

**2020 AHERA THREE YEAR ASBESTOS RE-INSPECTION**

**FOX LAKE  
GRADE SCHOOL DISTRICT 114  
STANTON MIDDLE SCHOOL  
101 HAWTHORNE LANE  
FOX LAKE, ILLINOIS 60020  
SCHOOL ID #34-049-1140-2002**

**PREPARED FOR:**

**FOX LAKE  
GRADE SCHOOL DISTRICT 114  
29067 W. GRASS LAKE ROAD  
SPRING GROVE, ILLINOIS 60081**

**DESIGNATED PERSON: MR. DON UKLEJA**

**PREPARED BY:**

**TEM ENVIRONMENTAL, INC.  
174 N. BRANDON DRIVE  
GLENDALE HEIGHTS, ILLINOIS 60139**

**TEM PROJECT NO. 61153**

**2020 AHERA THREE YEAR ASBESTOS RE-INSPECTION**

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**2020 AHERA THREE-YEAR ASBESTOS RE-INSPECTION  
FOX LAKE GRADE SCHOOL DISTRICT 114  
STANTON MIDDLE SCHOOL  
101 HAWTHORNE LANE  
FOX LAKE, ILLINOIS 60020**

**I. SCHOOL AND INSPECTION INFORMATION**

**School Information**

Stanton Middle School  
101 Hawthorne Lane  
Fox Lake, Illinois 60020  
I.D.# 34-049-1140-2002  
Mr. Don Ukleja, Director of Facilities and Grounds

**Description of Facility:** ...

**CURRENT ASBESTOS PROFESSIONALS FOR FREEPORT SD #145**

**LEA Designated Person**

Contact: Mr. Don Ukleja, Director of Maintenance Address:  
29067 W. Grass Lake Road  
City: Fox Lake State: IL Zip: 60020  
Phone: 847-973-4102

**Asbestos Consultant**

TEM Environmental, Inc.  
Contact: Mr. John O'Brien  
Address: 174 N. Brandon Drive  
City: Glendale Heights State: IL Zip: 60139  
Phone: (630) 790-0880

**Inspector**

IDPH Licensed Inspector: Mr. John O'Brien, TEM Environmental, Inc.  
IDPH License Number: 100-05763

**Management Planner:**

IDPH Licensed Management Planner: James Tuinenga, TEM Environmental, Inc.  
IDPH License Number: 100-0349

**Re-Inspection Date:** September 18, 2020

## II. EXECUTIVE SUMMARY

TEM Environmental Inc. (TEM) was retained by Fox Lake Grade School District 114 to perform the required 2020 AHERA Three Year Asbestos Re-Inspection of **Stanton Middle School**. This inspection was conducted in accordance with the Asbestos Hazard Emergency Response Act (AHERA) part 763.92(b), as well as the ongoing Operations and Maintenance Program originally designed in the District's Asbestos Management Plan. The purpose of the 2020 three-year re-inspection was to record any change in condition of previously identified asbestos-containing building materials (ACBM), and to identify, assess and include any ACBM previously not included in the original Management Plan, and to recommend an appropriate response action for each remaining ACBM.

This re-inspection was conducted by Mr. John O'Brien, an Illinois Department of Public Health (IDPH) Inspector #100-05763, on September 18, 2020. The management plan was updated by Mr. James Tuinenga, an Illinois Department of Public Health (IDPH) Management Planner, IDPH # 100-0349.

## III. METHODOLOGY

Tasks performed on-site included the following:

1. Review current management plan, identify homogeneous areas and extract appropriate information.
2. Examine and verify abatement records.
3. Touch and visually and physically re-inspect and reassess the condition of all known or assumed friable asbestos-containing materials.
4. Touch and visually and physically re-inspect all non-friable asbestos-containing materials to determine whether these materials have become friable since the last inspection or periodic surveillance.
5. Identify any change in conditions which may affect Hazard Ranking of known or assumed asbestos-containing materials, as well as any Homogeneous Areas that have become friable since the last re-inspection.
6. Identify any new suspected asbestos containing homogeneous building materials not previously identified during past inspections.
7. Tabulate re-inspection findings and submit for Management Planner review and recommend appropriate response actions based on the hazard ranking of the ACBM.

#### IV. ABATEMENT HISTORY AND HISTORICAL INFORMATION

Following is a summary of abatement projects that are known to have taken place since the last Three-Year Inspection.

##### RECENT ABATEMENT HISTORY

###### HOMOGENEOUS MATERIAL

###### ABATEMENT HISTORY

*No known abatement has taken place at Stanton Middle School since the 2017 AHERA 3 Year Re-inspection*

Based on the previous inspection documents and historical abatement reports reviewed by TEM, Table I presents a comprehensive list of asbestos containing materials or assumed asbestos containing materials identified at Stanton Middle School since the original Management Plan was implemented.

