

**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: 14-016-2990-2800
SCHOOL NAME: Beasley Magnet
ADDRESS OF SCHOOL: 5255 S. State
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


Signature of Designated Person

5/8/2025
Date

SECTION III

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

School building has been sold. Date of Sale: _____

School has been closed. Date closed: _____

School building has been demolished. Date: _____

School building is asbestos free since last reinspection: _____

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

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

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

THREE-YEAR REINSPECTION

CHICAGO SCHOOL DIST 299

Beasley Magnet

5255 S. State
Chicago, IL, 60609

Unit: 29321
Building ID: 6660

IDPH ID Number: 14-016-2990-2800

REPORT DATE:

Thursday, May 08, 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

05/08/2025

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: 29321 Region: 04 IDPH ID: 14-016-2990-2800

School: Beasley Magnet Building ID: 6660

Address: 5255 S. State

Chicago, IL, 60609

Building Contact: Grebenor, Megan

Contact Phone: 7738226744

Current Building Owners: Chicago Public Schools

Reinspection Date: 4/18/2025

Review Date: 05/08/2025

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

A handwritten signature in black ink, appearing to read "Mike Serio", is written over a horizontal line.

Mike Serio
100-18488

Environmental Notification to Occupants

To: Faculty, Staff and Parents
From: Chicago Public Schools
Date: May 08, 2025

RE: Beasley Magnet, Unit 29321
5255 S. State
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 Magnet , 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 Magnet, 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 Magnet	Unit:	29321	Region:	04
Address:	5255 S. State		Chicago, IL, 60609		
IDPH ID:	14-016-2990-2800		Building ID:	6660	
Contact:	Grebenor, Megan		Phone:	7738226744	

2. Description of Facility

Original Construction:	1978	Additional Construction:	
Total Square Footage:	140200	No of Floors:	2
Current Occupancy:	1159		

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: Cody Cummins

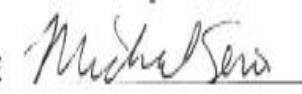
Inspector IDPH license # 100-20994
Reinspection Date: 4/18/2025

Signature: 
Date: 4/18/2025

6. Management Planner

Management Planner Name: Mike Serio

Management Planner IDPH license # 100-18488

Signature: 
Date: 05/08/2025

7. Review Date: 05/08/2025

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: 5/8/2025

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 Magnet. 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 6660:

10B	12" x 12" Light Beige w/ Rust Streaks Floor Tile Mastic
12	Orange Mix Carpet Adhesive
25	Original Orange Carpet Adhesive
27	Interior Door Caulk
34	Exterior Metal Window Caulking - Non-AHERA
37	Exterior Brick Mortar - Non-AHERA
38	Joint-Compound Of Drywall Board
42	12" x 12" Beige Floor Tile w/ Brown, White & Gray Streaks Mastic

43	Hood Vibration Collar
44	Spray-on Fireproofing
46	2' x 4' White Smooth Ceiling Tile
47	12" x 12" Beige Mottled Floor Tile
48	12" x 12" Beige Mottled Floor Tile Mastic
49	Vapor Barrier under Tongue & Groove Wood Flooring
6A	12" x 12" Off-White w/ Dark Gray Streaks Floor Tile
6B	12" x 12" Light Beige w/ Rust Streaks Floor Tile
7	Block Duct Insulation
8	Black Lab Tabletop Material

B. The following new homogenous areas have been identified for Building 6660:

49	Vapor Barrier under Tongue & Groove Wood Flooring
50	12" x 12" Gray Mottled Vinyl Floor Tile
51	12" x 12" Gray Mottled Vinyl Floor Tile Mastic
52	12" x 12" White w/ Beige Specks Vinyl Floor Tile
53	Mastic for 12" x 12" White w/ Beige Specks Vinyl Floor Tile
54	Boiler Insulation
55	Pipe Insulation
56	12" x 12" Green Mottled Vinyl Floor Tile
57	Mastic for 12" x 12" Green Mottled Vinyl Floor Tile
58	12" x 12" Off White w/ Beige & Gray Streaks Vinyl Floor Tile
59	12" x 12" Off White w/ Beige & Gray Streaks Vinyl Floor Tile Mastic

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:

11	Roofing Material - Non-AHERA
24	Stored Light Brown Mix Linoleum Sheeting
33	Blue Carpet Adhesive w/ 12" x 12" Floor Tile Underneath
36	Exterior Brick - Non-AHERA
37	Exterior Brick Mortar - Non-AHERA
41	12" x 12" Beige Floor Tile w/ Brown, Whitet & Gray Streaks
43	Hood Vibration Collar
45	2' x 4' White Ceiling Tile w/ Pinhole
46	2' x 4' White Smooth Ceiling Tile
47	12" x 12" Beige Mottled Floor Tile
48	12" x 12" Beige Mottled Floor Tile Mastic
49	Vapor Barrier under Tongue & Groove Wood Flooring
50	12" x 12" Gray Mottled Vinyl Floor Tile
51	12" x 12" Gray Mottled Vinyl Floor Tile Mastic
52	12" x 12" White w/ Beige Specks Vinyl Floor Tile
53	Mastic for 12" x 12" White w/ Beige Specks Vinyl Floor Tile
54	Boiler Insulation
55	Pipe Insulation
56	12" x 12" Green Mottled Vinyl Floor Tile
57	Mastic for 12" x 12" Green Mottled Vinyl Floor Tile
58	12" x 12" Off White w/ Beige & Gray Streaks Vinyl Floor Tile
59	12" x 12" Off White w/ Beige & Gray Streaks Vinyl Floor Tile Mastic
6	12" x 12" Beige w/ Chocolate Specks Floor Tile
6A	12" x 12" Off-White w/ Dark Gray Streaks Floor Tile
6B	12" x 12" Light Beige w/ Rust Streaks Floor Tile
7	Block Duct Insulation

The following areas were deemed to be inaccessible:

10	12" x 12" Beige w/ Chocolate Specks Floor Tile Mastic
33	Blue Carpet Adhesive w/ 12" x 12" Floor Tile Underneath

42	12" x 12" Beige Floor Tile w/ Brown, White & Gray Streaks Mastic
48	12" x 12" Beige Mottled Floor Tile Mastic
51	12" x 12" Gray Mottled Vinyl Floor Tile Mastic
53	Mastic for 12" x 12" White w/ Beige Specks Vinyl Floor Tile
57	Mastic for 12" x 12" Green Mottled Vinyl Floor Tile
59	12" x 12" Off White w/ Beige & Gray Streaks 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 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 Magnet Building 6660 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 Magnet Unit 29321 Building ID 6660

Address 5255 S. State 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	Plaster Material			Men's Bathroom, Janitor's Closet Across Room 236, Janitor's Closet Across Rooms 285, 1st Floor Below Stairway #5 #4 #6, Plus Additional Areas	NO_ACBM	SURFACE								
10	12" x 12" Beige w/ Chocolate Specks Floor Tile Mastic	30,000	SF	Room 288, North Stair Landings, 298, 297, East Stair Landing, 278, Stair 3 Landings, Stair 7 Landings, 2nd Floor Hallway to Stair 7, 234, 232, Stair 4 Landings, 2nd Floor Maintenance Closet, 207, 208, Stair 6 Landings, 218, 216, Stair 5 Landings, Stair 3 Landings, 1st Floor Hallway leading to Stair 8, Servery	CHR	MISC	N	NONE			No	ACBM with the potential for damage		LOW
10A	12" x 12" Off-White w/ Dark Gray Streaks Floor Tile Mastic			Room 162 Public Space and Room 142	NO_ACBM	MISC					No			
10B	12" x 12" Light Beige w/ Rust Streaks Floor Tile Mastic			Room 234	NO_ACBM	MISC					Yes			
11	Roofing Material - Non-AHERA			Exterior	ASSUMED	MISC					No			
12	Orange Mix Carpet Adhesive			In Lrc, 248 NE Side, in Room 226 by Side of Door, in Room 214 by Side of Door	NO_ACBM	MISC					Yes			
13	Interior Brick Material			Room 211 SE Corner, 225 SW Corner, 114 SW Corner	NO_ACBM	MISC					No			
14	Interior Brick Mortar			Room 211 SE Corner, Room 275 SW Corner, Room 114 SW Corner	NO_ACBM	MISC					No			

