

Original Construction: 1975 Additional Construction:
Total Square Footage: 14784 No of Floors: 1
Current Occupancy: 1159

3. LEA Designated Person

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

Phone: (773) 251-7074

4. Managing Environmental Consultant

MEC: 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: Cody Cummins

Signature:
Date: 4/18/2025

Inspector IDPH license # 100-20994
Reinspection Date: 4/18/2025

6. Management Planner

Management Planner Name: Mike Serio

Signature: 

Management Planner IDPH license # 100-18488

7. Review Date: 05/07/2025

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: Richard J. Schleyer

Signature:

Date: 5/7/2025

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 Beasley 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 6661:

11	Exterior Metal Window Caulking - Non-AHERA
16	Roof and Flashing - Non-AHERA
1A	Smooth Plaster Material
5	12" x 12" Gray Green Mix w/ Beige Specks Floor Tile Mastic
50	12" x 12" Pink w/ Dark Spots Floor Tile Mastic
51	Gray Carpet Adhesive
7	Light Gray Green Mix Vinyl Baseboard Adhesive
B	Joint Compound Of Fiberglass Pipe Insulation

B. The following new homogenous areas have been identified for Building 6661:

51

Gray Carpet Adhesive

C. This reinspection covered only physically accessible and visible areas and materials that were identified in the LEA's management plan. The following materials were concealed and/or contained in areas that were inaccessible for sampling and have been classified as Assumed:

1	Rough Plaster Material
10	Brown Baseboard Adhesive
15	Vault Door Interior Insulation
16	Roof and Flashing - Non-AHERA
18	2' x 4' White Ceiling Tile
19	12" x 12" White Floor Tile
20	12" x 12" White Floor Tile Mastic
49	12" x 12" Pink w/ Dark Spots Floor Tile
50	12" x 12" Pink w/ Dark Spots Floor Tile Mastic
51	Gray Carpet Adhesive
A	Water Meter Packing Insulation

The following areas were deemed to be inaccessible:

15	Vault Door Interior Insulation
5	12" x 12" Gray Green Mix w/ Beige Specks Floor Tile Mastic
50	12" x 12" Pink w/ Dark Spots Floor Tile Mastic
51	Gray Carpet Adhesive

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 Cody Cummins, IDPH License # 100-20994. The Management Plan was updated by Mike Serio, IDPH License # 100-18488. 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 Beasley CPC Building 6661 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 Beasley CPC **Unit** 29322 **Building ID** 6661
Address 5165 S. State Street **Region** 04

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) Carnow, Conibear and Associates

600 West Van Buren St., Ste 500

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

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

HA No	Material Description	Material Quantity	Material Units	Material Location	Asbestos Type	Material Category	Friable	Damage Type	Damage Quantity	Damage Units	Change in Assessment Category	Damage Category	Damage Reason	Disturbance Potential
1	Rough Plaster Material	1,000	SF	Bathroom of Rooms 1-6, Head Teacher Storage, Electrical Closets, Water Meter Room	ASSUMED	SURFACE	N	NONE			No	ACBM with the potential for damage		LOW
10	Brown Baseboard Adhesive			Front Desk and Bench in Office	ASSUMED	MISC					No			
11	Exterior Metal Window Caulking - Non-AHERA			Exterior of Building	CHR	MISC					Yes			
12	Exterior Door Caulking - Non-AHERA			Exterior of Building	NO_ACBM	MISC					No			
13	Exterior Brick - Non-AHERA			Exterior of Building	NO_ACBM	MISC					No			
14	Exterior Brick Mortar - Non-AHERA			Exterior of Building	NO_ACBM	MISC					No			
15	Vault Door Interior Insulation	40	SF	Vault	ASSUMED	TSI	Y	NONE			No	Any remaining friable ACBM or friable suspect ACBM		LOW
16	Roof and Flashing - Non-AHERA			Roof	ASSUMED	MISC					Yes			
17	Soundproofing on Sink Bottoms	30	SF	Classrooms 1, 2, 3, 4, 5, 6, Parent Room and Lunchroom, Nurse's Office	CHR	MISC	N	NONE			No	ACBM with the potential for damage		LOW
18	2' x 4' White Ceiling Tile	2,500	SF	Principal's Office and Entrance Foyer	ASSUMED	MISC	Y	NONE			No	Any remaining friable ACBM or friable suspect ACBM		LOW
19	12" x 12" White Floor Tile	3,900	SF	Room 1, 2, 3, 4, 5, 6	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
1A	Smooth Plaster Material			Kitchen & Vault	NO_ACBM	SURFACE					Yes			
2	2' x 4' Long Pressed Wormy Pinhole Ceiling Tiles			Throughout School	NO_ACBM	MISC					No			
20	12" x 12" White Floor Tile Mastic	3,900	SF	Room 1, 2, 3, 4, 5, 6	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
2A	2' x 4' Short Pressed Wormy Pinhole Ceiling Tiles			In Corridor	NO_ACBM	MISC					No			
3	12" x 12" Gray Green Mix w/ Beige Specks Floor Tile	4,100	SF	All-Purpose Room, Hallways, Offices, Vault and Storage, Nurse's Office, Lunchroom	CHR	MISC	N	NONE			No	ACBM with the potential for damage		LOW
49	12" x 12" Pink w/ Dark Spots Floor Tile	500	SF	Parent Room and Teachers' Lounge, 138	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
5	12" x 12" Gray Green Mix w/ Beige Specks Floor Tile Mastic	4,100	SF	All-Purpose Room, Hallways, Offices, Vault and Storage, Nurse's Office,	CHR	MISC	N	NONE			Yes	ACBM with the potential for damage		LOW

