

**ILLINOIS DEPARTMENT OF PUBLIC HEALTH
ASBESTOS ABATEMENT PROGRAM
SCHOOL INFORMATION FORM**

SECTION I

NAME OF SCHOOL DISTRICT: CHICAGO SCHOOL DIST 299
SCHOOL ID NUMBER: 15-016-2990-25-3794
SCHOOL NAME: Pathways in Education - Avondale
ADDRESS OF SCHOOL: 3100 Belmont
CITY: Chicago, IL, 60618

DATE LAST THREE YEAR REINSPECTION WAS COMPLETED **11/9/2022**

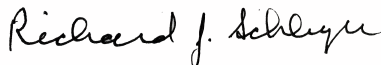
If the address on this form is different than the address of the building, submit a written explanation.

SECTION II (Please type or print)

PLEASE COMPLETE THE FOLLOWING FOR YOUR THREE YEAR REINSPECTION:

DATE REINSPECTION COMPLETED: 7/31/2025 ENROLLMENT 339
IDPH INSPECTOR LICENSE NUMBER: 100-06435
IDPH LICENSED INSPECTOR NAME (Please Print): Jose Escobedo
IDPH MP LICENSE NUMBER: 100-20129
IDPH LICENSED MANAGEMENT PLANNER NAME (Please Print): Joshua Karlson

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



Signature of Designated Person

Date

SECTION III

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

School building has been sold. Date of Sale: _____

School has been closed. Date closed: _____

School building has been demolished. Date: _____

School building is asbestos free since last reinspection: N

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

Pathways in Education - Avondale

3100 Belmont
Chicago, IL, 60618

Unit: 65016
Building ID: 55035

IDPH ID Number: 15-016-2990-25-3794

REPORT DATE:

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**

09/03/2025

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: 65016	Region:	IDPH ID: 15-016-2990-25-3794
School: Pathways in Education - Avondale			Building ID: 55035

Address: 3100 Belmont

Chicago, IL, 60618

Building Contact: Contact Phone:

Current Building Owners: Chicago Public Schools

Reinspection Date: 7/31/2025

Review Date: 09/03/2025

Inspector: Jose Escobedo	Inspector IDPH License: 100-06435
Management Planner: Joshua Karlson	Management Planner IDPH License: 100-20129

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

Sincerely,
Carnow, Conibear and Associates



Joshua Karlson
100-20129

Environmental Notification to Occupants

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

RE: Pathways in Education - Avondale, Unit 65016
3100 Belmont
Chicago, IL, 60618

Dear Faculty, Staff and Parents,

This letter is to notify you that the 2025 asbestos three year re-inspection has been completed at Pathways in Education - Avondale , 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 Pathways in Education - Avondale, 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 .

Table of Contents

- I. School and Inspection Information
- II. Executive Summary
- III. Methodology
- IV. Abatement History
- V. Reassessments and Recommendations
- VI. Conclusions

Table I: Inspector's Reinspection Findings

Table II: Management Planner's Review

APPENDICES:

- Appendix A: Assessment Sheets, Drawings and Photos
- Appendix B: Inspector and Management Planner Licenses
- Appendix C: Laboratory Accreditations
- Appendix D: Laboratory Results
- Appendix E: Chain of Custody Forms

SCHOOL AND INSPECTION INFORMATION

1. School Information

School: Pathways in Education - Avondale Unit: 65016 Region:
Address: 3100 Belmont Chicago, IL, 60618
IDPH ID: 15-016-2990-25-3794 Building ID: 55035
Contact: Phone:

2. Description of Facility

Original Construction: Additional Construction:
Total Square Footage: No of Floors:
Current Occupancy: 339

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: Jose Escobedo

Inspector IDPH license # 100-06435 Signature:
Reinspection Date: 7/31/2025 Date: 7/31/2025

6. Management Planner

Management Planner Name: Joshua Karlson

Management Planner IDPH license # 100-20129 Signature:
Date: 09/03/2025

7. Review Date: 09/03/2025

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:

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 Pathways in Education - Avondale. 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 55035:

5	Carpet mastic
7	Red firestop
8	Gray duct sealant

B. The following new homogenous areas have been identified for Building 55035:

20	Floating Wood Floor 8"x3" Gray
21	12"X12" Ceramic Floor Tile Off White & Gray
22	12"X12" Ceramic Floor Tile Off White & Gray Grout
23	12"X12" Ceramic Floor Tile Off White & Gray Mortar

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:

10	12" x 12" Gray Mottled Floor Tile
11	12" x 12" Gray Mottled Floor Tile Mastic
12	Tan textured wall covering adhesive
13	12" x 12" Red Floor Tile w/ White Streaks
14	12" x 12" Red Floor Tile w/ White Streaks Mastic
15	12" x 12" Yellow Floor Tile w/ Red Streaks
16	12" x 12" Yellow Floor Tile w/ Red Streaks Mastic
17	4" Beige baseboard
18	4" Beige baseboard adhesive
19	White sink undercoating
20	Floating Wood Floor 8"x3" Gray
21	12"X12" Ceramic Floor Tile Off White & Gray
22	12"X12" Ceramic Floor Tile Off White & Gray Grout
23	12"X12" Ceramic Floor Tile Off White & Gray Mortar
5	Carpet mastic
6	Ceramic tile adhesive
7	Red firestop
8	Gray duct sealant

