AHERA THREE-YEAR

ASBESTOS INSPECTION

Prepared for:

Joe DeVriendt, Designated Person
Jalen Rose Academy
15000 Trojan Street
Detroit, Michigan 48235
313-397-3333

Prepared by:

Joseph Burley
Michigan Asbestos Inspector A# – 13808
Tri-Tech Testing and Inspection
8751 Troy Street
Oak Park, Michigan 48237
248.721.8574

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EXECUTIVE SUMMARY

Tri-Tech Testing and Inspection (Tri-Tech) has performed an AHERA Three Year Re-inspection for Jalen Rose Academy in Detroit, Michigan. This inspection was conducted on August 15, 2024. This inspection was performed to visually reinspect and reassess the condition of all known or assumed Asbestos-Containing Building Materials (ACBM) located throughout the school building(s). These materials were evaluated to determine what current or potential health hazards they may post to the building occupants. Based on the previous Three-Year Re-Inspection, the following ACBM are currently present in the school building:

HA#	Material Type/ Description	Quantity
7	Chalkboard Adhesive	1422 SF
8	9"x 9" Olive Floor Tile & Mastic	2335 SF
10	Fire Door & Frame	14
15	Black sink undercoating	2
16	9"x 9" Gray floor tile & mastic	88 SF
18	9"x 9" Gray/ w cream & black streaks Floor Tile & mastic	270 SF
20	9x9 multi-colored Floor Tile & mastic	2279 SF
21	Metal Pan Ceiling Tile Insulation	5450 SF
24	Roof drain conductor Insulation	2 each
29	Straight Pipe Insulation (Mag) & Fittings	5512 LF
30	Canvas & Paper Duct Insulation	800 SF
31	Canvas Expansion Joint Fabric*	NA
33	Silver Roof-flashing**	1000 SF
35	Black Mastic Beneath Wood Flooring	7768 SF
36	Black Mastic Beneath Wood Flooring	3828 SF

*= Item was on a previous HA report but was not evident on Location Table (added by Tri-Tech).
**= Item to deleted as non-AHERA (by Tri-Tech)

During the Re-Inspection, Tri-Tech observed a number of errors in the ACBM inventory, summarized as follows:

- In the area of the classrooms on the first and second floors, it appeared that the classrooms were renumbered (with use changes) prior to the original Testing Engineering & Consultants (TEC) survey in 2011. TEC did not update the maps in their reports to reflect the classroom numbers or uses but the Functional Space numbers appeared to be generally accurate. This appears to have resulted in errors in subsequent Three-Year inspections.

- Some apparent transcription errors were identified since the original survey with regard to sampling status. Chalkboard adhesive, fire doors and frames, ceiling pan tile insulation, and roof drain conductor insulation was changed from “sampled” to “assumed.” A sink was misreported as pipe insulation in FS-17 and was corrected.

- A listing for asbestos floor tile in FS-21 was missing and was added (now 103- Art Room Storage. The black mastic associated with floor tile HA-16 was incorrectly reported as asbestos-containing and has been corrected.

- Chalkboard adhesive (glue) was previously reported in the classrooms. However, chalkboards were replaced many years ago by whiteboards. A few remnant exposures remain above the whiteboards but a majority of the material is assumed to be residual (if present) behind the whiteboards.

- As previously noted, due to an error on the original survey report, the Canvas Expansion Joint Fabric was omitted from the Functional Space table and was corrected for this inspection.

During the next Three-Year Inspection, the inspector should cross-reference the original Functional Space numbers with the original survey rather than the previous Three-Year inspection to avoid further confusion and update the Functional Spaces on the tables and the figures accordingly.

Results of Inspection
The following summarizes the results of the inspection:

- Materials in the classrooms and other occupied areas were found in generally good condition, but minor patching and repair of asbestos pipe insulation is recommended within the boiler room and fan room areas as noted in the tables in Appendix A.

- Asbestos floor tile is missing/chipped away but stable at the entrance to Art Room Storage 103. Repair of the tile or installation of a wide threshold to protect the edge of the tile is recommended to prevent future damage.