Chicago Public Schools

School Beasley Magnet Unit 29321 Building ID 6660

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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
15	Black Vinyl Baseboard			Room 216 S Side, Rooms 297 S Wall Close Womens E Side, Rooms 218	NO_ACBM	MISC					No			
16	Adhesive for Black Vinyl Baseboard			Room 216 S Side, Rooms 297 S Wall Close Womens E Side, Rooms 218	NO_ACBM	MISC					No			
17	Brown Vinyl Baseboard			Room 216 E Lower Corner of Door Frame, Rooms 234, Engineer's Office Room 109	NO_ACBM	MISC					No			
18	Adhesive for Brown Vinyl Baseboard			Room 216 E Lower Corner of Door Frame, Rooms 234, Rooms 109 Engineer's Office	NO_ACBM	MISC					No			
19	Brick Red Carpet Adhesive			Room 120	NO_ACBM	MISC					No			
2	Fireproofing Material				NO_ACBM	MISC					No			
20	Green Carpet Adhesive			Faculty Dining Room 152, SW Corner, SE Corner, NE Corner	NO_ACBM	MISC					No			
21	Pink Mix Carpet Adhesive			Room 213, 277, 275 All by the Door Side	NO_ACBM	MISC					No			
22	Drywall Board			Band Room Additions	NO_ACBM	MISC					No			
23	Light Pink and Orange Mix Stage Curtain			Auditorium	NO_ACBM	MISC					No			
24	Stored Light Brown Mix Linoleum Sheeting	640	SF	New Auditorium Stage Area	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
25	Original Orange Carpet Adhesive			Band Room	NO_ACBM	MISC					Yes			
26	Kiln Wire Insulation Material	10	LF	Room 298	CHR	MISC	N	NONE			No	ACBM with the potential for damage		LOW
27	Interior Door Caulk			Room 275 SE and SW Corners, Room 114 SE Corner	NO_ACBM	MISC					Yes			
28	Sink Top Joining Compound			Room 232 E, Sink, Room 297 C and W Sinks	NO_ACBM	MISC					No			
29	Electric Kiln Door Backing Material			Room 298	NO_ACBM	MISC					No			
3	2' x 4' Long Deep Pressed Wormy Pinhole Ceiling Tile			Drop in Ceiling Panels Room 232 Nc, 236 SW Corner	NO_ACBM	MISC					No			

Chicago Public Schools

School Beasley Magnet Unit 29321 Building ID 6660

Address 5255 S. State 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
30	Electric Kiln Inside Material on Metal Backing			Room 298	NO_ACBM	MISC					No			
31	Pink Green Mix Carpet Adhesive			Room 111 by E Doorside, by W Doorside, by NW Corner	NO_ACBM	MISC					No			
32	Light Brown Carpet Adhesive			Room 29 by Doorside, Throughout Building	NO_ACBM	MISC					No			
33	Blue Carpet Adhesive w/ 12" x 12" Floor Tile Underneath	600	SF	Room 162	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
34	Exterior Metal Window Caulking - Non-AHERA			S, E, and NE Courtyard Wall Windows	NO_ACBM	MISC					Yes			
35	Exterior Metal Door Caulking			S and NE Courtyard Doors, SE Entrance Way	NO_ACBM	MISC					No			
36	Exterior Brick - Non-AHERA			E, N, and S Courtyard Walls	ASSUMED	MISC					No			
37	Exterior Brick Mortar - Non-AHERA			E, N, and S Courtyard Walls	ASSUMED	MISC					Yes			
38	Joint-Compound Of Drywall Board			2nd Floor East Band Room Areas	NO_ACBM	MISC					Yes			
39	Interior Window Caulk			Throughout Classroom in Building	NO_ACBM	MISC					No			
4	1' x 1' Acoustical Ceiling Tile			1st Floor Kitchen	NO_ACBM	MISC					No			
40	Orange Carpet Mastic			Principal's Office & Administrative Area	NO_ACBM	MISC					No			
41	12" x 12" Beige Floor Tile w/ Brown, Whitet & Gray Streaks	600	SF	Boys & Girls Locker Areas	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
42	12" x 12" Beige Floor Tile w/ Brown, White & Gray Streaks Mastic	600	SF	Boys & Girls Locker Areas	CHR	MISC	N	NONE			Yes	ACBM with the potential for damage		LOW
43	Hood Vibration Collar			Room 298	ASSUMED	MISC					Yes			
44	Spray-on Fireproofing			Maintenance Dock	NO_ACBM	SURFACE					Yes			
45	2' x 4' White Ceiling Tile w/ Pinhole	2,000	SF	1st Floor Hallway by Windows, Lunchroom, 194, 195	ASSUMED	MISC	Y	NONE			No	Any remaining friable ACBM or friable suspect ACBM		LOW
46	2' x 4' White Smooth Ceiling Tile	13,000	SF	2nd Floor Hallway	ASSUMED	MISC	Y	NONE			Yes	Any remaining friable ACBM or friable suspect ACBM		LOW
47	12" x 12" Beige Mottled Floor Tile	40,000	SF	1st and 2nd Floor	ASSUMED	MISC	N	NONE			Yes	ACBM with potential		LOW

Chicago Public Schools

School Beasley Magnet Unit 29321 Building ID 6660

Address 5255 S. State Region 04

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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
				Hallways, 292, 293, 294, 295, 296, 273, 274, 275, 276, 277, 226, 227, 228, 229, 230, 211, 212, 213, 214, 215, Lunchroom, 173, 174, 175, 176, 177, First Floor Stair 3 Landing, 126, 127, 128, 129, 130								for significant damage		
48	12" x 12" Beige Mottled Floor Tile Mastic	40,000	SF	1st and 2nd Floor Hallways, 292, 293, 294, 295, 296, 273, 274, 275, 276, 277, 226, 227, 228, 229, 230, 211, 212, 213, 214, 215, Lunchroom, 173, 174, 175, 176, 177, First Floor Stair 3 Landing, 126, 127, 128, 129, 130	ASSUMED	MISC	N	NONE			Yes	ACBM with the potential for damage		LOW
49	Vapor Barrier under Tongue & Groove Wood Flooring	2,700	SF	Room 180, Gym	ASSUMED	MISC	N	NONE			Yes	ACBM with the potential for damage		LOW
5	2' x 4' Smooth Ceiling Tile			Auditorium by Main Doors N, C, S, by N Pillar at Door Women's Band Room Area, by S Pillar	NO_ACBM	MISC					No			
50	12" x 12" Gray Mottled Vinyl Floor Tile	600	SF	Room 256	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
51	12" x 12" Gray Mottled Vinyl Floor Tile Mastic	600	SF	Room 256	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
52	12" x 12" White w/ Beige Specks Vinyl Floor Tile	4,000	SF	Room 192, 193, 194, 195, 196, 163, Principal's Office, 115, 114, 113, 112, 111	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
53	Mastic for 12" x 12" White w/ Beige Specks Vinyl Floor Tile	4,000	SF	Room 192, 193, 194, 195, 196, 163, Principal's Office, 115, 114, 113, 112, 111	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW

Chicago Public Schools

School Beasley Magnet Unit 29321 Building ID 6660

Address 5255 S. State 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
54	Boiler Insulation	50	SF	Boiler Room	ASSUMED	TSI	Y	NONE			No	Any remaining friable ACBM or friable suspect ACBM		LOW
55	Pipe Insulation	200	LF	Boiler Room	ASSUMED	TSI	Y	NONE			No	Any remaining friable ACBM or friable suspect ACBM		LOW
56	12" x 12" Green Mottled Vinyl Floor Tile	1,000	SF	Faculty Lounge	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
57	Mastic for 12" x 12" Green Mottled Vinyl Floor Tile	1,000	SF	Faculty Lounge	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
58	12" x 12" Off White w/ Beige & Gray Streaks Vinyl Floor Tile	1,000	SF	Main Office	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
59	12" x 12" Off White w/ Beige & Gray Streaks Vinyl Floor Tile Mastic	1,000	SF	Main Office	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
6	12" x 12" Beige w/ Chocolate Specks Floor Tile	30,000	SF	Room 288, Stair 1 Landings, 298, 297, Stair 2 Landings, 278, Stair 3 Landings, Stair 8 Landings, Stair 7 Landings, 2nd Floor Hallway to Stair 7, 234, 232, Stair 4 Landings, 2nd Floor Maintenance Closet, 207, 208, Stair 6 Landings, 218, 216, Stair 5 Landings, Stair 3 Landings, 1st Floor Hallway leading to Stair 8, Servery	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
6A	12" x 12" Off-White w/ Dark Gray Streaks Floor Tile	2,000	SF	Room 142 Public Space, 266A Auditorium, 264, 236, 178, 164, 148,	ASSUMED	MISC	N	NONE			Yes	ACBM with the potential for damage		LOW
6B	12" x 12" Light Beige w/ Rust Streaks Floor Tile	600	SF	Room 234	ASSUMED	MISC	N	NONE			Yes	ACBM with the potential for damage		LOW
7	Block Duct Insulation				ASSUMED	TSI					Yes			
8	Black Lab Tabletop Material			Broken Abandoned Material From Room 216	NO_ACBM	MISC					Yes			
9	Fire Proofing Patch				NO_ACBM	MISC					No			