The following areas were deemed to be inaccessible:

23	12"X12" Ceramic Floor Tile Off White & Gray Mortar
3	Gray spray-on fireproofing
5	Carpet mastic
6	Ceramic tile adhesive

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

This reinspection was conducted by Jose Escobedo, IDPH License # 100-06435. The Management Plan was updated by Joshua Karlson, IDPH License # 100-20129. 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 Pathways in Education - Avondale Building 55035 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 Pathways in Education - Avondale Unit 65016 Building ID 55035

Address 3100 Belmont Region

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	Drywall	4,500	SF	1st and 2nd Floor Throughout	NO_ACBM	MISC	Y	NONE	0		No			LOW
10	12" x 12" Gray Mottled Floor Tile	1,200	SF	SGI Room, 2nd floor staff lounge	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
11	12" x 12" Gray Mottled Floor Tile Mastic	1,200	SF	SGI Room, 2nd floor staff lounge	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
12	Tan textured wall covering adhesive	600	SF	1st and 2nd Floor Restrooms	ASSUMED	SURFACE	N	NONE	0		No	ACBM with the potential for damage		LOW
13	12" x 12" Red Floor Tile w/ White Streaks	500	SF	2nd Floor Stair Landing and Hallway	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
14	12" x 12" Red Floor Tile w/ White Streaks Mastic	500	SF	2nd Floor Stair Landing and Hallway	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
15	12" x 12" Yellow Floor Tile w/ Red Streaks	20	SF	2nd Floor Stair Landing and Hallway	ASSUMED	MISC	N	NONE	0		No			LOW
16	12" x 12" Yellow Floor Tile w/ Red Streaks Mastic	20	SF	2nd Floor Stair Landing and Hallway	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
17	4" Beige baseboard	1,500	SF	2nd Floor Stair Landing and near restrooms	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
18	4" Beige baseboard adhesive	1,500	SF	2nd Floor Stair Landing and near restrooms	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
19	White sink undercoating	5	SF	2nd Floor Staff Lounge	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
2	Drywall joint compound - white	1,000	SF	1st & 2nd Floor Throughout	NO_ACBM	MISC	Y	NONE	0		No			LOW
20	Floating Wood Floor 8"x3" Gray	400	SF	2nd Floor Office	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
21	12"x12" Ceramic Floor Tile Off White & Gray	100	SF	Staff Toilet	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
22	12"x12" Ceramic Floor Tile Off White & Gray Grout	25	SF	Staff Toilet	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
23	12"x12" Ceramic Floor Tile Off White & Gray Mortar	100	SF	Staff Toilet	ASSUMED	MISC	N	NONE			No	ACBM with the potential for damage		LOW
3	Gray spray-on fireproofing	4,500	SF	1st & 2nd Floor Throughout	NO_ACBM	SURFACE	N	NONE			No			LOW
4	2' x 2' Ceiling Tile - Textured w/ Gouges	4,500	SF	1st & 2nd Floor Throughout	NO_ACBM	MISC	Y	NONE	0		No			LOW
5	Carpet mastic	4,500	SF	1st & 2nd Floor Throughout	ASSUMED	MISC	N	NONE	0		Yes	ACBM with the potential for damage		LOW

Chicago Public Schools

School Pathways in Education - Avondale **Unit** 65016 **Building ID** 55035

Address 3100 Belmont **Region**

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
				Classrooms and Office Spaces										
6	Ceramic tile adhesive	500	SF	Vestibule and Bathrooms	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
7	Red firestop	7	EA	1st & 2nd Floor Throughout (Above Suspended Drop Ceiling)	ASSUMED	MISC	N	NONE	0		Yes	ACBM with the potential for damage		LOW
8	Gray duct sealant	10	EA	1st & 2nd Floor Throughout (Above Suspected Drop Ceiling)	ASSUMED	MISC	N	NONE	0		Yes	ACBM with the potential for damage		LOW
9	Drywall joint compound (yellow)			1st & 2nd Floor Throughout	NO_ACBM	MISC								

Chicago Public Schools

School Pathways in Education - Avondale Unit 65016 Building ID 55035

Address 3100 Belmont Region

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 7/31/2025

Inspector Name Jose Escobedo

100-06435

5/15/2026

Inspector's IDPH License Number / Expiration Date

Inspector's Comments

HA Number:	Inspector Comments:
1	
10	
11	
12	
13	
14	
15	Not observed 2025
16	Not observed 2025
17	
18	
19	
2	
20	
21	
22	
23	
3	
4	
5	
6	
7	
8	
9	