- Also, asbestos materials must be removed if planned renovations may disturb these materials.

The next re-inspection should be completed by September 2027. In the interim, six-month surveillances annual parent notifications and two-hour refresher training classes are required.

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Immediate

- The Designated Person should sign the acknowledgement form (Appendix B) and place a copy in the records.
- Patch and repair abatement activities should be accomplished within the boiler/fan rooms.
- Continue with the current Operations and Maintenance (O&M) Program
- For any renovation or new construction projects undertaken at the school, obtain a letter from the architect or project designer that states no asbestos materials were used in the project. If this is not done, all the new building materials will have to be assumed to contain asbestos or sampled to determine if there is asbestos in these materials.
- For any new building materials being put into the school obtain Safety Data Sheets (SDS) or other proof from the manufacturer that these materials do not contain asbestos or sampled to determine if there is asbestos in these materials.

Within six months

- Continue with the current Operations and Maintenance (O&M) Program.
- Completion of periodic surveillance (see blank form in Appendix A).

Within one year

- Completion of periodic surveillance.
- Obtain employee awareness initial or refresher asbestos awareness training as required.

According to the State and Federal Law, maintenance personnel trained to the two-hour awareness level cannot conduct removal or repair activities that disturb any asbestos material.

In addition to addressing the above-mentioned concerns, the school is reminded to comply with the following to ensure on-going compliance with AHERA:

- Issue an annual parental and employee notification detailing the availability and location of the asbestos inspection/management plan information.

- A written log of contractor acknowledgements should be maintained confirming that contractors have been advised of the presence of ACBM in the school and have been advised of the availability of an asbestos management plan and location records.

- Maintain a Designated Person as the "official" asbestos contact person to be responsible for compliance with asbestos regulations and recordkeeping.

- Replace missing or damaged asbestos warning labels and warning signs in all routine maintenance areas.
- Insure that six-month periodic surveillances of the ACM are conducted, saved and placed within the management plan.

- Continue to implement the Operations and Maintenance (O&M) Program.

- Review any remodeling or renovations to determine if new building materials are installed in the school building. Any new material installed within a school building must have a Safety Data Sheet (SDS) showing that the material does not contain asbestos. If the school does not have an SDS sheet for new material installations, the material must be tested for asbestos content or added to the management plan as an assumed asbestos material.

INTRODUCTION

In 1987, the Asbestos Hazard Emergency Response Act (AHERA) requirements were mandated. At that time, this school was reportedly functioning as a collegiate level campus and was not mandated to follow the regulations prescribed under AHERA. In 2011, this building was converted to an elementary school and was determined to be a facility in which K-12 grades will attend classes regularly for educational purposes. As a result, the building was surveyed for asbestos by Testing Engineers and Consultants (TEC), who provided the initial inventory of asbestos that subsequent Three-Year Inspections have relied upon. The building appears to be of 1950s construction and was reportedly used previously for seminary classrooms. The school was originally part of the Detroit Public Schools system and operated as Vandenberg Elementary (K-6). The TEC survey did not reference or include any previous asbestos records.

For schools to stay in compliance with the AHERA regulation they must complete re-inspections every three years. Important compliance issues include:

- Annual Parental Notification
- Employee Training
- Documentation of surveys not being available at the school
- Placement of warning labels and warning signs
- Materials installed since the original survey
- Materials missed during the initial survey
- Required asbestos work not being completed
- New materials added to the schools but not properly documented
- Changes in the status of materials not being documented

It is the responsibility of the Designated Person for each school to ensure that all these tasks have been properly completed.

HEALTH ASPECTS OF ASBESTOS

Asbestos is a generic term encompassing various fibrous mineral silicates, including Chrysotile (hydrated magnesium silicate), Amosite (iron magnesium silicate), Crocidolite (sodium-iron silicate), Tremolite (calcium-magnesium silicate), Anthophyllite (another iron-magnesium silicate), and Actinolite (calcium-magnesium-iron silicate).