**2020 AHERA Three Year Asbestos Re-Inspection**

**Fox Lake Grade School District 114**

**Stanton Middle School**

**101 Hawthorne Lane**

**Fox Lake, Illinois 60020**

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**V. REASSESSMENTS AND RECOMMENDATIONS**

The re-assessment of each remaining ACBM along with the appropriate response action recommendations are summarized in tables/pages that follow.

Table I summarizes the Reinspection information and Management Planner's recommendations for all materials known or assumed to contain asbestos identified during the inspection.

Table II summarizes any changes to the Management Plan for the building and shall be consulted for details on any recommended response actions needed to properly maintain the asbestos containing materials identified during the inspection.

## VI. CONCLUSIONS

The Stanton Middle School 2020 Asbestos Three-Year Re-inspection Response Actions have been recommended for both friable and non-friable materials. A timely execution of the recommended response actions will enable the LEA and the Designated Person to effectively manage each remaining asbestos-containing material for the next three years.

This three-year re-inspection report should be inserted in the current Management Plan at the School. Also, periodic surveillance documentation and record keeping reports from any future response actions should be used to update the Management Plan.

**PLEASE NOTE: Building materials installed after implementation of the school's original Management Plan are not subject to asbestos inspection requirements stipulated by AHERA or the Illinois Department of Public Health. However, building materials installed after the implementation of the school's original Management Plan must be assumed to contain asbestos until laboratory analysis can be performed. TEM has not incorporated any newly installed building materials into this 2020 asbestos re-inspection report.**

Respectfully submitted by:

**TEM ENVIRONMENTAL, INC.**



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Mr. John O'Brien  
Asbestos Building Inspector  
IDPH # 100-05763

September 25, 2020  
Date



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Mr. James Tuinenga  
Asbestos Management Planner  
IDPH # 100-0349

September 25, 2020  
Date



**TABLE I**  
**Documented Asbestos Materials**  
**Remaining in Building**

Stanton Elementary School  
School ID: 34-049-1140-2002  
Reinspection Date: 9/18/2020

Material Description	Location/Area
Pipe elbow insulation	Throughout building in inaccessible walls and chases

**TABLE II**  
**SUMMARY OF INSPECTION**  
**RESULTS**

Stanton Elementary School  
 School ID: 34-049-1140-2002  
 Reinspection Date: 9/18/2020

Homogeneous Area Information					Inspectors Reinspection Findings and Assessment						
HA No. or ID	Material Description	Location/Area	Approximate Quantity	Sampled/ Type of Analysis or Assumed	Material Type	Friable	Damage Condition	Damage Quantity	Change in Physical Condition or Potential for Damage or General Conditions	Inspector's Comments	AHERA Category
TSI-3	Pipe elbow insulation	Throughout building in inaccessible walls and chases	All	Assumed	Thermal	Yes	ND	0	No apparent change in physical condition or potential for damage		7

Information listed above reflects the current information on file for the school building. The asbestos program is a compilation of ongoing and continually changing information. Therefore, this information may no longer coincide with the original asbestos inspection and management plan report or information from subsequent asbestos documentation prior to the date of this inspection. Areas which were removed and reported as such on previous three year inspections are not listed. Prior to any renovation or demolition, a specific inspection for localized or hidden suspect asbestos areas must be performed, and this report is not a substitute for such an inspection.

**MATERIAL TYPES**

Misc = Miscellaneous Surf = Surfacing Thermal = Thermal System Insulation PLM = Polarized Light Microscopy O&M = Operations and Maintenance Program  
 RESPONSE ACTIONS AND PRIORITY FOR REMOVAL/ACTION TEM = Transmission Electron Microscopy  
 N/A = Not Applicable

- For thermal system insulation materials: immediately isolate the functional space(s) which is significantly damaged and restrict access if needed. Repair all damaged materials in the functional space(s). If it is not feasible to repair, remove the damaged materials. For surfacing materials and miscellaneous materials, immediately isolate the functional space(s) which is significantly damaged and restrict access. Remove all damaged materials in the functional space(s), unless enclosure or encapsulation is sufficient to contain fibers. For all materials not removed, maintain ACM in good condition under the O&M Program.
- Take preventative measure to reduce the potential for significant damage. If preventative measures cannot be effectively implemented, isolate the area until the material can be removed, enclosed, encapsulated or repaired to correct the damage. Maintain ACM in good condition under the O&M Program.
- Take preventative measures to reduce the likelihood further damage will occur. Remove, enclose, encapsulate or repair to correct damage. Maintain ACM in good condition under the O&M Program.
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- Take preventative measure to reduce likelihood that damage will occur. Maintain ACM in good condition under the O&M Program.
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**TABLE III  
 MANAGEMENT PLANNER'S  
 RECOMMENDATIONS**