Chicago Public Schools

School Pathways in Education - Avondale **Unit** 65016 **Building ID** 55035

Address 3100 Belmont **Region**

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

Table II

Management Planner's Review

Chicago Public Schools

School

Pathways in Education - Avondale

Unit

65016

Building ID

55035

Address

3100 Belmont

Chicago, IL, 60618

Region

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	Drywall	4,500	SF	1st and 2nd Floor Throughout	No ACBM	MISC	Yes	0	SF		
10	12" x 12" Gray Mottled Floor Tile	1,200	SF	SGI Room, 2nd floor staff lounge	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
11	12" x 12" Gray Mottled Floor Tile Mastic	1,200	SF	SGI Room, 2nd floor staff lounge	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
12	Tan textured wall fovering adhesive	600	SF	1st and 2nd Floor Restrooms	Assumed	SURFACE	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
13	12" x 12" Red Floor Tile w/ White Streaks	500	SF	2nd Floor Stair Landing and Hallway	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
14	12" x 12" Red Floor Tile w/ White Streaks Mastic	500	SF	2nd Floor Stair Landing and Hallway	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
15	12" x 12" Yellow Floor Tile w/ Red Streaks	20	SF	2nd Floor Stair Landing and Hallway	Assumed	MISC	No	0	SF		Follow O&M Plan
16	12" x 12" Yellow Floor Tile w/ Red Streaks Mastic	20	SF	2nd Floor Stair Landing and Hallway	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
17	4" Beige baseboard	1,500	SF	2nd Floor Stair Landing and near restrooms	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
18	4" Beige baseboard adhesive	1,500	SF	2nd Floor Stair Landing and near restrooms	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
19	White sink undercoating	5	SF	2nd Floor Staff Lounge	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
2	Drywall joint compound - white	1,000	SF	1st & 2nd Floor Throughout	No ACBM	MISC	Yes	0	SF		
20	Floating Wood Floor 8"x3" Gray	400	SF	2nd Floor Office	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
21	12"X12" Ceramic Floor Tile Off White & Gray	100	SF	Staff Toilet	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
22	12"X12" Ceramic Floor Tile Off White & Gray Grout	25	SF	Staff Toilet	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
23	12"X12" Ceramic Floor Tile Off White & Gray Mortar	100	SF	Staff Toilet	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
3	Gray spray-on fireproofing	4,500	SF	1st & 2nd Floor Throughout	No ACBM	SURFACE	No		SF		
4	2' x 2' Ceiling Tile - Textured w/ Gouges	4,500	SF	1st & 2nd Floor Throughout	No ACBM	MISC	Yes	0	SF		
5	Carpet mastic	4,500	SF	1st & 2nd Floor Throughout Classrooms and Office Spaces	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
6	Ceramic tile adhesive	500	SF	Vestibule and Bathrooms	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
7	Red firestop	7	EA	1st & 2nd Floor Throughout (Above Suspended Drop Ceiling)	Assumed	MISC	No	0	EA	6 ACBM with the potential for damage	Follow O&M Plan
8	Gray duct sealant	10	EA	1st & 2nd Floor Throughout (Above Suspected Drop Ceiling)	Assumed	MISC	No	0	EA	6 ACBM with the potential for damage	Follow O&M Plan
9	Drywall joint compound (yellow)			1st & 2nd Floor Throughout	No ACBM	MISC					

Chicago Public Schools

School

Pathways in Education -
Avondale

Unit

65016

Building ID

55035

Address

3100 Belmont

Chicago, IL, 60618

Region

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	9/3/2025
Manager Planner Name	Joshua Karlson
100-20129	5/15/2026
Manager IDPH License No/Expiration	

HA Number	Management Comments
1	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	

Chicago Public Schools

School Pathways in Education -
Avondale

Unit 65016

Building ID 55035

Address 3100 Belmont

Chicago, IL, 60618

Region

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
2	
20	
21	
22	
23	
3	
4	
5	
6	
7	
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:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Jose Escobedo		
SCHOOL NAME:	Pathways in Education - Avondale	INSPECTION DATE:	7/31/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	1		
MATERIAL DESCRIPTION:	Drywall		
HISTORICAL AHERA DAMAGE CATEGORY			
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:			
ASBESTOS TYPE:	No ACBM	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 .