The potential health hazards associated with exposure to asbestos result from inhalation of airborne fibers; small asbestos fibers can pass readily through the upper respiratory tract and be deposited in terminal bronchioles of the lung. There the fibers can produce a local irritation, which the body attempts to neutralize by initiating a tissue response. The resulting body response may include encapsulation of the fibers and consequent formation of “asbestos nodules”. Asbestos fibers are the causative agents in cases of asbestosis.

A NIOSH/OSHA committee concluded, “Evaluation of all available human data provides no evidence for a threshold or for a safe level of asbestos exposure”. The committee goes on to recommend, “That, to the extent uses of asbestos cannot be eliminated or less toxic materials substituted for asbestos worker exposure to asbestos must be controlled to the maximum extent possible”.

In order to protect workers from such occupational hazards, OSHA has established a permissible exposure limit of 0.1 fibers (longer than 5 micrometers) per cubic centimeter of air (f/cc) with an 8-hour, time-weighted average (TWA) concentration limit. NIOSH recommended an 8-hour TWA exposure limit of 0.1 f/cc.

INSPECTION OVERVIEW

The inspection activities were performed in accordance with the Asbestos Hazard Emergency Response Act (AHERA) of 1986. AHERA states that "at least once every three years after a management plan is in effect, each local education agency shall conduct a re-inspection of all friable and non-friable known or assumed ACBM in each school building that they lease, own, or otherwise use as a school building".

The following steps were performed during the Three-Year Re-inspection:

1. Review of the existing management plan, if available, and the current three-year re-inspection on file to determine areas requiring re-inspection.

2. Visual re-inspection of the physical condition of all friable known or assumed ACBM.

3. Visual inspection of material that was previously considered non-friable ACBM and determine if the material has become friable since the last inspection.

4. Reassess the condition of friable known or assumed ACBM.

5. Make recommendations for response actions if damaged or significantly damaged ACBM is discovered.

VISUAL ASSESSMENT

The previous Three-Year Reinspection was reviewed to determine the presence of any asbestos-containing surfacing materials, thermal system insulation, or miscellaneous materials, which are present in the building. These same materials were reassessed to determine if the friability, condition, and/or potential for disturbance for the materials had changed. Functional space designations are indicated on the maps included in Appendix C.

The reassessments were performed in conformance to the guidelines set forth by AHERA for hazard assessment of asbestos containing building materials. This AHERA assessment method is described below.

ACBM is classified into one of three categories:

1) Surfacing materials
2) Thermal system insulation
3) Miscellaneous materials

The physical condition of each type of material was reassessed according to the following criteria:

SURFACING MATERIAL

Poor Condition (Significantly Damaged)

Material with one or more of the following characteristics:

⇒ The surface crumbling or blistered over at least one tenth of the surface if the damage is evenly distributed (one quarter if the damage is localized).

⇒ One tenth (one quarter if localized) of material hanging from the surface, deteriorated, or showing adhesive failure.

⇒ Water stains, gouges, or mars over at least one tenth of the surface if the damage is evenly distributed (one quarter if the damage is localized).

Accumulation of powder, dust, or debris similar in appearance to the suspect material on surfaces beneath the material can be used as confirmatory evidence.

Fair Condition (Damaged)

Material with the following characteristics:

⇒ The surface crumbling, blistered, water-stained, gouged, marred or otherwise abraded over less than one tenth of the surface if the damage is evenly distributed (one quarter if the damage is localized).

Good Condition

Material with no visible damage or deterioration or showing only very limited damage or deterioration.

<u>THERMAL SYSTEM INSULATION</u>

Poor Condition (Significantly Damaged)
Material with one or more of the following characteristics:

⇒ Missing jackets on at least one tenth of the piping or equipment.

⇒ Crushed or heavily gouged or punctured insulation on at least one tenth of pipe runs/risers, boiler, tank, duct, etc., if the damage is evenly distributed (one quarter if the damage is localized).

Accumulation of powder, dust, or debris similar in appearance to the suspect material on surfaces beneath the material can be used as confirmatory evidence.

Fair Condition (Damaged)

Material with one or more of the following characteristics:

⇒ A few water stains or less than one tenth of insulation with missing jackets.

⇒ Crushed insulation or water stains, gouges, punctures, or mars on up to one tenth of the insulation if the damage is evenly distributed (or up to one quarter if the damage is localized).