Stanton Elementary School  
 School ID: 34-049-1140-2002  
 Reinspection Date: 9/18/2020

Homogeneous Area Information				Inspectors Reinspection Findings			Management Planner's Recommendations				
HA No. or ID	Material Description	Location/Area	Approximate Quantity	Sampled/ Type of Analysis or Assumed	Material Type	Friable	Damage Condition	Damage Quantity	AHERA Category	Management Planner's Comments	Response Action
TSI-3	Pipe elbow insulation	Throughout building in inaccessible walls and chases	All	Assumed	Thermal	Yes	ND	0	7	Monitor any damage. Take preventative measures to reduce likelihood that damage will occur. Follow O&M Program.	7

Information listed above reflects the current information on file for the school building. The asbestos program is a compilation of ongoing and continually changing information. Therefore, this information may no longer coincide with the original asbestos inspection and management plan report or information from subsequent asbestos documentation prior to the date of this inspection. Areas which were removed and reported as such on previous three year inspections are not listed. Prior to any renovation or demolition, a specific inspection for localized or hidden suspect asbestos areas must be performed, and this report is not a substitute for such an inspection.

**MATERIAL TYPES**

Misc = Miscellaneous Surf = Surfacing Thermal = Thermal System Insulation

**RESPONSE ACTIONS AND PRIORITY FOR REMOVAL/ACTION**

1. For thermal system insulation materials: immediately isolate the functional space(s) which is significantly damaged and restrict access if needed. Repair all damaged materials in the functional space(s), unless enclosure or encapsulation is sufficient to contain fibers. For all materials not removed, maintain ACM in good condition under the O&M Program.
2. Take preventative measure to reduce the potential for significant damage. If preventable measures cannot be effectively implemented, isolate the area until the material can be removed, enclosed, encapsulated or repaired to correct the damage. Maintain ACM in good condition under the O&M Program.
3. Take preventative measures to reduce the likelihood further damage will occur. Remove, enclose, encapsulate or repair to correct damage. Maintain ACM in good condition under the O&M Program.
4. Remove, enclose, encapsulate or repair to correct damage. Maintain ACM in good condition under the O&M Program.
5. Take preventative steps to reduce the potential for significant damage. If preventable measures cannot be effectively implemented, isolate the area until the material can be removed, enclosed, encapsulated or repaired to correct the damage. Maintain ACM in good condition under the O&M Program.
6. Take preventative measure to reduce likelihood that damage will occur. Maintain ACM in good condition under the O&M Program.
7. Maintain ACM in good condition under the O&M Program.

**DAMAGE CONDITIONS**

ND = No damage D = Damaged SD = Significantly Damaged

- PLM = Polarized Light Microscopy O&M = Operations and Maintenance Program  
 TEM = Transmission Electron Microscopy  
 N/A = Not Applicable

**TABLE IV  
 REVISIONS TO THE  
 MANAGEMENT PLAN**

Homogeneous Area Information				Management Planner's Recommendations				
HA No. or ID	Material Description	Location/Area	Material Type	Friable	Damage Condition	Reason for Change in AHERA Category	Current AHERA Category	Response Action
No Changes to the Asbestos Management Plan								

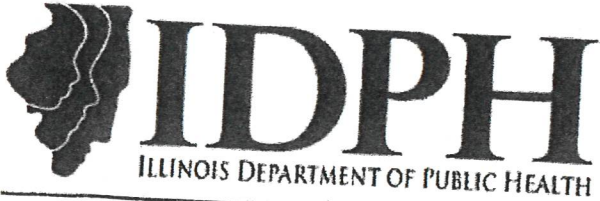
Information listed above reflects the current information on file for the areas. The asbestos program is a compilation of ongoing and continually changing information. Therefore, this information may no longer coincide with the original asbestos inspection and management plan report or information from subsequent asbestos documentation prior to the date of this inspection. Areas which were removed and reported as such on previous three year inspections are not listed. Prior to any renovation or demolition, a specific inspection for localized or hidden suspect asbestos areas must be performed, and this report is not a substitute for such an inspection.