Chicago Public Schools

School Beasley Magnet Unit 29321 Building ID 6660

Address 5255 S. State 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 4/18/2025

Inspector Name Cody Cummins

100-20994

5/15/2026

Inspector's IDPH License Number / Expiration Date

Inspector's Comments

HA Number:	Inspector Comments:
1	
10	
10A	
10B	
11	
12	
13	
14	
15	
16	
17	
18	
19	
2	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	

Chicago Public Schools

School Beasley Magnet **Unit** 29321 **Building ID** 6660

Address 5255 S. State **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:
3	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
4	
40	
41	
42	
43	Material not observed - 2025
44	
45	
46	
47	
48	
49	
5	
50	
51	
52	
53	
54	
55	

Chicago Public Schools

School Beasley Magnet **Unit** 29321 **Building ID** 6660

Address 5255 S. State **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:
56	
57	
58	
59	
6	
6A	
6B	
7	Material not observed - 2025
8	
9	

Table II

Management Planner's Review

Chicago Public Schools

School Beasley Magnet

Unit 29321

Building ID 6660

Address 5255 S. State

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	Plaster Material			Men's Bathroom, Janitor's Closet Across Room 236, Janitor's Closet Across Rooms 285, 1st Floor Below Stairway #5 #4 #6, Plus Additional Areas	No ACBM	SURFACE					
10	12" x 12" Beige w/ Chocolate Specks Floor Tile Mastic	30,000	SF	Room 288, North Stair Landings, 298, 297, East Stair Landing, 278, Stair 3 Landings, Stair 7 Landings, 2nd Floor Hallway to Stair 7, 234, 232, Stair 4 Landings, 2nd Floor Maintenance Closet, 207, 208, Stair 6 Landings, 218, 216, Stair 5 Landings, Stair 3 Landings, 1st Floor Hallway leading to Stair 8, Servery	Chrysotile	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
10A	12" x 12" Off-White w/ Dark Gray Streaks Floor Tile Mastic			Room 162 Public Space and Room 142	No ACBM	MISC					
10B	12" x 12" Light Beige w/ Rust Streaks Floor Tile Mastic			Room 234	No ACBM	MISC					
11	Roofing Material - Non-AHERA			Exterior	Assumed	MISC					
12	Orange Mix Carpet Adhesive			In Lrc, 248 NE Side, in Room 226 by Side of Door, in Room 214 by Side of Door	No ACBM	MISC					
13	Interior Brick Material			Room 211 SE Corner, 225 SW Corner, 114 SW Corner	No ACBM	MISC					
14	Interior Brick Mortar			Room 211 SE Corner, Room 275 SW Corner, Room 114 SW Corner	No ACBM	MISC					
15	Black Vinyl Baseboard			Room 216 S Side, Rooms 297 S Wall Close Womens E Side, Rooms 218	No ACBM	MISC					
16	Adhesive for Black Vinyl Baseboard			Room 216 S Side, Rooms297 S Wall Close Womens E Side, Rooms 218	No ACBM	MISC					
17	Brown Vinyl Baseboard			Room 216 E Lower Corner of Door Frame, Rooms 234, Engineer's Office Room 109	No ACBM	MISC					
18	Adhesive for Brown Vinyl Baseboard			Room 216 E Lower Corner of Door Frame, Rooms 234, Rooms 109 Engineer's Office	No ACBM	MISC					

Chicago Public Schools

School Beasley Magnet

Unit 29321

Building ID 6660

Address 5255 S. State

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
19	Brick Red Carpet Adhesive			Room120	No ACBM	MISC					
2	Fireproofing Material				No ACBM	MISC					
20	Green Carpet Adhesive			Faculty Dining Room 152, SW Corner, SE Corner, NE Corner	No ACBM	MISC					
21	Pink Mix Carpet Adhesive			Room 213, 277 , 275 All by the Door Side	No ACBM	MISC					
22	Drywall Board			Band Room Additions	No ACBM	MISC					
23	Light Pink and Orange Mix Stage Curtain			Auditorium	No ACBM	MISC					
24	Stored Light Brown Mix Linoleum Sheeting	640	SF	New Auditorium Stage Area	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
25	Original Orange Carpet Adhesive			Band Room	No ACBM	MISC					
26	Kiln Wire Insulation Material	10	LF	Room 298	Chrysotile	MISC	No		LF	6 ACBM with the potential for damage	Follow O&M Plan
27	Interior Door Caulk			Room 275 SE and SW Corners, Room 114 SE Corner	No ACBM	MISC					
28	Sink Top Joining Compound			Room 232 E. Sink, Room 297 C and W Sinks	No ACBM	MISC					
29	Electric Kiln Door Backing Material			Room 298	No ACBM	MISC					
3	2' x 4' Long Deep Pressed Wormy Pinhole Ceiling Tile			Drop in Ceiling Panels Room 232 Nc, 236 SW Corner	No ACBM	MISC					
30	Electric Kiln Inside Material on Metal Backing			Room 298	No ACBM	MISC					
31	Pink Green Mix Carpet Adhesive			Room 111 by E Doorside, by W Doorside, by NW Corner	No ACBM	MISC					
32	Light Brown Carpet Adhesive			Room 29 by Doorside, Throughout Building	No ACBM	MISC					
33	Blue Carpet Adhesive w/ 12" x 12" Floor Tile Underneath	600	SF	Room 162	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
34	Exterior Metal Window Caulking - Non-AHERA			S, E, and NE Courtyard Wall Windows	No ACBM	MISC					
35	Exterior Metal Door Caulking			S and NE Courtyard Doors, SE Entrance Way	No ACBM	MISC					
36	Exterior Brick - Non-AHERA			E, N, and S Courtyard Walls	Assumed	MISC					
37	Exterior Brick Mortar - Non-AHERA			E, N, and S Courtyard Walls	Assumed	MISC					
38	Joint-Compound Of Drywall Board			2nd Floor East Band Room Areas	No ACBM	MISC					
39	Interior Window Caulk			Throughout Classroom in Building	No ACBM	MISC					
4	1' x 1' Acoustical Ceiling Tile			1st Floor Kitchen	No ACBM	MISC					
40	Orange Carpet Mastic			Principal's Office & Administrative Area	No ACBM	MISC					
41	12" x 12" Beige Floor Tile w/ Brown, Whitet & Gray	600	SF	Boys & Girls Locker Areas	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan