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **1st and 2nd Floor Throughout**

MATERIAL QUANTITY: **4500**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature: _____ Date: 07/31/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Joshua Karlson		
SCHOOL NAME:	Pathways in Education - Avondale	REVIEW DATE:	9/3/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

HOMOGENEOUS AREA: 1

MATERIAL DESCRIPTION: Drywall

MATERIAL LOCATION: 1st and 2nd Floor Throughout

MATERIAL QUANTITY: 4500

MATERIAL UNITS: SF

DAMAGE QUANTITY: 0

DAMAGE UNITS: SF

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

The RESPONSE ACTION recommendation is:

Comments:

Management Planner's Signature:



Date: 09/03/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Jose Escobedo		
SCHOOL NAME:	Pathways in Education - Avondale	INSPECTION DATE:	7/31/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	10		
MATERIAL DESCRIPTION:	12" x 12" Gray Mottled 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:	Sgi Room, 2nd floor staff lounge		
MATERIAL QUANTITY:	1200	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature: _____ Date: 07/31/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Joshua Karlson		
SCHOOL NAME:	Pathways in Education - Avondale	REVIEW DATE:	9/3/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

HOMOGENEOUS AREA:	10		
MATERIAL DESCRIPTION:	12" x 12" Gray Mottled Floor Tile		
MATERIAL LOCATION:	SGI Room, 2nd floor staff lounge		
MATERIAL QUANTITY:	1200	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 09/03/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Jose Escobedo		
SCHOOL NAME:	Pathways in Education - Avondale	INSPECTION DATE:	7/31/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	11		
MATERIAL DESCRIPTION:	12" x 12" Gray 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:	Sgi Room, 2nd floor staff lounge		
MATERIAL QUANTITY:	1200	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature: _____ Date: 07/31/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Joshua Karlson		
SCHOOL NAME:	Pathways in Education - Avondale	REVIEW DATE:	9/3/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

HOMOGENEOUS AREA:	11		
MATERIAL DESCRIPTION:	12" x 12" Gray Mottled Floor Tile Mastic		
MATERIAL LOCATION:	SGI Room, 2nd floor staff lounge		
MATERIAL QUANTITY:	1200	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 09/03/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Jose Escobedo		
SCHOOL NAME:	Pathways in Education - Avondale	INSPECTION DATE:	7/31/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	12		
MATERIAL DESCRIPTION:	Tan textured wall covering adhesive		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **1st and 2nd Floor Restrooms**

MATERIAL QUANTITY: **600**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature: _____ Date: 07/31/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Joshua Karlson		
SCHOOL NAME:	Pathways in Education - Avondale	REVIEW DATE:	9/3/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

HOMOGENEOUS AREA: 12

MATERIAL DESCRIPTION: Tan textured wall covering adhesive

MATERIAL LOCATION: 1st and 2nd Floor Restrooms

MATERIAL QUANTITY: 600 MATERIAL UNITS: SF

DAMAGE QUANTITY: 0 DAMAGE UNITS: SF

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 09/03/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Jose Escobedo		
SCHOOL NAME:	Pathways in Education - Avondale	INSPECTION DATE:	7/31/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	13		
MATERIAL DESCRIPTION:	12" x 12" Red Floor Tile w/ White 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: **2nd Floor Stair Landing and Hallway**

MATERIAL QUANTITY: **500**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature: _____ Date: 07/31/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Joshua Karlson		
SCHOOL NAME:	Pathways in Education - Avondale	REVIEW DATE:	9/3/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

HOMOGENEOUS AREA:	13		
MATERIAL DESCRIPTION:	12" x 12" Red Floor Tile w/ White Streaks		
MATERIAL LOCATION:	2nd Floor Stair Landing and Hallway		
MATERIAL QUANTITY:	500	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 09/03/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Jose Escobedo		
SCHOOL NAME:	Pathways in Education - Avondale	INSPECTION DATE:	7/31/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	14		
MATERIAL DESCRIPTION:	12" x 12" Red Floor Tile w/ White 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:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **2nd Floor Stair Landing and Hallway**

MATERIAL QUANTITY: **500**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature: _____ Date: 07/31/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Joshua Karlson		
SCHOOL NAME:	Pathways in Education - Avondale	REVIEW DATE:	9/3/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

HOMOGENEOUS AREA:	14		
MATERIAL DESCRIPTION:	12" x 12" Red Floor Tile w/ White Streaks Mastic		
MATERIAL LOCATION:	2nd Floor Stair Landing and Hallway		
MATERIAL QUANTITY:	500	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 09/03/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Jose Escobedo		
SCHOOL NAME:	Pathways in Education - Avondale	INSPECTION DATE:	7/31/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	15		
MATERIAL DESCRIPTION:	12" x 12" Yellow Floor Tile w/ Red Streaks		
HISTORICAL AHERA DAMAGE CATEGORY	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 .