Chicago Public Schools

School Beasley CPC **Unit** 29322 **Building ID** 6661
Address 5165 S. State Street **Region** 04

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) Carnow, Conibear and Associates

600 West Van Buren St., Ste 500

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

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

HA No	Material Description	Material Quantity	Material Units	Material Location	Asbestos Type	Material Category	Friable	Damage Type	Damage Quantity	Damage Units	Change in Assessment Category	Damage Category	Damage Reason	Disturbance Potential
				Lunchroom										
50	12" x 12" Pink w/ Dark Spots Floor Tile Mastic	500	SF	Parent Room and Teachers' Lounge, 138	ASSUMED	MISC	N	NONE			Yes	ACBM with the potential for damage		LOW
51	Gray Carpet Adhesive	400	SF	Main Office	ASSUMED	MISC	N	NONE			Yes	ACBM with the potential for damage		LOW
6	Light Gray Green Mix Vinyl Baseboard			Throughout Facility	NO_ACBM	MISC					No			
7	Light Gray Green Mix Vinyl Baseboard Adhesive			Throughout Facility	NO_ACBM	MISC					Yes			
8	Light Green & Pink Mix Carpet Adhesive			Throughout Facility	NO_ACBM	MISC					No			
9	Brown Baseboard			Main Office Corridor	NO_ACBM	MISC					No			
A	Water Meter Packing Insulation	4	SF	Mechanical Room	ASSUMED	TSI	Y	NONE				Any remaining friable ACBM or friable suspect ACBM		LOW
B	Joint Compound Of Fiberglass Pipe Insulation			Throughout Facility	NO_ACBM	TSI					Yes			

Chicago Public Schools

School Beasley CPC Unit 29322 Building ID 6661
Address 5165 S. State Street Region 04

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) Carnow, Conibear and Associates

600 West Van Buren St., Ste 500

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

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

Reinspection Date <u>4/18/2025</u>
Inspector Name <u>Cody Cummins</u>
<u>100-20994</u> <u>5/15/2026</u>
Inspector's IDPH License Number / Expiration Date

Inspector's Comments

HA Number:	Inspector Comments:
1	
10	Material not observed - 2025
11	
12	
13	
14	
15	
16	
17	
18	
19	
1A	
2	
20	
2A	
3	
49	
5	
50	
51	
6	
7	
8	
9	

Chicago Public Schools

School Beasley CPC **Unit** 29322 **Building ID** 6661
Address 5165 S. State Street **Region** 04

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) Carnow, Conibear and Associates

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

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

HA Number:	Inspector Comments:
A	
B	

Table II
Management Planner's Review

Chicago Public Schools

School Beasley CPC

Unit 29322

Building ID 6661

Address 5165 S. State Street

Chicago, IL, 60609

Region 04

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) Carnow, Conibear and Associates