Chicago Public Schools

School Beasley Magnet

Unit 29321

Building ID 6660

Address 5255 S. State

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
	Streaks										
42	12" x 12" Beige Floor Tile w/ Brown, White & Gray Streaks Mastic	600	SF	Boys & Girls Locker Areas	Chrysotile	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
43	Hood Vibration Collar			Room 298	Assumed	MISC					Follow O&M Plan
44	Spray-on Fireproofing			Maintenance Dock	No ACBM	SURFACE					
45	2' x 4' White Ceiling Tile w/ Pinhole	2,000	SF	1st Floor Hallway by Windows, Lunchroom, 194, 195	Assumed	MISC	Yes		SF	7 Any remaining friable ACBM or friable suspect ACBM	Follow O&M Plan
46	2' x 4' White Smooth Ceiling Tile	13,000	SF	2nd Floor Hallway	Assumed	MISC	Yes		SF	7 Any remaining friable ACBM or friable suspect ACBM	Follow O&M Plan
47	12" x 12" Beige Mottled Floor Tile	40,000	SF	1st and 2nd Floor Hallways, 292, 293, 294, 295, 296, 273, 274, 275, 276, 277, 226, 227, 228, 229, 230, 211, 212, 213, 214, 215, Lunchroom, 173, 174, 175, 176, 177, First Floor Stair 3 Landing, 126, 127, 128, 129, 130	Assumed	MISC	No		SF	5 ACBM with potential for significant damage	Follow O&M Plan
48	12" x 12" Beige Mottled Floor Tile Mastic	40,000	SF	1st and 2nd Floor Hallways, 292, 293, 294, 295, 296, 273, 274, 275, 276, 277, 226, 227, 228, 229, 230, 211, 212, 213, 214, 215, Lunchroom, 173, 174, 175, 176, 177, First Floor Stair 3 Landing, 126, 127, 128, 129, 130	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
49	Vapor Barrier under Tongue & Groove Wood Flooring	2,700	SF	Room 180, Gym	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
5	2' x 4' Smooth Ceiling Tile			Auditorium by Main Doors N, C, S, by N Pillar at Door Women's Band Room Area, by S Pillar	No ACBM	MISC					
50	12" x 12" Gray Mottled Vinyl Floor Tile	600	SF	Room 256	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
51	12" x 12" Gray Mottled Vinyl Floor Tile Mastic	600	SF	Room 256	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
52	12" x 12" White w/ Beige Specks Vinyl Floor Tile	4,000	SF	Room 192, 193, 194, 195, 196, 163, Principal's Office, 115, 114, 113, 112, 111	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
53	Mastic for 12" x 12" White w/ Beige Specks Vinyl Floor Tile	4,000	SF	Room 192, 193, 194, 195, 196, 163, Principal's Office, 115, 114, 113, 112, 111	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
54	Boiler Insulation	50	SF	Boiler Room	Assumed	TSI	Yes		SF	7 Any remaining friable ACBM or friable suspect ACBM	Follow O&M Plan

Chicago Public Schools

School Beasley Magnet

Unit 29321

Building ID 6660

Address 5255 S. State

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
55	Pipe Insulation	200	LF	Boiler Room	Assumed	TSI	Yes		LF	7 Any remaining friable ACBM or friable suspect ACBM	Follow O&M Plan
56	12" x 12" Green Mottled Vinyl Floor Tile	1,000	SF	Faculty Lounge	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
57	Mastic for 12" x 12" Green Mottled Vinyl Floor Tile	1,000	SF	Faculty Lounge	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
58	12" x 12" Off White w/ Beige & Gray Streaks Vinyl Floor Tile	1,000	SF	Main Office	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
59	12" x 12" Off White w/ Beige & Gray Streaks Vinyl Floor Tile Mastic	1,000	SF	Main Office	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
6	12" x 12" Beige w/ Chocolate Specks Floor Tile	30,000	SF	Room 288, Stair 1 Landings, 298, 297, Stair 2 Landings, 278, Stair 3 Landings, Stair 8 Landings, Stair 7 Landings, 2nd Floor Hallway to Stair 7, 234, 232, Stair 4 Landings, 2nd Floor Maintenance Closet, 207, 208, Stair 6 Landings, 218, 216, Stair 5 Landings, Stair 3 Landings, 1st Floor Hallway leading to Stair 8, Servery	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
6A	12" x 12" Off-White w/ Dark Gray Streaks Floor Tile	2,000	SF	Room 142 Public Space, 266A Auditorium, 264, 236, 178, 164, 148,	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
6B	12" x 12" Light Beige w/ Rust Streaks Floor Tile	600	SF	Room 234	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
7	Block Duct Insulation				Assumed	TSI					
8	Black Lab Tabletop Material			Broken Abandoned Material From Room 216	No ACBM	MISC					
9	Fire Proofing Patch				No ACBM	MISC					

Chicago Public Schools

School Beasley Magnet

Unit 29321

Building ID 6660

Address 5255 S. State

Chicago, IL, 60609

Region 04

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) Carnow, Conibear and Associates

600 West Van Buren St., Ste 500

Phone: (312) 762-2900

Fax: (312) 782-5145

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

Review Date	5/8/2025
Manager Planner Name	Mike Serio
100-18488	5/15/2026
Manager IDPH License No/Expiration	

HA Number	Management Comments
1	
10	
10A	
10B	
11	Non-AHERA
12	
13	
14	
15	
16	
17	
18	
19	
2	
20	
21	

Chicago Public Schools

School Beasley Magnet

Unit 29321

Building ID 6660

Address 5255 S. State

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 Number	Management Comments
22	
23	
24	Sample to determine ACM content prior to disturbance.
25	
26	
27	
28	
29	
3	
30	
31	
32	
33	Sample to determine ACM content prior to disturbance.
34	Non-AHERA
35	
36	Non-AHERA
37	Non-AHERA
38	
39	
4	
40	
41	Sample to determine ACM content prior to disturbance.
42	
43	If identified, continue O&M
44	
45	Sample to determine ACM content prior to disturbance.
46	Sample to determine ACM content prior to disturbance.

Chicago Public Schools

School Beasley Magnet

Unit 29321

Building ID 6660

Address 5255 S. State

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 Number	Management Comments
47	Sample to determine ACM content prior to disturbance.
48	Sample to determine ACM content prior to disturbance.
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.
52	Sample to determine ACM content prior to disturbance.
53	Sample to determine ACM content prior to disturbance.
54	Sample to determine ACM content prior to disturbance.
55	Sample to determine ACM content prior to disturbance.
56	Sample to determine ACM content prior to disturbance.
57	Sample to determine ACM content prior to disturbance.
58	Sample to determine ACM content prior to disturbance.
59	Sample to determine ACM content prior to disturbance.
6	Sample to determine ACM content prior to disturbance.
6A	Sample to determine ACM content prior to disturbance.
6B	Sample to determine ACM content prior to disturbance.
7	If identified, continue O&M
8	
9	

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	1		
MATERIAL DESCRIPTION:	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: Men's Bathroom, Janitor's Closet Across Room 236, Janitor's Closet Across Rooms 285, 1st Floor Below Stairway #5 #4 #6, Plus Additional Areas

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: **29321** BUILDING ID: **6660**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**
SCHOOL NAME: **Beasley Magnet** REVIEW DATE: **5/8/2025**
ADDRESS: **5255 S. State** IDPH LICENSE NO: **100-20994**

HOMOGENEOUS AREA: **1**

MATERIAL DESCRIPTION: **Plaster Material**

MATERIAL LOCATION: **Men's Bathroom, Janitor's Closet Across Room 236, Janitor's Closet Across Rooms 285, 1st Floor Below Stairway #5 #4 #6, Plus Additional Areas**

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: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	10		
MATERIAL DESCRIPTION:	12" x 12" Beige w/ Chocolate 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: **Room 288, North Stair Landings, 298, 297, East Stair Landing, 278, Stair 3 Landings, Stair 7 Landings, 2nd Floor Hallway to Stair 7, 234, 232, Stair 4 Landings, 2nd Floor Maintenance Closet, 207, 208, Stair 6 Landings, 218, 216, Stair 5 Landings, Stair 3 Landings, 1st Floor Hallway leading to Stair 8, Servery**

MATERIAL QUANTITY: **30000** 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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: 10

MATERIAL DESCRIPTION: 12" x 12" Beige w/ Chocolate Specks Floor Tile Mastic

MATERIAL LOCATION: Room 288, North Stair Landings, 298, 297, East Stair Landing, 278, Stair 3 Landings, Stair 7 Landings, 2nd Floor Hallway to Stair 7, 234, 232, Stair 4 Landings, 2nd Floor Maintenance Closet, 207, 208, Stair 6 Landings, 218, 216, Stair 5 Landings, Stair 3 Landings, 1st Floor Hallway leading to Stair 8, Server

MATERIAL QUANTITY: 30000

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: 05/08/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	10A	
MATERIAL DESCRIPTION:	12" x 12" Off-White w/ Dark Gray Streaks Floor Tile 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: Room 162 Public Space and Room 142

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **10A**

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

MATERIAL LOCATION: **Room 162 Public Space and Room 142**

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: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	10B	
MATERIAL DESCRIPTION:	12" x 12" Light Beige w/ Rust Streaks Floor Tile 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: Room 234

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **10B**

MATERIAL DESCRIPTION: **12" x 12" Light Beige w/ Rust Streaks Floor Tile Mastic**

MATERIAL LOCATION: **Room 234**

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: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	11	
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: Exterior