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	2nd Floor Stair Landing and Hallway		
MATERIAL QUANTITY:	20	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:	Not observed 2025		

Inspector's Signature: _____ Date: 07/31/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Joshua Karlson		
SCHOOL NAME:	Pathways in Education - Avondale	REVIEW DATE:	9/3/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

HOMOGENEOUS AREA:	15		
MATERIAL DESCRIPTION:	12" x 12" Yellow Floor Tile w/ Red Streaks		
MATERIAL LOCATION:	2nd Floor Stair Landing and Hallway		
MATERIAL QUANTITY:	20	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 09/03/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Jose Escobedo		
SCHOOL NAME:	Pathways in Education - Avondale	INSPECTION DATE:	7/31/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	16		
MATERIAL DESCRIPTION:	12" x 12" Yellow Floor Tile w/ Red 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:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **2nd Floor Stair Landing and Hallway**

MATERIAL QUANTITY: **20**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS: **Not observed 2025**

Inspector's Signature: _____ Date: 07/31/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Joshua Karlson		
SCHOOL NAME:	Pathways in Education - Avondale	REVIEW DATE:	9/3/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

HOMOGENEOUS AREA: 16

MATERIAL DESCRIPTION: 12" x 12" Yellow Floor Tile w/ Red Streaks Mastic

MATERIAL LOCATION: 2nd Floor Stair Landing and Hallway

MATERIAL QUANTITY: 20

MATERIAL UNITS: SF

DAMAGE QUANTITY: 0

DAMAGE UNITS: SF

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 09/03/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Jose Escobedo		
SCHOOL NAME:	Pathways in Education - Avondale	INSPECTION DATE:	7/31/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	17		
MATERIAL DESCRIPTION:	4" Beige baseboard		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	2nd Floor Stair Landing and near restrooms		
MATERIAL QUANTITY:	1500	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature: _____ Date: 07/31/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Joshua Karlson		
SCHOOL NAME:	Pathways in Education - Avondale	REVIEW DATE:	9/3/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

HOMOGENEOUS AREA:	17		
MATERIAL DESCRIPTION:	4" Beige baseboard		
MATERIAL LOCATION:	2nd Floor Stair Landing and near restrooms		
MATERIAL QUANTITY:	1500	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: **09/03/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Jose Escobedo		
SCHOOL NAME:	Pathways in Education - Avondale	INSPECTION DATE:	7/31/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	18		
MATERIAL DESCRIPTION:	4" Beige baseboard adhesive		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **2nd Floor Stair Landing and near restrooms**

MATERIAL QUANTITY: **1500**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature: _____ Date: 07/31/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Joshua Karlson		
SCHOOL NAME:	Pathways in Education - Avondale	REVIEW DATE:	9/3/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

HOMOGENEOUS AREA:	18		
MATERIAL DESCRIPTION:	4" Beige baseboard adhesive		
MATERIAL LOCATION:	2nd Floor Stair Landing and near restrooms		
MATERIAL QUANTITY:	1500	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: **09/03/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Jose Escobedo		
SCHOOL NAME:	Pathways in Education - Avondale	INSPECTION DATE:	7/31/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

INFORMATION FROM PREVIOUS INSPECTION

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

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	2nd Floor Staff Lounge		
MATERIAL QUANTITY:	5	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature: _____ Date: 07/31/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Joshua Karlson		
SCHOOL NAME:	Pathways in Education - Avondale	REVIEW DATE:	9/3/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

HOMOGENEOUS AREA: 19

MATERIAL DESCRIPTION: White sink undercoating

MATERIAL LOCATION: 2nd Floor Staff Lounge

MATERIAL QUANTITY: 5

MATERIAL UNITS: SF

DAMAGE QUANTITY: 0

DAMAGE UNITS: SF

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 09/03/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Jose Escobedo		
SCHOOL NAME:	Pathways in Education - Avondale	INSPECTION DATE:	7/31/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	2		
MATERIAL DESCRIPTION:	Drywall joint compound - white		
HISTORICAL AHERA DAMAGE CATEGORY			
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:			
ASBESTOS TYPE:	No ACBM	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 .

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **1st & 2nd Floor Throughout**

MATERIAL QUANTITY: **1000**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature: _____ Date: 07/31/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Joshua Karlson		
SCHOOL NAME:	Pathways in Education - Avondale	REVIEW DATE:	9/3/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

HOMOGENEOUS AREA: 2

MATERIAL DESCRIPTION: Drywall joint compound - white

MATERIAL LOCATION: 1st & 2nd Floor Throughout

MATERIAL QUANTITY: 1000

MATERIAL UNITS: SF

DAMAGE QUANTITY: 0

DAMAGE UNITS: SF

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

The RESPONSE ACTION recommendation is:

Comments:

Management Planner's Signature: _____



Date: 09/03/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **65016** BUILDING ID: **55035**
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **Jose Escobedo**
SCHOOL NAME: **Pathways in Education - Avondale** INSPECTION DATE: **7/31/2025**
ADDRESS: **3100 Belmont** IDPH LICENSE NO: **100-06435**

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: **3**
MATERIAL DESCRIPTION: **Gray spray-on fireproofing**
HISTORICAL AHERA DAMAGE CATEGORY
HISTORICAL DAMAGE REASON:
HISTORICAL RESPONSE ACTION:
ASBESTOS TYPE: **No ACBM** 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 .