600 West Van Buren St., Ste 500

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

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

HA Num	Material Description	Material Quantity	Material Units	Material Location	Asbestos Type	Material Category	Friable	Damage Quantity	Damage Units	Damage Category	Response
1	Rough Plaster Material	1,000	SF	Bathroom of Rooms 1-6, Head Teacher Storage, Electrical Closets, Water Meter Room	Assumed	SURFACE	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
10	Brown Baseboard Adhesive			Front Desk and Bench in Office	Assumed	MISC					Follow O&M Plan
11	Exterior Metal Window Caulking - Non-AHERA			Exterior of Building	Chrysotile	MISC					
12	Exterior Door Caulking - Non-AHERA			Exterior of Building	No ACBM	MISC					
13	Exterior Brick - Non-AHERA			Exterior of Building	No ACBM	MISC					
14	Exterior Brick Mortar - Non-AHERA			Exterior of Building	No ACBM	MISC					
15	Vault Door Interior Insulation	40	SF	Vault	Assumed	TSI	Yes		SF	7 Any remaining friable ACBM or friable suspect ACBM	Follow O&M Plan
16	Roof and Flashing - Non-AHERA			Roof	Assumed	MISC					
17	Soundproofing on Sink Bottoms	30	SF	Classrooms 1, 2, 3, 4, 5, 6, Parent Room and Lunchroom, Nurse's Office	Chrysotile	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
18	2' x 4' White Ceiling Tile	2,500	SF	Principal's Office and Entrance Foyer	Assumed	MISC	Yes		SF	7 Any remaining friable ACBM or friable suspect ACBM	Follow O&M Plan
19	12" x 12" White Floor Tile	3,900	SF	Room 1, 2, 3, 4, 5, 6	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
1A	Smooth Plaster Material			Kitchen & Vault	No ACBM	SURFACE					
2	2' x 4' Long Pressed Wormy Pinhole Ceiling Tiles			Throughout School	No ACBM	MISC					
20	12" x 12" White Floor Tile Mastic	3,900	SF	Room 1, 2, 3, 4, 5, 6	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
2A	2' x 4' Short Pressed Wormy Pinhole Ceiling Tiles			In Corridor	No ACBM	MISC					
3	12" x 12" Gray Green Mix w/ Beige Specks Floor Tile	4,100	SF	All-Purpose Room, Hallways, Offices, Vault and Storage, Nurse's Office, Lunchroom	Chrysotile	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
49	12" x 12" Pink w/ Dark Spots Floor Tile	500	SF	Parent Room and Teachers' Lounge, 138	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
5	12" x 12" Gray Green Mix w/ Beige Specks Floor Tile Mastic	4,100	SF	All-Purpose Room, Hallways, Offices, Vault and Storage, Nurse's Office, Lunchroom	Chrysotile	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
50	12" x 12" Pink w/ Dark Spots Floor Tile Mastic	500	SF	Parent Room and Teachers' Lounge, 138	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
51	Gray Carpet Adhesive	400	SF	Main Office	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
6	Light Gray Green Mix Vinyl Baseboard			Throughout Facility	No ACBM	MISC					
7	Light Gray Green Mix Vinyl Baseboard Adhesive			Throughout Facility	No ACBM	MISC					
8	Light Green & Pink Mix Carpet Adhesive			Throughout Facility	No ACBM	MISC					
9	Brown Baseboard			Main Office Corridor	No ACBM	MISC					
A	Water Meter Packing Insulation	4	SF	Mechanical Room	Assumed	TSI	Yes		SF	7 Any remaining friable ACBM or friable	Follow O&M Plan

Chicago Public Schools

School Beasley CPC

Unit 29322

Building ID 6661

Address 5165 S. State Street

Chicago, IL, 60609

Region 04

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) Carnow, Conibear and Associates

600 West Van Buren St., Ste 500

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

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

HA Num	Material Description	Material Quantity	Material Units	Material Location	Asbestos Type	Material Category	Friable	Damage Quantity	Damage Units	Damage Category	Response
B	Joint Compound Of Fiberglass Pipe Insulation			Throughout Facility	No ACBM	TSI				suspect ACBM	

Review Date	5/7/2025
Manager Planner Name	Mike Serio

HA Number	Management Comments
1	Sample to determine ACM content prior to disturbance.
10	If identified, continue O&M

Chicago Public Schools

School Beasley CPC

Unit 29322

Building ID 6661

Address 5165 S. State Street

Chicago, IL, 60609

Region 04

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) Carnow, Conibear and Associates