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: 11

MATERIAL DESCRIPTION: Roofing Material - Non-AHERA

MATERIAL LOCATION: Exterior

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: 05/08/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	12	
MATERIAL DESCRIPTION:	Orange 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: In Lrc, 248 NE Side, in Room 226 by Side of Door, in Room 214 by Side of Door

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **12**

MATERIAL DESCRIPTION: **Orange Mix Carpet Adhesive**

MATERIAL LOCATION: **In Lrc, 248 NE Side, in Room 226 by Side of Door, in Room 214 by Side of Door**

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: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	13		
MATERIAL DESCRIPTION:	Interior Brick 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: Room 211 SE Corner, 225 SW Corner, 114 SW Corner

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: 13

MATERIAL DESCRIPTION: Interior Brick Material

MATERIAL LOCATION: Room 211 SE Corner, 225 SW Corner, 114 SW Corner

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: 05/08/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	14	
MATERIAL DESCRIPTION:	Interior Brick Mortar	
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: Room 211 SE Corner, Room 275 SW Corner, Room 114 SW Corner

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **14**

MATERIAL DESCRIPTION: **Interior Brick Mortar**

MATERIAL LOCATION: **Room 211 SE Corner, Room 275 SW Corner, Room 114 SW Corner**

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: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	15	
MATERIAL DESCRIPTION:	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: Room 216 S Side, Rooms 297 S Wall Close Womens E Side, Rooms 218

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **15**

MATERIAL DESCRIPTION: **Black Vinyl Baseboard**

MATERIAL LOCATION: **Room 216 S Side, Rooms 297 S Wall Close Womens E Side, Rooms 218**

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: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	16	
MATERIAL DESCRIPTION:	Adhesive for 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: Room 216 S Side, Rooms297 S Wall Close Womens E Side, Rooms 218

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **16**

MATERIAL DESCRIPTION: **Adhesive for Black Vinyl Baseboard**

MATERIAL LOCATION: **Room 216 S Side, Rooms 297 S Wall Close Womens E Side, Rooms 218**

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: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	17		
MATERIAL DESCRIPTION:	Brown 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: Room 216 E Lower Corner of Door Frame, Rooms 234, Engineer's Office Room 109

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **17**

MATERIAL DESCRIPTION: **Brown Vinyl Baseboard**

MATERIAL LOCATION: **Room 216 E Lower Corner of Door Frame, Rooms 234, Engineer's Office Room 109**

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: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	18	
MATERIAL DESCRIPTION:	Adhesive for Brown 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: Room 216 E Lower Corner of Door Frame, Rooms 234, Rooms 109 Engineer's Office

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **18**

MATERIAL DESCRIPTION: **Adhesive for Brown Vinyl Baseboard**

MATERIAL LOCATION: **Room 216 E Lower Corner of Door Frame, Rooms 234, Rooms 109 Engineer's 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:

Comments:

Management Planner's Signature:



Date: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	19	
MATERIAL DESCRIPTION:	Brick Red 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: Room120

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **19**

MATERIAL DESCRIPTION: **Brick Red Carpet Adhesive**

MATERIAL LOCATION: **Room120**

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: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	2	
MATERIAL DESCRIPTION:	Fireproofing 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:

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **2**

MATERIAL DESCRIPTION: **Fireproofing Material**

MATERIAL LOCATION:

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: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	20	
MATERIAL DESCRIPTION:	Green 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: Faculty Dining Room 152, SW Corner, SE Corner, NE Corner

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **20**

MATERIAL DESCRIPTION: **Green Carpet Adhesive**

MATERIAL LOCATION: **Faculty Dining Room 152, SW Corner, SE Corner, NE Corner**

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: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	21	
MATERIAL DESCRIPTION:	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: Room 213, 277 , 275 All by the Door Side

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **21**

MATERIAL DESCRIPTION: **Pink Mix Carpet Adhesive**

MATERIAL LOCATION: **Room 213, 277 , 275 All by the Door Side**

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: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	22	
MATERIAL DESCRIPTION:	Drywall Board	
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: Band Room Additions

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **22**

MATERIAL DESCRIPTION: **Drywall Board**

MATERIAL LOCATION: **Band Room Additions**

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: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	23		
MATERIAL DESCRIPTION:	Light Pink and Orange Mix Stage Curtain		
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: Auditorium

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **23**

MATERIAL DESCRIPTION: **Light Pink and Orange Mix Stage Curtain**

MATERIAL LOCATION: **Auditorium**

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: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	24		
MATERIAL DESCRIPTION:	Stored Light Brown Mix Linoleum Sheeting		
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: **New Auditorium Stage Area**

MATERIAL QUANTITY: **640**

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: 24

MATERIAL DESCRIPTION: Stored Light Brown Mix Linoleum Sheeting

MATERIAL LOCATION: New Auditorium Stage Area

MATERIAL QUANTITY: 640 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: 05/08/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	25	
MATERIAL DESCRIPTION:	Original Orange 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: Band Room

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: 25

MATERIAL DESCRIPTION: Original Orange Carpet Adhesive

MATERIAL LOCATION: Band Room

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: 05/08/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	26		
MATERIAL DESCRIPTION:	Kiln Wire Insulation Material		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **Room 298**

MATERIAL QUANTITY: **10**

MATERIAL UNITS: **LF**

DAMAGE QUANTITY:

DAMAGE UNITS: **LF**

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: 26

MATERIAL DESCRIPTION: Kiln Wire Insulation Material

MATERIAL LOCATION: Room 298

MATERIAL QUANTITY: 10

MATERIAL UNITS: LF

DAMAGE QUANTITY:

DAMAGE UNITS: LF

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 05/08/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	27	
MATERIAL DESCRIPTION:	Interior Door 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: Room 275 SE and SW Corners, Room 114 SE Corner

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **27**

MATERIAL DESCRIPTION: **Interior Door Caulk**

MATERIAL LOCATION: **Room 275 SE and SW Corners, Room 114 SE Corner**

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: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	28	
MATERIAL DESCRIPTION:	Sink Top Joining Compound	
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: Room 232 E. Sink, Room 297 C and W Sinks

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **28**

MATERIAL DESCRIPTION: **Sink Top Joining Compound**

MATERIAL LOCATION: **Room 232 E. Sink, Room 297 C and W Sinks**

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: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	29	
MATERIAL DESCRIPTION:	Electric Kiln Door Backing 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: Room 298

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **29**

MATERIAL DESCRIPTION: **Electric Kiln Door Backing Material**

MATERIAL LOCATION: **Room 298**

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: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	3		
MATERIAL DESCRIPTION:	2' x 4' Long Deep Pressed Wormy Pinhole Ceiling Tile		
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: Drop in Ceiling Panels Room 232 Nc, 236 SW Corner

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **3**

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

MATERIAL LOCATION: **Drop in Ceiling Panels Room 232 Nc, 236 SW Corner**

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: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	30		
MATERIAL DESCRIPTION:	Electric Kiln Inside Material on Metal Backing		
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: Room 298

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: 30

MATERIAL DESCRIPTION: Electric Kiln Inside Material on Metal Backing

MATERIAL LOCATION: Room 298

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: 05/08/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	31	
MATERIAL DESCRIPTION:	Pink Green 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: Room 111 by E Doorside, by W Doorside, by NW Corner

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **31**

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

MATERIAL LOCATION: **Room 111 by E Doorside, by W Doorside, by NW Corner**

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: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **29321** BUILDING ID: **6660**
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **Cody Cummins**
SCHOOL NAME: **Beasley Magnet** INSPECTION DATE: **4/18/2025**
ADDRESS: **5255 S. State** IDPH LICENSE NO: **100-20994**

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: **32**
MATERIAL DESCRIPTION: **Light Brown 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: **Room 29 by Doorside, Throughout 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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **32**

MATERIAL DESCRIPTION: **Light Brown Carpet Adhesive**

MATERIAL LOCATION: **Room 29 by Doorside, Throughout Building**

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

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

The RESPONSE ACTION recommendation is:

Comments:

Management Planner's Signature:



Date: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	33		
MATERIAL DESCRIPTION:	Blue Carpet Adhesive w/ 12" x 12" Floor Tile Underneath		
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 162**

MATERIAL QUANTITY: **600**

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: 33

MATERIAL DESCRIPTION: Blue Carpet Adhesive w/ 12" x 12" Floor Tile Underneath

MATERIAL LOCATION: Room 162

MATERIAL QUANTITY: 600 MATERIAL UNITS: SF

DAMAGE QUANTITY: DAMAGE UNITS: SF

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: 05/08/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	34	
MATERIAL DESCRIPTION:	Exterior Metal Window 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: S, E, and NE Courtyard Wall Windows