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **1st & 2nd Floor Throughout**

MATERIAL QUANTITY: **4500**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature: _____ Date: 07/31/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Joshua Karlson		
SCHOOL NAME:	Pathways in Education - Avondale	REVIEW DATE:	9/3/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

HOMOGENEOUS AREA: 3

MATERIAL DESCRIPTION: Gray spray-on fireproofing

MATERIAL LOCATION: 1st & 2nd Floor Throughout

MATERIAL QUANTITY: 4500

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:

Management Planner's Signature: _____



Date: 09/03/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Jose Escobedo		
SCHOOL NAME:	Pathways in Education - Avondale	INSPECTION DATE:	7/31/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	4		
MATERIAL DESCRIPTION:	2' x 2' Ceiling Tile - Textured w/ Gouges		
HISTORICAL AHERA DAMAGE CATEGORY			
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:			
ASBESTOS TYPE:	No ACBM	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 .

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **1st & 2nd Floor Throughout**

MATERIAL QUANTITY: **4500**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature: _____ Date: **07/31/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Joshua Karlson		
SCHOOL NAME:	Pathways in Education - Avondale	REVIEW DATE:	9/3/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

HOMOGENEOUS AREA:	4		
MATERIAL DESCRIPTION:	2' x 2' Ceiling Tile - Textured w/ Gouges		
MATERIAL LOCATION:	1st & 2nd Floor Throughout		
MATERIAL QUANTITY:	4500	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

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

The RESPONSE ACTION recommendation is:

Comments:

Management Planner's Signature:  Date: 09/03/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Jose Escobedo		
SCHOOL NAME:	Pathways in Education - Avondale	INSPECTION DATE:	7/31/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	5		
MATERIAL DESCRIPTION:	Carpet mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	1st & 2nd Floor Throughout Classrooms and Office Spaces		
MATERIAL QUANTITY:	4500	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature: _____ Date: 07/31/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Joshua Karlson		
SCHOOL NAME:	Pathways in Education - Avondale	REVIEW DATE:	9/3/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

HOMOGENEOUS AREA:	5		
MATERIAL DESCRIPTION:	Carpet mastic		
MATERIAL LOCATION:	1st & 2nd Floor Throughout Classrooms and Office Spaces		
MATERIAL QUANTITY:	4500	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 09/03/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Jose Escobedo		
SCHOOL NAME:	Pathways in Education - Avondale	INSPECTION DATE:	7/31/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

INFORMATION FROM PREVIOUS INSPECTION

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

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Vestibule and Bathrooms		
MATERIAL QUANTITY:	500	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature: _____ Date: 07/31/2025

Chicago Public Schools

Carnow, Conibear and Associates
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **65016** BUIDLING ID: **55035**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Joshua Karlson**
SCHOOL NAME: **Pathways in Education - Avondale** REVIEW DATE: **9/3/2025**
ADDRESS: **3100 Belmont** IDPH LICENSE NO: **100-06435**

HOMOGENEOUS AREA: **6**
MATERIAL DESCRIPTION: **Ceramic tile adhesive**
MATERIAL LOCATION: **Vestibule and Bathrooms**
MATERIAL QUANTITY: **500** MATERIAL UNITS: **SF**
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:  Date: **09/03/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Jose Escobedo		
SCHOOL NAME:	Pathways in Education - Avondale	INSPECTION DATE:	7/31/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	7		
MATERIAL DESCRIPTION:	Red firestop		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	1st & 2nd Floor Throughout (Above Suspended Drop Ceiling)		
MATERIAL QUANTITY:	7	MATERIAL UNITS:	EA
DAMAGE QUANTITY:		DAMAGE UNITS:	EA
COMMENTS:			

Inspector's Signature: _____ Date: 07/31/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Joshua Karlson		
SCHOOL NAME:	Pathways in Education - Avondale	REVIEW DATE:	9/3/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

HOMOGENEOUS AREA:	7		
MATERIAL DESCRIPTION:	Red firestop		
MATERIAL LOCATION:	1st & 2nd Floor Throughout (Above Suspended Drop Ceiling)		
MATERIAL QUANTITY:	7	MATERIAL UNITS:	EA
DAMAGE QUANTITY:	0	DAMAGE UNITS:	EA

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 09/03/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Jose Escobedo		
SCHOOL NAME:	Pathways in Education - Avondale	INSPECTION DATE:	7/31/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	8		
MATERIAL DESCRIPTION:	Gray duct sealant		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	1st & 2nd Floor Throughout (Above Suspected Drop Ceiling)		
MATERIAL QUANTITY:	10	MATERIAL UNITS:	EA
DAMAGE QUANTITY:		DAMAGE UNITS:	EA
COMMENTS:			

Inspector's Signature: _____ Date: 07/31/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Joshua Karlson		
SCHOOL NAME:	Pathways in Education - Avondale	REVIEW DATE:	9/3/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

HOMOGENEOUS AREA: 8

MATERIAL DESCRIPTION: Gray duct sealant

MATERIAL LOCATION: 1st & 2nd Floor Throughout (Above Suspected Drop Ceiling)