Good Condition

Material with no visible damage or deterioration or showing only very limited damage or deterioration.

<u>MISCELLANEOUS MATERIALS</u>

These materials are reassessed in the same manner as surfacing materials with only minor changes in the assessment method.

The potential for disturbance of each type of material is reassessed according to the following criteria:

Potential for Contact with the Material

High:
- ⇒ Service personnel work in the vicinity of the material more than once per week, or
- ⇒ The material is in a public area (e.g., hallway, corridor, auditorium) and accessible to building occupants.

Moderate:
- ⇒ Service workers work in the vicinity of the material once per month to once per week, or
- ⇒ The material is in a room or office and accessible to the occupants.

Low:
- ⇒ Service workers work in the vicinity of the material less than once per month, or
- ⇒ The material is visible but not within reach of building occupants.

Influence of Vibration

High:
- ⇒ Loud motors or engines present (e.g., some fan rooms), or
- ⇒ Intrusive noises or easily sensed vibrations (e.g., major airports, a major highway).

Moderate:
- ⇒ Motors or engines present but not obtrusive (e.g., ducts vibrating but no fan in the area), or
- ⇒ Occasional loud sounds (e.g., a music room).

Low/None: None of the above.

Potential for Air Erosion

High:
- ⇒ High velocity air (e.g., elevator shaft, fan room).

Moderate:
- ⇒ Noticeable movement of air (e.g., air shaft, ventilator air stream).

Low/None: None of the above.

After each material is reassessed, it is classified into one of the following AHERA Assessment Categories:

1. Damaged or significantly damaged thermal system insulation ACM.
2. Damaged friable surfacing ACM.
3. Significantly damaged friable surfacing ACM.
4. Damaged or significantly damaged friable miscellaneous ACM.
5. ACBM with potential for damage.
6. ACBM with potential for significant damage.
7. Any remaining friable ACBM or friable suspected ACBM.

There is a simplifying convention that Tri-Tech utilizes with "Damaged" used for something that can be repaired and "Significantly Damaged" for something damaged beyond repair that must be fully abated by removal.

SCOPE OF WORK OF THE RE-INSPECTION

Tri-Tech utilized the previous inspection records for each space as a Functional Space inventory of the asbestos present in each room. Tri-Tech recorded gross estimates of the quantities present where quantities appeared to be inaccurate or missing.

The condition of the accessible asbestos materials and the quantities of any damage observed was recorded. Physical assessment scores for friable asbestos materials were generated as required. This scoring system was apparently originally intended to be a ranking of risk and priority. Due to an apparent error in EPA implementation of the scoring system, the rank of priority is 3, 2, 1, 6, 5, 4, 7 (a score of 3 being the highest risk and 7 being the lowest risk).

RESULTS OF THE RE-INSPECTION

Refer to the table in Appendix A for a summary of the asbestos observed and the quantities of damaged asbestos identified. A summary table including only the damaged asbestos identified is also included. The following provides additional clarifications pertaining to the results of the inspection:

Assessment for Potential Damage

AHERA assessments for potential damage include consideration of the potential for intentional contact/vandalism or accidental contact, vibration damage, air erosion and water damage or deterioration due to condensation/mold.

Contact

Overall contact risks are generally low as the asbestos located around student or employee activity in the school is a non-friable form of asbestos or is inaccessible.

Vibration Damage

The vibration sources were identified as follows:

- The main vibration source is the gymnasium activity (e.g. bouncing basket balls etc.). The area below the gym contains asbestos pipe insulation but it is generally not within the active court area and therefore is not anticipated to be a significant source of vibration damage.

- The Fan Room equipment may be a source of vibration, but the fans were not in operation during the inspection. The fans are not anticipated to be a significant source of vibration, but this should be re-evaluated during future inspections.

Air Erosion

The building is served by a radiant heating system and therefore significant air erosion is not anticipated in the building's plenums. The basement plenums appeared to have low-velocity return air flow.

Moisture Damage

The accessible areas of the basement were generally dry and visibly free of condensation or evidence of mold. Moisture damage can generally be limited by good building maintenance practices, including promptly addressing any leaks or spills.