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **34**

MATERIAL DESCRIPTION: **Exterior Metal Window Caulking - Non-AHERA**

MATERIAL LOCATION: **S, E, and NE Courtyard Wall Windows**

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: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	35	
MATERIAL DESCRIPTION:	Exterior Metal Door Caulking	
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: S and NE Courtyard Doors, SE Entrance Way

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **35**

MATERIAL DESCRIPTION: **Exterior Metal Door Caulking**

MATERIAL LOCATION: **S and NE Courtyard Doors, SE Entrance Way**

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: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	36	
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: E, N, and S Courtyard Walls

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **36**

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

MATERIAL LOCATION: **E, N, and S Courtyard Walls**

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: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	37	
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: E, N, and S Courtyard Walls

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: 37

MATERIAL DESCRIPTION: Exterior Brick Mortar - Non-AHERA

MATERIAL LOCATION: E, N, and S Courtyard Walls

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: 05/08/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	38	
MATERIAL DESCRIPTION:	Joint-Compound Of Drywall Board	
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: 2nd Floor East Band Room Areas

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **38**

MATERIAL DESCRIPTION: **Joint-Compound Of Drywall Board**

MATERIAL LOCATION: **2nd Floor East Band Room Areas**

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: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	39	
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 Classroom in 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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **39**

MATERIAL DESCRIPTION: **Interior Window Caulk**

MATERIAL LOCATION: **Throughout Classroom in Building**

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

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

The RESPONSE ACTION recommendation is:

Comments:

Management Planner's Signature:



Date: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	4	
MATERIAL DESCRIPTION:	1' x 1' Acoustical Ceiling Tile	
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: 1st Floor Kitchen

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **4**

MATERIAL DESCRIPTION: **1' x 1' Acoustical Ceiling Tile**

MATERIAL LOCATION: **1st Floor Kitchen**

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: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	40	
MATERIAL DESCRIPTION:	Orange 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: Principal's Office & Administrative Area

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **40**

MATERIAL DESCRIPTION: **Orange Carpet Mastic**

MATERIAL LOCATION: **Principal's Office & Administrative Area**

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: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	41		
MATERIAL DESCRIPTION:	12" x 12" Beige Floor Tile w/ Brown, Whitet & Gray Streaks		
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: **Boys & Girls Locker Areas**

MATERIAL QUANTITY: **600**

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: 41

MATERIAL DESCRIPTION: 12" x 12" Beige Floor Tile w/ Brown, White & Gray Streaks

MATERIAL LOCATION: Boys & Girls Locker Areas

MATERIAL QUANTITY: 600 MATERIAL UNITS: SF

DAMAGE QUANTITY: DAMAGE UNITS: SF

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: 05/08/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	42		
MATERIAL DESCRIPTION:	12" x 12" Beige Floor Tile w/ Brown, White & Gray Streaks 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: **Boys & Girls Locker Areas**

MATERIAL QUANTITY: **600**

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: 42

MATERIAL DESCRIPTION: 12" x 12" Beige Floor Tile w/ Brown, White & Gray Streaks Mastic

MATERIAL LOCATION: Boys & Girls Locker Areas

MATERIAL QUANTITY:	600	MATERIAL UNITS:	SF
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DAMAGE QUANTITY:		DAMAGE UNITS:	SF
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In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 05/08/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	43	
MATERIAL DESCRIPTION:	Hood Vibration Collar	
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: Room 298

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **43**

MATERIAL DESCRIPTION: **Hood Vibration Collar**

MATERIAL LOCATION: **Room 298**

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: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	44	
MATERIAL DESCRIPTION:	Spray-on Fireproofing	
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: Maintenance Dock

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **44**

MATERIAL DESCRIPTION: **Spray-on Fireproofing**

MATERIAL LOCATION: **Maintenance Dock**

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: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	45		
MATERIAL DESCRIPTION:	2' x 4' White Ceiling Tile w/ Pinhole		
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:	1st Floor Hallway by Windows, Lunchroom, 194, 195		
MATERIAL QUANTITY:	2000	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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **45**

MATERIAL DESCRIPTION: **2' x 4' White Ceiling Tile w/ Pinhole**

MATERIAL LOCATION: **1st Floor Hallway by Windows, Lunchroom, 194, 195**

MATERIAL QUANTITY: **2000**

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: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	46		
MATERIAL DESCRIPTION:	2' x 4' White Smooth 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:	2nd Floor Hallway		
MATERIAL QUANTITY:	13000	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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **46**

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

MATERIAL LOCATION: **2nd Floor Hallway**

MATERIAL QUANTITY: **13000**

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: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	47		
MATERIAL DESCRIPTION:	12" x 12" Beige Mottled Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	5 ACBM with potential for significant 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 **5. ACBM with potential for significant damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **1st and 2nd Floor Hallways, 292, 293, 294, 295, 296, 273, 274, 275, 276, 277, 226, 227, 228, 229, 230, 211, 212, 213, 214, 215, Lunchroom, 173, 174, 175, 176, 177, First Floor Stair 3 Landing, 126, 127, 128, 129, 130**

MATERIAL QUANTITY: **40000**

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: 47

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

MATERIAL LOCATION: 1st and 2nd Floor Hallways, 292, 293, 294, 295, 296, 273, 274, 275, 276, 277, 226, 227, 228, 229, 230, 211, 212, 213, 214, 215, Lunchroom, 173, 174, 175, 176, 177, First Floor Stair 3 Landing, 126, 127, 128, 129, 130

MATERIAL QUANTITY: 40000

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: 05/08/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	48		
MATERIAL DESCRIPTION:	12" x 12" Beige Mottled Floor Tile Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **1st and 2nd Floor Hallways, 292, 293, 294, 295, 296, 273, 274, 275, 276, 277, 226, 227, 228, 229, 230, 211, 212, 213, 214, 215, Lunchroom, 173, 174, 175, 176, 177, First Floor Stair 3 Landing, 126, 127, 128, 129, 130**

MATERIAL QUANTITY: **40000**

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: 48

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

MATERIAL LOCATION: 1st and 2nd Floor Hallways, 292, 293, 294, 295, 296, 273, 274, 275, 276, 277, 226, 227, 228, 229, 230, 211, 212, 213, 214, 215, Lunchroom, 173, 174, 175, 176, 177, First Floor Stair 3 Landing, 126, 127, 128, 129, 130

MATERIAL QUANTITY: 40000

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: 05/08/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	5	
MATERIAL DESCRIPTION:	2' x 4' Smooth Ceiling Tile	
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: Auditorium by Main Doors N, C, S, by N Pillar at Door Women's Band Room Area, by S Pillar

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **5**

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

MATERIAL LOCATION: **Auditorium by Main Doors N, C, S, by N Pillar at Door Women's Band Room Area, by S Pillar**

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: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

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

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **Room 288, Stair 1 Landings, 298, 297, Stair 2 Landings, 278, Stair 3 Landings, Stair 8 Landings, Stair 7 Landings, 2nd Floor Hallway to Stair 7, 234, 232, Stair 4 Landings, 2nd Floor Maintenance Closet, 207, 208, Stair 6 Landings, 218, 216, Stair 5 Landings, Stair 3 Landings, 1st Floor Hallway leading to Stair 8, Servery**

MATERIAL QUANTITY: **30000** 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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: 6

MATERIAL DESCRIPTION: 12" x 12" Beige w/ Chocolate Specks Floor Tile

MATERIAL LOCATION: Room 288, Stair 1 Landings, 298, 297, Stair 2 Landings, 278, Stair 3 Landings, Stair 8 Landings, Stair 7 Landings, 2nd Floor Hallway to Stair 7, 234, 232, Stair 4 Landings, 2nd Floor Maintenance Closet, 207, 208, Stair 6 Landings, 218, 216, Stair 5 Landings, Stair 3 Landings, 1st Floor Hallway leading to Stair 8, Servery

MATERIAL QUANTITY: 30000

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: 05/08/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

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

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Room 142 Public Space, 266A Auditorium, 264, 236, 178, 164, 148,		
MATERIAL QUANTITY:	2000	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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: 6A

MATERIAL DESCRIPTION: 12" x 12" Off-White w/ Dark Gray Streaks Floor Tile

MATERIAL LOCATION: Room 142 Public Space, 266A Auditorium, 264, 236, 178, 164, 148,