MATERIAL QUANTITY: 10 MATERIAL UNITS: EA

DAMAGE QUANTITY: 0 DAMAGE UNITS: EA

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 09/03/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **65016** BUILDING ID: **55035**
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **Jose Escobedo**
SCHOOL NAME: **Pathways in Education - Avondale** INSPECTION DATE: **7/31/2025**
ADDRESS: **3100 Belmont** IDPH LICENSE NO: **100-06435**

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: **9**
MATERIAL DESCRIPTION: **Drywall joint compound (yellow)**
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 & 2nd Floor Throughout**

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS:

Inspector's Signature: _____ Date: **07/31/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Joshua Karlson		
SCHOOL NAME:	Pathways in Education - Avondale	REVIEW DATE:	9/3/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

HOMOGENEOUS AREA: 9

MATERIAL DESCRIPTION: Drywall joint compound (yellow)

MATERIAL LOCATION: 1st & 2nd Floor Throughout

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: 09/03/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Jose Escobedo		
SCHOOL NAME:	Pathways in Education - Avondale	INSPECTION DATE:	7/31/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	22		
MATERIAL DESCRIPTION:	12"X12" Ceramic Floor Tile Off White & Gray Grout		
MATERIAL LOCATION:	Staff Toilet		
MATERIAL QUANTITY:	25	MATERIAL UNITS:	SF
MATERIAL CATEGORY:	MISC	FRIABLE:	No
ASBESTOS TYPE:	Assumed		
DISTURBANCE POTENTIAL:	LOW	CONDITION:	
AHERA DAMAGE CATEGORY:	6 ACBM with the potential for damage		
ACCESSIBILITY:	Within Reach	DAMAGE REASON:	
		DAMAGE REASON:	
		DAMAGE REASON:	
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature: _____ Date: 07/31/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **65016** BUILDING ID: **55035**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Joshua Karlson**
SCHOOL NAME: **Pathways in Education - Avondale** REVIEW DATE: **9/3/2025**
ADDRESS: **3100 Belmont** IDPH LICENSE NO: **100-06435**

HOMOGENEOUS AREA: **22**

MATERIAL DESCRIPTION: **12"X12" Ceramic Floor Tile Off White & Gray Grout**

MATERIAL LOCATION: **Staff Toilet**

MATERIAL QUANTITY: **25**

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:

Management Planner's Signature: _____



Date: **09/03/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Jose Escobedo		
SCHOOL NAME:	Pathways in Education - Avondale	INSPECTION DATE:	7/31/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	23		
MATERIAL DESCRIPTION:	12"X12" Ceramic Floor Tile Off White & Gray Mortar		
MATERIAL LOCATION:	Staff Toilet		
MATERIAL QUANTITY:	100	MATERIAL UNITS:	SF
MATERIAL CATEGORY:	MISC	FRIABLE:	No
ASBESTOS TYPE:	Assumed		
DISTURBANCE POTENTIAL:	LOW	CONDITION:	
AHERA DAMAGE CATEGORY:	6 ACBM with the potential for damage		
ACCESSIBILITY:	Not Reachable	DAMAGE REASON:	
		DAMAGE REASON:	
		DAMAGE REASON:	
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature: _____ Date: 07/31/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **65016** BUILDING ID: **55035**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Joshua Karlson**
SCHOOL NAME: **Pathways in Education - Avondale** REVIEW DATE: **9/3/2025**
ADDRESS: **3100 Belmont** IDPH LICENSE NO: **100-06435**

HOMOGENEOUS AREA: **23**

MATERIAL DESCRIPTION: **12"X12" Ceramic Floor Tile Off White & Gray Mortar**

MATERIAL LOCATION: **Staff Toilet**

MATERIAL QUANTITY: **100**

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:

Management Planner's Signature: _____



Date: **09/03/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Jose Escobedo		
SCHOOL NAME:	Pathways in Education - Avondale	INSPECTION DATE:	7/31/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	20				
MATERIAL DESCRIPTION:	Floating Wood Floor 8"x3" Gray				
MATERIAL LOCATION:	2nd Floor Office				
MATERIAL QUANTITY:	400	MATERIAL UNITS:	SF		
MATERIAL CATEGORY:	MISC	FRIABLE:	No		
ASBESTOS TYPE:	Assumed				
DISTURBANCE POTENTIAL:	LOW	CONDITION:			
AHERA DAMAGE CATEGORY:	6 ACBM with the potential for damage				
ACCESSIBILITY:	Within Reach	DAMAGE REASON:			
		DAMAGE REASON:			
		DAMAGE REASON:			
DAMAGE QUANTITY:		DAMAGE UNITS:	SF		
COMMENTS:					

Inspector's Signature: _____ Date: 07/31/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **65016** BUILDING ID: **55035**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Joshua Karlson**
SCHOOL NAME: **Pathways in Education - Avondale** REVIEW DATE: **9/3/2025**
ADDRESS: **3100 Belmont** IDPH LICENSE NO: **100-06435**