600 West Van Buren St., Ste 500

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

100-18488	5/15/2026
Manager IDPH License No/Expiration	

HA Number	Management Comments
11	Non-AHERA
12	Non-AHERA
13	Non-AHERA
14	Non-AHERA
15	Sample to determine ACM content prior to disturbance.
16	Non-AHERA
17	
18	Sample to determine ACM content prior to disturbance.
19	Sample to determine ACM content prior to disturbance.
1A	
2	
20	Sample to determine ACM content prior to disturbance.
2A	
3	
49	Sample to determine ACM content prior to disturbance.
5	
50	Sample to determine ACM content prior to disturbance.
51	Sample to determine ACM content prior to disturbance.
6	
7	
8	
9	
A	Sample to determine ACM content prior to disturbance.
B	

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

Chicago Public Schools

School Beasley CPC

Unit 29322

Building ID 6661

Address 5165 S. State Street

Chicago, IL, 60609

Region 04

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) Carnow, Conibear and Associates

600 West Van Buren St., Ste 500

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

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

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:	29322	BUILDING ID:	6661
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley CPC	INSPECTION DATE:	4/18/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	1		
MATERIAL DESCRIPTION:	Rough Plaster Material		
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:	Bathroom of Rooms 1-6, Head Teacher Storage, Electrical Closets, Water Meter Room		
MATERIAL QUANTITY:	1000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: **04/18/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUIDLING ID:	6661
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley CPC	REVIEW DATE:	5/7/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **1**

MATERIAL DESCRIPTION: **Rough Plaster Material**

MATERIAL LOCATION: **Bathroom of Rooms 1-6, Head Teacher Storage, Electrical Closets, Water Meter Room**

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

DAMAGE QUANTITY: MATERIAL UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **05/07/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUILDING ID:	6661
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley CPC	INSPECTION DATE:	4/18/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	10	
MATERIAL DESCRIPTION:	Brown Baseboard Adhesive	
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: Front Desk and Bench in Office

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS: Material not observed - 2025

Inspector's Signature:



Date: 04/18/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUILDING ID:	6661
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley CPC	REVIEW DATE:	5/7/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **10**

MATERIAL DESCRIPTION: **Brown Baseboard Adhesive**

MATERIAL LOCATION: **Front Desk and Bench in Office**

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

If identified, continue O&M

Management Planner's Signature:



Date: **05/07/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUIDLING ID:	6661
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley CPC	INSPECTION DATE:	4/18/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	11	
MATERIAL DESCRIPTION:	Exterior Metal Window Caulking - 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: 04/18/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUIDLING ID:	6661
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley CPC	REVIEW DATE:	5/7/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **11**

MATERIAL DESCRIPTION: **Exterior Metal Window Caulking - 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: **05/07/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUILDING ID:	6661
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley CPC	INSPECTION DATE:	4/18/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: **12**

MATERIAL DESCRIPTION: **Exterior Door Caulking - Non-AHERA**

HISTORICAL AHERA DAMAGE CATEGORY

HISTORICAL DAMAGE REASON:

HISTORICAL RESPONSE ACTION:

ASBESTOS TYPE: **No ACBM** FRIABLE: _____

RESULTS OF REINSPECTION AND REASSESSMENT

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

The current AHERA DAMAGE CATEGORY is determined to be .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: **Exterior of Building**

MATERIAL QUANTITY: _____ MATERIAL UNITS: _____

DAMAGE QUANTITY: _____ DAMAGE UNITS: _____

COMMENTS:

Inspector's Signature: 

Date: **04/18/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUIDLING ID:	6661
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley CPC	REVIEW DATE:	5/7/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **12**

MATERIAL DESCRIPTION: **Exterior Door Caulking - Non-AHERA**

MATERIAL LOCATION: **Exterior of Building**

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

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

The RESPONSE ACTION recommendation is:

Comments:

Non-AHERA

Management Planner's Signature:



Date: **05/07/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUIDLING ID:	6661
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley CPC	INSPECTION DATE:	4/18/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: **13**

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

HISTORICAL AHERA DAMAGE CATEGORY

HISTORICAL DAMAGE REASON:

HISTORICAL RESPONSE ACTION:

ASBESTOS TYPE: **No ACBM** FRIABLE: _____

RESULTS OF REINSPECTION AND REASSESSMENT

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

The current AHERA DAMAGE CATEGORY is determined to be .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: **Exterior of Building**

MATERIAL QUANTITY: _____ MATERIAL UNITS: _____

DAMAGE QUANTITY: _____ DAMAGE UNITS: _____

COMMENTS:

Inspector's Signature: 

Date: **04/18/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUILDING ID:	6661
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley CPC	REVIEW DATE:	5/7/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **13**

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:

Comments:

Non-AHERA

Management Planner's Signature:



Date: **05/07/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUILDING ID:	6661
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley CPC	INSPECTION DATE:	4/18/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: **14**

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

HISTORICAL AHERA DAMAGE CATEGORY

HISTORICAL DAMAGE REASON:

HISTORICAL RESPONSE ACTION:

ASBESTOS TYPE: **No ACBM** FRIABLE: _____

RESULTS OF REINSPECTION AND REASSESSMENT

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

The current AHERA DAMAGE CATEGORY is determined to be .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: **Exterior of Building**

MATERIAL QUANTITY: _____ MATERIAL UNITS: _____

DAMAGE QUANTITY: _____ DAMAGE UNITS: _____

COMMENTS:

Inspector's Signature: 

Date: **04/18/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUIDLING ID:	6661
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley CPC	REVIEW DATE:	5/7/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **14**

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:

Comments:

Non-AHERA

Management Planner's Signature:



Date: **05/07/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUIDLING ID:	6661
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley CPC	INSPECTION DATE:	4/18/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	15		
MATERIAL DESCRIPTION:	Vault Door Interior Insulation		
HISTORICAL AHERA DAMAGE CATEGORY	7 Any remaining friable ACBM or friable suspect ACBM		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	Yes

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Vault		
MATERIAL QUANTITY:	40	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/18/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUILDING ID:	6661
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley CPC	REVIEW DATE:	5/7/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **15**

MATERIAL DESCRIPTION: **Vault Door Interior Insulation**

MATERIAL LOCATION: **Vault**

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

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **05/07/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUIDLING ID:	6661
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley CPC	INSPECTION DATE:	4/18/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: **16**

MATERIAL DESCRIPTION: **Roof and Flashing - 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: **04/18/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUIDLING ID:	6661
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley CPC	REVIEW DATE:	5/7/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **16**

MATERIAL DESCRIPTION: **Roof and Flashing - 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: **05/07/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUIDLING ID:	6661
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley CPC	INSPECTION DATE:	4/18/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	17		
MATERIAL DESCRIPTION:	Soundproofing on Sink Bottoms		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Classrooms 1, 2, 3, 4, 5, 6, Parent Room and Lunchroom, Nurse's Office		
MATERIAL QUANTITY:	30	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/18/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **29322** BULDING ID: **6661**

CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**

SCHOOL NAME: **Beasley CPC** REVIEW DATE: **5/7/2025**

ADDRESS: **5165 S. State Street** IDPH LICENSE NO: **100-20994**

HOMOGENEOUS AREA: **17**

MATERIAL DESCRIPTION: **Soundproofing on Sink Bottoms**

MATERIAL LOCATION: **Classrooms 1, 2, 3, 4, 5, 6, Parent Room and Lunchroom, Nurse's Office**

MATERIAL QUANTITY: **30** 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: 05/07/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUIDLING ID:	6661
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley CPC	INSPECTION DATE:	4/18/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	18		
MATERIAL DESCRIPTION:	2' x 4' White Ceiling Tile		
HISTORICAL AHERA DAMAGE CATEGORY	7 Any remaining friable ACBM or friable suspect ACBM		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	Yes

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Principal's Office and Entrance Foyer		
MATERIAL QUANTITY:	2500	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/18/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUILDING ID:	6661
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley CPC	REVIEW DATE:	5/7/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **18**

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

MATERIAL LOCATION: **Principal's Office and Entrance Foyer**

MATERIAL QUANTITY: **2500** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **05/07/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUIDLING ID:	6661
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley CPC	INSPECTION DATE:	4/18/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	19		
MATERIAL DESCRIPTION:	12" x 12" White Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Room 1, 2, 3, 4, 5, 6		
MATERIAL QUANTITY:	3900	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: **04/18/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUILDING ID:	6661
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley CPC	REVIEW DATE:	5/7/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **19**

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

MATERIAL LOCATION: **Room 1, 2, 3, 4, 5, 6**

MATERIAL QUANTITY: **3900** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **05/07/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUILDING ID:	6661
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley CPC	INSPECTION DATE:	4/18/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: 1A
MATERIAL DESCRIPTION: Smooth Plaster Material
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: Kitchen & Vault

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 04/18/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUILDING ID:	6661
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley CPC	REVIEW DATE:	5/7/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **1A**

MATERIAL DESCRIPTION: **Smooth Plaster Material**

MATERIAL LOCATION: **Kitchen & 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:

Comments:

Management Planner's Signature:  Date: **05/07/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUILDING ID:	6661
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley CPC	INSPECTION DATE:	4/18/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: 2

MATERIAL DESCRIPTION: 2' x 4' Long Pressed Wormy Pinhole Ceiling Tiles

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 School

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 04/18/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUIDLING ID:	6661
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley CPC	REVIEW DATE:	5/7/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **2**

MATERIAL DESCRIPTION: **2' x 4' Long Pressed Wormy Pinhole Ceiling Tiles**

MATERIAL LOCATION: **Throughout School**

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: **05/07/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUIDLING ID:	6661
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley CPC	INSPECTION DATE:	4/18/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	20		
MATERIAL DESCRIPTION:	12" x 12" White Floor Tile Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Room 1, 2, 3, 4, 5, 6		
MATERIAL QUANTITY:	3900	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/18/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUILDING ID:	6661
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley CPC	REVIEW DATE:	5/7/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **20**

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

MATERIAL LOCATION: **Room 1, 2, 3, 4, 5, 6**

MATERIAL QUANTITY: **3900** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **05/07/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUILDING ID:	6661
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley CPC	INSPECTION DATE:	4/18/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: 2A

MATERIAL DESCRIPTION: 2' x 4' Short Pressed Wormy Pinhole Ceiling Tiles

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: In Corridor

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 04/18/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUIDLING ID:	6661
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley CPC	REVIEW DATE:	5/7/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **2A**

MATERIAL DESCRIPTION: **2' x 4' Short Pressed Wormy Pinhole Ceiling Tiles**

MATERIAL LOCATION: **In Corridor**

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: **05/07/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUIDLING ID:	6661
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley CPC	INSPECTION DATE:	4/18/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	3		
MATERIAL DESCRIPTION:	12" x 12" Gray Green Mix w/ Beige Specks Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:	Physical Damage		
HISTORICAL RESPONSE ACTION:	Repair		
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:	All-Purpose Room, Hallways, Offices, Vault and Storage, Nurse's Office, Lunchroom		
MATERIAL QUANTITY:	4100	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/18/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **29322** BULDING ID: **6661**

CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**

SCHOOL NAME: **Beasley CPC** REVIEW DATE: **5/7/2025**

ADDRESS: **5165 S. State Street** IDPH LICENSE NO: **100-20994**

HOMOGENEOUS AREA: **3**

MATERIAL DESCRIPTION: **12" x 12" Gray Green Mix w/ Beige Specks Floor Tile**

MATERIAL LOCATION: **All-Purpose Room, Hallways, Offices, Vault and Storage, Nurse's Office, Lunchroom**

MATERIAL QUANTITY: **4100** 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:

Repair

Comments:

Management Planner's Signature:  Date: **05/07/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUIDLING ID:	6661
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley CPC	INSPECTION DATE:	4/18/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	49		
MATERIAL DESCRIPTION:	12" x 12" Pink w/ Dark Spots 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 and Teachers' Lounge, 138		
MATERIAL QUANTITY:	500	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/18/2025

Chicago Public Schools

Carnow, Conibear and Associates 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUILDING ID:	6661
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley CPC	REVIEW DATE:	5/7/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **49**

MATERIAL DESCRIPTION: **12" x 12" Pink w/ Dark Spots Floor Tile**

MATERIAL LOCATION: **Parent Room and Teachers' Lounge, 138**

MATERIAL QUANTITY: **500** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: MATERIAL UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **05/07/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUIDLING ID:	6661
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley CPC	INSPECTION DATE:	4/18/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	5		
MATERIAL DESCRIPTION:	12" x 12" Gray Green Mix w/ Beige Specks 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:	All-Purpose Room, Hallways, Offices, Vault and Storage, Nurse's Office, Lunchroom		
MATERIAL QUANTITY:	4100	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/18/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **29322** BULDING ID: **6661**

CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**

SCHOOL NAME: **Beasley CPC** REVIEW DATE: **5/7/2025**

ADDRESS: **5165 S. State Street** IDPH LICENSE NO: **100-20994**

HOMOGENEOUS AREA: **5**

MATERIAL DESCRIPTION: **12" x 12" Gray Green Mix w/ Beige Specks Floor Tile Mastic**

MATERIAL LOCATION: **All-Purpose Room, Hallways, Offices, Vault and Storage, Nurse's Office, Lunchroom**