MATERIAL QUANTITY: 2000 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: 05/08/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **29321** BUILDING ID: **6660**
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **Cody Cummins**
SCHOOL NAME: **Beasley Magnet** INSPECTION DATE: **4/18/2025**
ADDRESS: **5255 S. State** IDPH LICENSE NO: **100-20994**

INFORMATION FROM PREVIOUS INSPECTION

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

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **Room 234**

MATERIAL QUANTITY: **600**

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: 6B

MATERIAL DESCRIPTION: 12" x 12" Light Beige w/ Rust Streaks Floor Tile

MATERIAL LOCATION: Room 234

MATERIAL QUANTITY: 600

MATERIAL UNITS: SF

DAMAGE QUANTITY:

DAMAGE UNITS: SF

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature:



Date: 05/08/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	7	
MATERIAL DESCRIPTION:	Block Duct Insulation	
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:

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: 7

MATERIAL DESCRIPTION: Block Duct Insulation

MATERIAL LOCATION:

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: 05/08/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	8	
MATERIAL DESCRIPTION:	Black Lab Tabletop 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: Broken Abandoned Material From Room 216

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **8**

MATERIAL DESCRIPTION: **Black Lab Tabletop Material**

MATERIAL LOCATION: **Broken Abandoned Material From Room 216**

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: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	9		
MATERIAL DESCRIPTION:	Fire Proofing Patch		
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:

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:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Mike Serio		
SCHOOL NAME:	Beasley Magnet	REVIEW DATE:	5/8/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

HOMOGENEOUS AREA: **9**

MATERIAL DESCRIPTION: **Fire Proofing Patch**

MATERIAL LOCATION:

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: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	50		
MATERIAL DESCRIPTION:	12" x 12" Gray Mottled Vinyl Floor Tile		
MATERIAL LOCATION:	Room 256		
MATERIAL QUANTITY:	600	MATERIAL UNITS:	SF
MATERIAL CATEGORY:	MISC	FRIABLE:	No
ASBESTOS TYPE:	Assumed		
DISTURBANCE POTENTIAL:	LOW	CONDITION:	No Damage
AHERA DAMAGE CATEGORY:	6 ACBM with the potential for damage		
ACCESSIBILITY:	Within Reach	DAMAGE REASON:	
		DAMAGE REASON:	
		DAMAGE REASON:	
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: **29321** BUILDING ID: **6660**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**
SCHOOL NAME: **Beasley Magnet** REVIEW DATE: **5/8/2025**
ADDRESS: **5255 S. State** IDPH LICENSE NO: **100-20994**

HOMOGENEOUS AREA: **50**
MATERIAL DESCRIPTION: **12" x 12" Gray Mottled Vinyl Floor Tile**
MATERIAL LOCATION: **Room 256**
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:

COMMENTS:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature: _____



Date: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **29321** BUILDING ID: **6660**
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **Cody Cummins**
SCHOOL NAME: **Beasley Magnet** INSPECTION DATE: **4/18/2025**
ADDRESS: **5255 S. State** IDPH LICENSE NO: **100-20994**

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA: **53**
MATERIAL DESCRIPTION: **Mastic for 12" x 12" White w/ Beige Specks Vinyl Floor Tile**
MATERIAL LOCATION: **Room 192, 193, 194, 195, 196, 163, Principal's Office, 115, 114, 113, 112, 111**
MATERIAL QUANTITY: **4000** 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 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: **29321** BUILDING ID: **6660**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**
SCHOOL NAME: **Beasley Magnet** REVIEW DATE: **5/8/2025**
ADDRESS: **5255 S. State** IDPH LICENSE NO: **100-20994**

HOMOGENEOUS AREA: **53**
MATERIAL DESCRIPTION: **Mastic for 12" x 12" White w/ Beige Specks Vinyl Floor Tile**
MATERIAL LOCATION: **Room 192, 193, 194, 195, 196, 163, Principal's Office, 115, 114, 113, 112, 111**
MATERIAL QUANTITY: **4000** 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:

COMMENTS:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature: _____



Date: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **29321** BUILDING ID: **6660**
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **Cody Cummins**
SCHOOL NAME: **Beasley Magnet** INSPECTION DATE: **4/18/2025**
ADDRESS: **5255 S. State** IDPH LICENSE NO: **100-20994**

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA: **49**
MATERIAL DESCRIPTION: **Vapor Barrier under Tongue & Groove Wood Flooring**
MATERIAL LOCATION: **Room 180, Gym**
MATERIAL QUANTITY: **2700** MATERIAL UNITS: **SF**
MATERIAL CATEGORY: **MISC** FRIABLE: **No**
ASBESTOS TYPE: **Assumed**
DISTURBANCE POTENTIAL: **LOW** CONDITION: **No Damage**
AHERA DAMAGE CATEGORY: **6 ACBM with the potential for damage**
ACCESSIBILITY: **Within Reach** DAMAGE REASON:
DAMAGE QUANTITY: DAMAGE REASON:
DAMAGE 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: **29321** BUILDING ID: **6660**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**
SCHOOL NAME: **Beasley Magnet** REVIEW DATE: **5/8/2025**
ADDRESS: **5255 S. State** IDPH LICENSE NO: **100-20994**

HOMOGENEOUS AREA: **49**

MATERIAL DESCRIPTION: **Vapor Barrier under Tongue & Groove Wood Flooring**

MATERIAL LOCATION: **Room 180, Gym**

MATERIAL QUANTITY: **2700** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: **2700** DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

COMMENTS:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature: _____



Date: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **29321** BUILDING ID: **6660**
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **Cody Cummins**
SCHOOL NAME: **Beasley Magnet** INSPECTION DATE: **4/18/2025**
ADDRESS: **5255 S. State** IDPH LICENSE NO: **100-20994**

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA: **59**
MATERIAL DESCRIPTION: **12" x 12" Off White w/ Beige & Gray Streaks Vinyl Floor Tile Mastic**
MATERIAL LOCATION: **Main Office**
MATERIAL QUANTITY: **1000** 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 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: **29321** BUILDING ID: **6660**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**
SCHOOL NAME: **Beasley Magnet** REVIEW DATE: **5/8/2025**
ADDRESS: **5255 S. State** IDPH LICENSE NO: **100-20994**

HOMOGENEOUS AREA: **59**
MATERIAL DESCRIPTION: **12" x 12" Off White w/ Beige & Gray Streaks Vinyl Floor Tile Mastic**
MATERIAL LOCATION: **Main Office**
MATERIAL QUANTITY: **1000** MATERIAL UNITS: **SF**
DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

COMMENTS:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature: _____



Date: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	52		
MATERIAL DESCRIPTION:	12" x 12" White w/ Beige Specks Vinyl Floor Tile		
MATERIAL LOCATION:	Room 192, 193, 194, 195, 196, 163, Principal's Office, 115, 114, 113, 112, 111		
MATERIAL QUANTITY:	4000	MATERIAL UNITS:	SF
MATERIAL CATEGORY:	MISC	FRIABLE:	No
ASBESTOS TYPE:	Assumed		
DISTURBANCE POTENTIAL:	LOW	CONDITION:	No Damage
AHERA DAMAGE CATEGORY:	6 ACBM with the potential for damage		
ACCESSIBILITY:	Within Reach	DAMAGE REASON:	
		DAMAGE REASON:	
		DAMAGE REASON:	
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: **29321** BUILDING ID: **6660**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**
SCHOOL NAME: **Beasley Magnet** REVIEW DATE: **5/8/2025**
ADDRESS: **5255 S. State** IDPH LICENSE NO: **100-20994**

HOMOGENEOUS AREA: **52**
MATERIAL DESCRIPTION: **12" x 12" White w/ Beige Specks Vinyl Floor Tile**
MATERIAL LOCATION: **Room 192, 193, 194, 195, 196, 163, Principal's Office, 115, 114, 113, 112, 111**
MATERIAL QUANTITY: **4000** 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:

COMMENTS:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature: _____



Date: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **29321** BUILDING ID: **6660**
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **Cody Cummins**
SCHOOL NAME: **Beasley Magnet** INSPECTION DATE: **4/18/2025**
ADDRESS: **5255 S. State** IDPH LICENSE NO: **100-20994**