HOMOGENEOUS AREA: **20**

MATERIAL DESCRIPTION: **Floating Wood Floor 8"x3" Gray**

MATERIAL LOCATION: **2nd Floor Office**

MATERIAL QUANTITY: **400**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

COMMENTS:

Management Planner's Signature: _____



Date: **09/03/2025**

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	65016	BUILDING ID:	55035
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Jose Escobedo		
SCHOOL NAME:	Pathways in Education - Avondale	INSPECTION DATE:	7/31/2025		
ADDRESS:	3100 Belmont	IDPH LICENSE NO:	100-06435		

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	21				
MATERIAL DESCRIPTION:	12"X12" Ceramic Floor Tile Off White & Gray				
MATERIAL LOCATION:	Staff Toilet				
MATERIAL QUANTITY:	100	MATERIAL UNITS:	SF		
MATERIAL CATEGORY:	MISC	FRIABLE:	No		
ASBESTOS TYPE:	Assumed				
DISTURBANCE POTENTIAL:	LOW	CONDITION:			
AHERA DAMAGE CATEGORY:	6 ACBM with the potential for damage				
ACCESSIBILITY:	Within Reach	DAMAGE REASON:			
		DAMAGE REASON:			
		DAMAGE REASON:			
DAMAGE QUANTITY:		DAMAGE UNITS:	SF		
COMMENTS:					

Inspector's Signature: _____ Date: 07/31/2025

Chicago Public Schools

Carnow, Conibear and Associates

2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **65016** BUILDING ID: **55035**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Joshua Karlson**
SCHOOL NAME: **Pathways in Education - Avondale** REVIEW DATE: **9/3/2025**
ADDRESS: **3100 Belmont** IDPH LICENSE NO: **100-06435**

HOMOGENEOUS AREA: **21**

MATERIAL DESCRIPTION: **12"X12" Ceramic Floor Tile Off White & Gray**

MATERIAL LOCATION: **Staff Toilet**

MATERIAL QUANTITY: **100**

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:

Management Planner's Signature: _____



Date: **09/03/2025**

APPENDIX B

Inspector and Management Planner Licenses



OCCUPATIONAL TRAINING & SUPPLY, INC.

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

2024

Asbestos Building Inspector Refresher

Occupational Training & Supply, Inc. certifies that

Jose Escobedo

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: BIRWI2409132637
Course Date: 9/13/2024
Exam Date: 9/13/2024
Expiration Date: 9/13/2025





Issue Date: 9/13/2024


Tyler Nicholson, Authorized Signer

Course Credit Hours: BIR WI 4 Hours

Jose Escobedo

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

		ASBESTOS PROFESSIONAL LICENSE	
ID NUMBER	ISSUED	EXPIRES	
100 - 06435	6/14/2025	05/15/2026	
JOSE A ESCOBEDO 5715 BROADWAY ST RICHMOND, IL 60071 Environmental Health			
ENDORSEMENTS		TC EXPIRES	
SUPERVISOR/WORKER		1/11/2026	
INSPECTOR		9/13/2025	
PROJECT MANAGER		1/11/2026	
AIR SAMPLING PROFESSIONAL			
Alteration of this license shall result in legal action This license issued under authority of the State of Illinois Department of Public Health This license is valid only when accompanied by a valid training course certificate.			



OCCUPATIONAL TRAINING & SUPPLY, INC.

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

2024

Asbestos Abatement Supervisor Refresher

Occupational Training & Supply, Inc. certifies that

Joshua Karlson

has successfully completed the Asbestos Abatement Supervisor 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: ASRWI2410122878

Course Date: 10/12/2024

Exam Date: 10/12/2024

Expiration Date: 10/12/2025



Issue Date: 10/12/2024

Course Credit Hours: ASR WI 8 Hours

Tyler Nicholson, Authorized Signer



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

Environmental and Occupational Safety & Health Training

Does hereby certify

Joshua Karlson

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-20241029-000099AMPI
Certification Expiration: 10/29/2025

David M. Mendoza – President/Training Director
Certified Environmental Specialist
OSHA Authorized Instructor

Joshua Karlson

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

**IDPH**


**ASBESTOS
PROFESSIONAL
LICENSE**

ID NUMBER
100 - 20129

ISSUED
4/3/2024

EXPIRES
05/15/2025

JOSHUA E KARLSON
15504 S LAVERGNE AVE
OAK FOREST, IL 60452
Environmental Health



ENDORSEMENTS


TC EXPIRES

INSPECTOR

4/21/2024

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.

**IDPH**


**ASBESTOS
PROFESSIONAL
LICENSE**

ID NUMBER
100 - 20129

ISSUED
3/4/2025

EXPIRES
05/15/2026

JOSHUA E KARLSON
15504 S LAVERGNE AVE
OAK FOREST, IL 60452
Environmental Health



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.

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