ACM = Asbestos Containing Material  
 MATERIAL TYPES  
 M= Miscellaneous S= Surfacing T= Thermal  
 Non-ACM = Non-Asbestos Containing Material  
 DAMAGE CONDITIONS  
 ND = No Damage D= Damaged SD=Significantly Damaged  
 PLM = Polarized Light Microscopy  
 TEM = Transmission Electron Microscopy  
 N/A = Not Applicable  
 O & M = Operations and Maintenance Program

**RESPONSE ACTIONS AND PRIORITY FOR REMOVAL/ACTION**  
 1. For thermal system insulation materials: immediately isolate the functional space(s) which is significantly damaged and restrict access if needed. Repair all damaged materials in the functional space(s). If it is not feasible to repair, remove the damaged materials. For surfacing materials and miscellaneous materials, immediately isolate the functional space(s) which is significantly damaged and restrict access. Remove all damaged materials in the functional space(s), unless enclosure or encapsulation is sufficient to contain fibers. For all materials not removed, maintain ACM in good condition under the O&M Program.  
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TEM Project #: 61153

**APPENDIX A**  
**INSPECTOR AND MANAGEMENT PLANNER LICENSES**  
**AND ACCREDITATIONS**



525-535 West Jefferson Street • Springfield, Illinois 62761-0001 • [www.dph.illinois.gov](http://www.dph.illinois.gov)



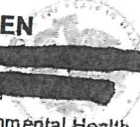

**JOHN O'BRIEN**  
445 N PARK BLVD., APT 3J  
GLEN ELLYN, IL 60137

5/14/2020

ASBESTOS PROFESSIONAL LICENSE ID NUMBER: 05763

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

**COPY OF THE ASBESTOS PROFESSIONAL LICENSE**

Front of License			Back of License	
	<b>ASBESTOS PROFESSIONAL LICENSE</b>		<b>ENDORSEMENTS</b>	<b>TC EXPIRES</b>
ID NUMBER 100 - 05763	ISSUED 5/14/2020	EXPIRES 05/15/2021	INSPECTOR	11/8/2020
<b>JOHN O'BRIEN</b> 			PROJECT MANAGER	11/9/2020
Environmental Health			AIR SAMPLING PROFESSIONAL	
			<b>Alteration of this license shall result in legal action</b> This license issued under authority of the State of Illinois Department of Public Health This license is valid only when accompanied by a valid training course certificate.	

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

Our WEB address is: [dph.illinois.gov/topics-services/environmental-health-protection/asbestos](http://dph.illinois.gov/topics-services/environmental-health-protection/asbestos)  
EMAIL Address: [dph.asbestos@illinois.gov](mailto:dph.asbestos@illinois.gov)

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**OCCUPATIONAL TRAINING & SUPPLY, INC.**

7233 S. Adams Street ♦ Willowbrook, IL 60527 ♦ (630) 655-3900 ♦ [www.otssafety.com](http://www.otssafety.com)

# Asbestos Building Inspector Refresher

Occupational Training & Supply, Inc. certifies that

**John O'Brien**

has successfully completed the Asbestos Building Inspector 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: 11/8/2019

Exam Date: 11/8/2019

Expiration Date: 11/8/2020

Certificate Number: BIR1911082228

Kathy DeSalvo, Director



525-535 West Jefferson Street • Springfield, Illinois 62761-0001 • [www.dph.illinois.gov](http://www.dph.illinois.gov)

**JAMES TUINENGA**  
174 BRANDON DRIVE  
GLENDALE HEIGHTS, IL 60139

5/14/2020



ASBESTOS PROFESSIONAL LICENSE ID NUMBER: 00349

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

**COPY OF THE ASBESTOS PROFESSIONAL LICENSE**

Front of License

Back of License

		<b>ASBESTOS PROFESSIONAL LICENSE</b>		<b>ENDORSEMENTS</b>	<b>TC EXPIRES</b>
<b>ID NUMBER</b> 100 - 00349	<b>ISSUED</b> 5/14/2020	<b>EXPIRES</b> 05/15/2021		INSPECTOR PROJECT DESIGNER MANAGEMENT PLANNER PROJECT MANAGER AIR SAMPLING PROFESSIONAL	2/5/2021 2/6/2021 2/5/2021 2/4/2021
<b>JAMES TUINENGA</b> 174 BRANDON DRIVE GLENDALE HEIGHTS, IL 60139 Environmental Health				<b>Alteration of this license shall result in legal action</b> This license issued under authority of the State of Illinois Department of Public Health This license is valid only when accompanied by a valid training course certificate.	