MATERIAL QUANTITY: **4100** 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: **05/07/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUIDLING ID:	6661
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley CPC	INSPECTION DATE:	4/18/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	50		
MATERIAL DESCRIPTION:	12" x 12" Pink w/ Dark Spots 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 and Teachers' Lounge, 138		
MATERIAL QUANTITY:	500	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: **04/18/2025**

Chicago Public Schools

Carnow, Conibear and Associates 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUILDING ID:	6661
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley CPC	REVIEW DATE:	5/7/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **50**

MATERIAL DESCRIPTION: **12" x 12" Pink w/ Dark Spots Floor Tile Mastic**

MATERIAL LOCATION: **Parent Room and Teachers' Lounge, 138**

MATERIAL QUANTITY: **500** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **05/07/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUILDING ID:	6661
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley CPC	INSPECTION DATE:	4/18/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: 6

MATERIAL DESCRIPTION: Light Gray Green Mix 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: 04/18/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUILDING ID:	6661
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley CPC	REVIEW DATE:	5/7/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **6**

MATERIAL DESCRIPTION: **Light Gray Green Mix Vinyl Baseboard**

MATERIAL LOCATION: **Throughout Facility**

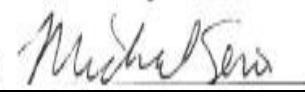
MATERIAL QUANTITY: MATERIAL UNITS:

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: **05/07/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUILDING ID:	6661
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley CPC	INSPECTION DATE:	4/18/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: 7

MATERIAL DESCRIPTION: Light Gray Green Mix Vinyl Baseboard Adhesive

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: 04/18/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUIDLING ID:	6661
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley CPC	REVIEW DATE:	5/7/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **7**

MATERIAL DESCRIPTION: **Light Gray Green Mix Vinyl Baseboard Adhesive**

MATERIAL LOCATION: **Throughout Facility**

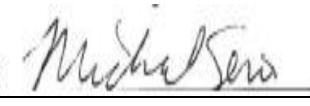
MATERIAL QUANTITY: MATERIAL UNITS:

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: **05/07/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUILDING ID:	6661
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley CPC	INSPECTION DATE:	4/18/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	8	
MATERIAL DESCRIPTION:	Light Green & Pink Mix Carpet Adhesive	
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: 04/18/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUILDING ID:	6661
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley CPC	REVIEW DATE:	5/7/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **8**

MATERIAL DESCRIPTION: **Light Green & Pink Mix Carpet Adhesive**

MATERIAL LOCATION: **Throughout Facility**

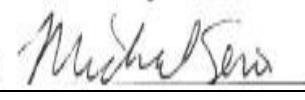
MATERIAL QUANTITY: MATERIAL UNITS:

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: **05/07/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUILDING ID:	6661
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley CPC	INSPECTION DATE:	4/18/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: **9**

MATERIAL DESCRIPTION: **Brown 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: **Main Office Corridor**

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: **04/18/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUILDING ID:	6661
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley CPC	REVIEW DATE:	5/7/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **9**

MATERIAL DESCRIPTION: **Brown Baseboard**

MATERIAL LOCATION: **Main Office Corridor**

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: **05/07/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUIDLING ID:	6661
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley CPC	INSPECTION DATE:	4/18/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	A		
MATERIAL DESCRIPTION:	Water Meter Packing Insulation		
HISTORICAL AHERA DAMAGE CATEGORY	7 Any remaining friable ACBM or friable suspect ACBM		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	Yes

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Mechanical Room		
MATERIAL QUANTITY:	4	MATERIAL UNITS:	SF
DAMAGE QUANTITY:			
COMMENTS:			

Inspector's Signature:



Date: **04/18/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUILDING ID:	6661
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley CPC	REVIEW DATE:	5/7/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **A**

MATERIAL DESCRIPTION: **Water Meter Packing Insulation**

MATERIAL LOCATION: **Mechanical Room**

MATERIAL QUANTITY: **4** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: **05/07/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUIDLING ID:	6661
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley CPC	INSPECTION DATE:	4/18/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: **B**

MATERIAL DESCRIPTION: **Joint Compound Of Fiberglass Pipe Insulation**

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: **04/18/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUIDLING ID:	6661
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley CPC	REVIEW DATE:	5/7/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **B**

MATERIAL DESCRIPTION: **Joint Compound Of Fiberglass Pipe Insulation**

MATERIAL LOCATION: **Throughout Facility**

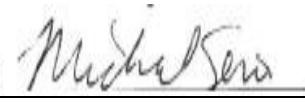
MATERIAL QUANTITY: MATERIAL UNITS:

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: **05/07/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29322	BUIDLING ID:	6661
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley CPC	INSPECTION DATE:	4/18/2025		
ADDRESS:	5165 S. State Street	IDPH LICENSE NO:	100-20994		

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	51		
MATERIAL DESCRIPTION:	Gray Carpet Adhesive		
MATERIAL LOCATION:	Main Office		
MATERIAL QUANTITY:	400	MATERIAL UNITS:	SF
MATERIAL CATEGORY:	MISC	FRIABLE:	No
ASBESTOS TYPE:	Assumed		
DISTURBANCE POTENTIAL:	LOW	CONDITION:	No Damage
AHERA DAMAGE CATEGORY:	6 ACBM with the potential for damage		
ACCESSIBILITY:	Not Reachable	DAMAGE REASON:	
		DAMAGE REASON:	
DAMAGE QUANTITY:		DAMAGE REASON:	
		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/18/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **29322** BUIDLING ID: **6661**

CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**

SCHOOL NAME: **Beasley CPC** REVIEW DATE: **5/7/2025**

ADDRESS: **5165 S. State Street** IDPH LICENSE NO: **100-20994**

HOMOGENEOUS AREA: **51**

MATERIAL DESCRIPTION: **Gray Carpet Adhesive**

MATERIAL LOCATION: **Main Office**

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:

COMMENTS:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:  Date: 05/07/2025

APPENDIX B

Inspector and Management Planner Licenses



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

Environmental and Occupational Safety & Health Training

Does hereby certify

Cody Cummins

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

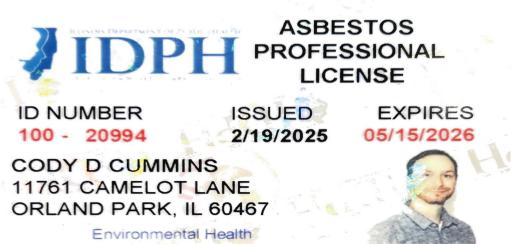
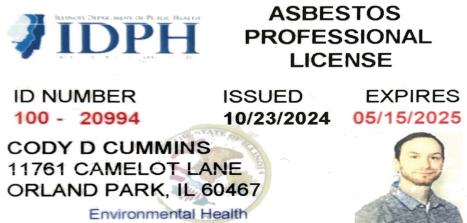
Class Date: 10/28-29/2024
Examination Date: 10/29/2024
STC Certificate Number: STC-20241029-000103AMPI
Certification Expiration: 10/29/2025

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

Cody Cummins

Illinois Licensed Building Inspector, Air Sampling Professional, Management Planner



ENDORSEMENTS

TC EXPIRES

INSPECTOR

3/8/2025

AIR SAMPLING PROFESSIONAL

ENDORSEMENTS

TC EXPIRES

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.

MANAGEMENT PLANNER

10/29/2025

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.



OCCUPATIONAL TRAINING & SUPPLY, INC.

7233 S. Adams Street | Willowbrook, IL 60527 (630) 655-3900 | www.otssafety.com

2025

Asbestos Building Inspector Refresher

Occupational Training & Supply, Inc. certifies that

Cody Cummins

has successfully completed the Asbestos Building Inspector Refresher course and has passed the competency exam with a minimum score of 70%. This course is accredited by the State of Wisconsin, Department of Health Services under ch. DHS 159, Wis. Admin. Code, The Illinois Department of Public Health and The Indiana Department of Environmental Management, under 326 IAC 18. Training was in accordance with requirements listed under EPA 40 CFR 763, Asbestos Hazard Emergency Response Act (AHERA) and TSCA Title II.

Location: 12304 75th Street
Kenosha, WI 53142

Certificate Number: BIRWI2502280827
Course Date: 2/28/2025
Exam Date: 2/28/2025
Expiration Date: 2/28/2026




Tyler Nicholson, Authorized Signer

Issue Date: 2/28/2025

Course Credit Hours: BIR WI 4 Hours



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

Asbestos Management Planner Refresher

Occupational Training & Supply, Inc. certifies that

Michael Serio

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

Course Date: 11/18/2024

Exam Date: 11/18/2024

Expiration Date: 11/18/2025

Certificate Number: MPR2411183328

Course Credit Hours: MPR 4 Hours

A handwritten signature in black ink that reads "Kristina Miczek".

Kristina Miczek, Training Manager

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