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA: **58**
MATERIAL DESCRIPTION: **12" x 12" Off White w/ Beige & Gray Streaks Vinyl Floor Tile**
MATERIAL LOCATION: **Main Office**
MATERIAL QUANTITY: **1000** MATERIAL UNITS: **SF**
MATERIAL CATEGORY: **MISC** FRIABLE: **No**
ASBESTOS TYPE: **Assumed**
DISTURBANCE POTENTIAL: **LOW** CONDITION: **No Damage**
AHERA DAMAGE CATEGORY: **6 ACBM with the potential for damage**
ACCESSIBILITY: **Within Reach** DAMAGE REASON:
DAMAGE QUANTITY: DAMAGE REASON:
DAMAGE 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: **29321** BUILDING ID: **6660**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**
SCHOOL NAME: **Beasley Magnet** REVIEW DATE: **5/8/2025**
ADDRESS: **5255 S. State** IDPH LICENSE NO: **100-20994**

HOMOGENEOUS AREA: **58**

MATERIAL DESCRIPTION: **12" x 12" Off White w/ Beige & Gray Streaks Vinyl Floor Tile**

MATERIAL LOCATION: **Main Office**

MATERIAL QUANTITY: **1000**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

COMMENTS:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature: _____



Date: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **29321** BUILDING ID: **6660**
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **Cody Cummins**
SCHOOL NAME: **Beasley Magnet** INSPECTION DATE: **4/18/2025**
ADDRESS: **5255 S. State** IDPH LICENSE NO: **100-20994**

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA: **57**
MATERIAL DESCRIPTION: **Mastic for 12" x 12" Green Mottled Vinyl Floor Tile**
MATERIAL LOCATION: **Faculty Lounge**
MATERIAL QUANTITY: **1000** 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 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: **29321** BUILDING ID: **6660**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**
SCHOOL NAME: **Beasley Magnet** REVIEW DATE: **5/8/2025**
ADDRESS: **5255 S. State** IDPH LICENSE NO: **100-20994**

HOMOGENEOUS AREA: **57**

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

MATERIAL LOCATION: **Faculty Lounge**

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

DAMAGE QUANTITY: **1000** DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

COMMENTS:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature: _____



Date: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	54		
MATERIAL DESCRIPTION:	Boiler Insulation		
MATERIAL LOCATION:	Boiler Room		
MATERIAL QUANTITY:	50	MATERIAL UNITS:	SF
MATERIAL CATEGORY:	TSI	FRIABLE:	Yes
ASBESTOS TYPE:	Assumed		
DISTURBANCE POTENTIAL:	LOW	CONDITION:	No Damage
AHERA DAMAGE CATEGORY:	7 Any remaining friable ACBM or friable suspect ACBM		
ACCESSIBILITY:	Within Reach	DAMAGE REASON:	
		DAMAGE REASON:	
		DAMAGE REASON:	
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: **29321** BUILDING ID: **6660**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**
SCHOOL NAME: **Beasley Magnet** REVIEW DATE: **5/8/2025**
ADDRESS: **5255 S. State** IDPH LICENSE NO: **100-20994**

HOMOGENEOUS AREA: **54**
MATERIAL DESCRIPTION: **Boiler Insulation**
MATERIAL LOCATION: **Boiler Room**
MATERIAL QUANTITY: **50** MATERIAL UNITS: **SF**
DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

COMMENTS:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature: _____



Date: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **29321** BUILDING ID: **6660**
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **Cody Cummins**
SCHOOL NAME: **Beasley Magnet** INSPECTION DATE: **4/18/2025**
ADDRESS: **5255 S. State** IDPH LICENSE NO: **100-20994**

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA: **55**
MATERIAL DESCRIPTION: **Pipe Insulation**
MATERIAL LOCATION: **Boiler Room**
MATERIAL QUANTITY: **200** MATERIAL UNITS: **LF**
MATERIAL CATEGORY: **TSI** FRIABLE: **Yes**
ASBESTOS TYPE: **Assumed**
DISTURBANCE POTENTIAL: **LOW** CONDITION: **No Damage**
AHERA DAMAGE CATEGORY: **7 Any remaining friable ACBM or friable suspect ACBM**

ACCESSIBILITY: **Within Reach** DAMAGE REASON:
DAMAGE QUANTITY: DAMAGE REASON:
DAMAGE UNITS: **LF**

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: **29321** BUILDING ID: **6660**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**
SCHOOL NAME: **Beasley Magnet** REVIEW DATE: **5/8/2025**
ADDRESS: **5255 S. State** IDPH LICENSE NO: **100-20994**

HOMOGENEOUS AREA: **55**
MATERIAL DESCRIPTION: **Pipe Insulation**
MATERIAL LOCATION: **Boiler Room**
MATERIAL QUANTITY: **200** MATERIAL UNITS: **LF**
DAMAGE QUANTITY: DAMAGE UNITS: **LF**

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

The RESPONSE ACTION recommendation is:

COMMENTS:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature: _____



Date: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	51				
MATERIAL DESCRIPTION:	12" x 12" Gray Mottled Vinyl Floor Tile Mastic				
MATERIAL LOCATION:	Room 256				
MATERIAL QUANTITY:	600	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 REASON:			
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: **29321** BUILDING ID: **6660**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**
SCHOOL NAME: **Beasley Magnet** REVIEW DATE: **5/8/2025**
ADDRESS: **5255 S. State** IDPH LICENSE NO: **100-20994**

HOMOGENEOUS AREA: **51**

MATERIAL DESCRIPTION: **12" x 12" Gray Mottled Vinyl Floor Tile Mastic**

MATERIAL LOCATION: **Room 256**

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:

COMMENTS:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature: _____



Date: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	29321	BUILDING ID:	6660
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Cody Cummins		
SCHOOL NAME:	Beasley Magnet	INSPECTION DATE:	4/18/2025		
ADDRESS:	5255 S. State	IDPH LICENSE NO:	100-20994		

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	56		
MATERIAL DESCRIPTION:	12" x 12" Green Mottled Vinyl Floor Tile		
MATERIAL LOCATION:	Faculty Lounge		
MATERIAL QUANTITY:	1000	MATERIAL UNITS:	SF
MATERIAL CATEGORY:	MISC	FRIABLE:	No
ASBESTOS TYPE:	Assumed		
DISTURBANCE POTENTIAL:	LOW	CONDITION:	No Damage
AHERA DAMAGE CATEGORY:	6 ACBM with the potential for damage		
ACCESSIBILITY:	Within Reach	DAMAGE REASON:	
		DAMAGE REASON:	
		DAMAGE REASON:	
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: **29321** BUILDING ID: **6660**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Mike Serio**
SCHOOL NAME: **Beasley Magnet** REVIEW DATE: **5/8/2025**
ADDRESS: **5255 S. State** IDPH LICENSE NO: **100-20994**

HOMOGENEOUS AREA: **56**
MATERIAL DESCRIPTION: **12" x 12" Green Mottled Vinyl Floor Tile**
MATERIAL LOCATION: **Faculty Lounge**
MATERIAL QUANTITY: **1000** MATERIAL UNITS: **SF**
DAMAGE QUANTITY: DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

COMMENTS:

Sample to determine ACM content prior to disturbance.

Management Planner's Signature: _____



Date: **05/08/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

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)*

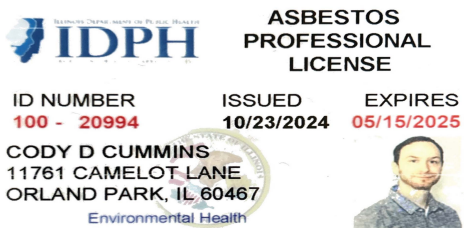
Asbestos Management Planner Initial

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

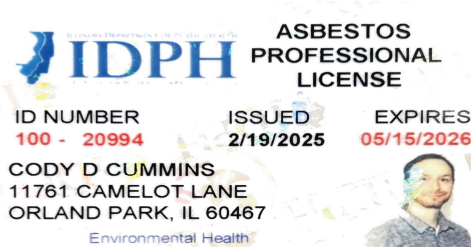
Cody Cummins

Illinois Licensed Building Inspector, Air Sampling Professional, Management Planner



ENDORSEMENTS	TC EXPIRES
INSPECTOR	3/8/2025

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.



ENDORSEMENTS	TC EXPIRES
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



Issue Date: 2/28/2025

Course Credit Hours: BIR WI 4 Hours


Tyler Nicholson, Authorized Signer



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

2024

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

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