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

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EMAIL Address: [dph.asbestos@illinois.gov](mailto:dph.asbestos@illinois.gov)

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**Reliable  
Environmental  
Solutions, Inc.** **RES**

*This is to certify that*

**James Tumenga**

*has on 02/05/20, in Springfield, Illinois,  
completed the requirements for asbestos accreditation under Section 206 of TSCA Title II*

**Asbestos Management Planner Refresher Training**

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

Course Date: February 5, 2020

**COURSE LENGTH: 4 HOURS**

Examination Date: February 5, 2020

Expiration Date: February 5, 2021

Certificate Number: MPR/0406

*William S. Williams*

Training Program Manager, William S. Williams

4211 Westgate Drive, Springfield, Illinois ☐ 217.787.9800 ☐ 217.787.9801 FAX ☐ [www.ReliableEnv.com](http://www.ReliableEnv.com)

**APPENDIX B**  
**2020 AHERA THREE YEAR ASBESTOS**  
**RE-INSPECTION ASSESSMENT FORMS**

Inspection Date 09-18-20  
Building Name Stanton Elementary School  
Building ID # 34-049-1140-2002

TEM Project No. 61153  
Inspectors Name John O'Brien  
Last Inspection Date 9/18/2020

Homogeneous Area TSL-3  
Description of ACM Pipe elbow insulation

Rooms in Area Throughout building in inaccessible walls and chases

Current AHERA Category 7  
Change in Condition Yes  No   
Recommended Action  OM  Repair  Remove

Previous AHERA Category 7  
Change in Category Yes  No   
Response Action Schedule/Cost 16mo / \$50

This homogeneous area was identified in the original AHERA inspection  
 This homogeneous area was assumed to contain asbestos and added to the building management plan in 2014  
 This homogeneous area was sampled, shown to contain asbestos and added to the building management plan in \_\_\_\_\_  
 This homogeneous area is being added during this periodic inspection and  is assumed to contain asbestos  
 has been sampled and shown to contain asbestos

This material is  friable  non-friable

This material shows  no damage ("Good" condition)  
 less than 5% damage ("Good" condition)  
 less than 10% damage evenly distributed or 25% localized damage ("Damaged" condition)

For damaged materials, damage appears to have been caused by  
 physical contact  
 water infiltration  
 deterioration  
 delamination  
 previous repairs  
 debris similar to material in appearance  
 air flow

Potential for damage to this material is  low  moderate  high

Comments  
\_\_\_\_\_  
\_\_\_\_\_

AHERA Categories: 0) ACMB abated (indicate month and year abated); 1) Damaged or significantly damaged thermal system insulation; 2) Damaged friable surfacing materials; 3) Significantly damaged friable surfacing materials; 4) damaged or significantly damaged friable miscellaneous materials; 5) ACMB with potential for damage; 6) ACMB with potential for significant damage; 7) Any remaining friable ACMB or friable assumed ACMB; 8) Non-friable ACMB; X) ACMB added to management plan after the initial inspection.

AHERA Response Actions: OM: Operations and Maintenance; Repair: ACMB needs minor repair work and/or patching; Removal: Material is too damaged to repair or repair costs exceed removal costs.

Inspector's Signature John O'Brien

**APPENDIX C**

**SCHOOL INFORMATION FORM TO IDPH CONFIRMING  
COMPLETION OF 2020 AHERA THREE YEAR ASBESTOS RE-  
INSPECTION**

ILLINOIS DEPARTMENT OF PUBLIC HEALTH  
AHERA THREE YEAR REINSPECTION  
ASBESTOS ABATEMENT PROGRAM  
SCHOOL INFORMATION FORM

**SECTION I\***

NAME OF SCHOOL DISTRICT: FOX LAKE GRADE SCH DIST 114  
SCHOOL ID NUMBER: 34-049-1140-2002  
SCHOOL NAME: STANTON MIDDLE SCHOOL  
ADDRESS OF SCHOOL: 101 HAWTHORNE LANE  
CITY: FOX LAKE, IL 60020

DATE LAST THREE YEAR REINSPECTION WAS COMPLETED 07/25/2017

**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: 9-18-20 ENROLLMENT 250  
IDPH INSPECTOR LICENSE NUMBER: 100-05763  
IDPH LICENSED INSPECTOR NAME (Please print): John O'Brien  
IDPH MP LICENSE NUMBER: 100-0349  
IDPH LICENSED MANAGEMENT PLANNER NAME (Please Print): James Tuimenga

DESIGNATED PERSON (Please print): Don UKleja PHONE: 847-973-4002  
[Signature] 9-18-20  
Signature of Designated Person Date

**SECTION III**

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

School building has been sold. Date of Sale: \_\_\_\_\_  
School has been closed. Date closed: \_\_\_\_\_  
School building has been demolished. Date: \_\_\_\_\_  
School building is asbestos free since last reinspection: \_\_\_\_\_

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

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_