LIMITATIONS

Throughout the course of any asbestos survey, there are several problems and limitations that may affect the final report. These limitations may be caused by access concerns, areas, which covered more than one floor, or area, materials that were not surveyed due to recent renovations or instruction from the client and/or area with limited access.

AREAS NOT SURVEYED

The crawlspaces that were designated as confined spaces were not inspected but were observed from the hatch.

RECORDKEEPING REQUIREMENTS

The Designated Person should assemble all asbestos records including this report in a Management Plan format binder so that they are readily available to employees, contractors and parents upon request. This report should be transmitted to the Designated Person for their review. A hard copy of this report should be added to the school's Management Plan binder and a backup copy of records maintained at the LEA office. In addition, the Designated Person should review staff records and training and determine if asbestos awareness training requirements have been met.

Asbestos Building Inspector accreditation is included in Appendix D. The True and Correct Statement for the Designated Person signature is included in Appendix E.

Prepared by:

Tri-Tech Testing and Inspection

Joseph E Burley

Joseph Burley
Michigan Asbestos Inspector A#13808

Appendix A

AHERA Inspection Tables

AHERA Three-Year Inspection: 8/15/2024

Jalen Rose Academy

15000 Trojan Street, Detroit, MI

Bldg. Level	Room/ F.S. No.	Func. Space Name	Homog. Area No.	Quantity	Units	Status- Assumed or Sampled (A/S)	Fria- bility (F/NF)	Material Type/ Description	EPA ACM Type	Quant. Dam.	ACM Cond. (G/D/SD)	Damage Pot. (H/M/L)	Physical Assmt. Code (1-7, N/A)	Change in Assmt. (Y/N)	Response Action/ Damage Notes/ Comments*
L1-2	14	West Stairwell	8	181	SF	S/A	NF	9x9 Olive Floor Tile (S) & Mastic (A)	MM	--	G	L	#N/A	N	Carpeted Over
L1	15	West Entry Vestibule	10	2	units	A	NF	Fire Door & Frame	MM	--	G	L	#N/A	N	--
L1	22	Classroom 100 (Science Lab)	7	144	SF	A	NF	Chalkboard Adhesive (residual)	MM	--	G	L	#N/A	N	chalkboard replaced with whiteboard (enclosed)
L1	22	Classroom 100 (Science Lab)	15	1	sink	S	NF	Black Sink Undercoating	MM	--	G	L	#N/A	N	--
L1	22	Classroom 100 (Science Lab)	35	644	SF	S	NF	Black Mastic Benth Wood Flooring	MM	--	G	L	#N/A	N	original hardwood present (likely erroneous listing)
L1	21	Classroom 103 (now 101A)	7	144	SF	A	NF	Chalkboard Adhesive (residual)	MM	--	G	L	#N/A	N	chalkboard replaced with whiteboard (enclosed)
L1	21	Classroom 101A/103	35	878	SF	S	NF	Residual Black Mastic (below newer 12x12-inch floor tile)	MM	--	G	L	#N/A	N	inaccesible (enclosed)
L1	21	103 Closet (Art Storage)	16	88 .	SF	S	NF	9x9-inch Grey Streaked Floor Tile	MM	--	D	L	#N/A	Y	missing listing, added from original survey, 2 s.f. missing tile (chipped edge at missing threshold, stable)
L1	20	Classroom 102	7	144	SF	A	NF	Chalkboard Adhesive (residual)	MM	--	G	L	#N/A	N	chalkboard replaced with whiteboard (enclosed)
L1	20	Classroom 102	35	734	SF	S	NF	Black Mastic Benth Wood Flooring	MM	--	G	L	#N/A	N	original hardwood present (likely erroneous listing)
L1	17	Classroom 105	7	110	SF	A	NF	Chalkboard Adhesive (residual)	MM	--	G	L	#N/A	N	chalkboard replaced with whiteboard (enclosed)

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L1	17	Classroom 105	15	1	sink	S	NF	Sink undercoating	MM	--	G	L	#N/A	N	--
L1	17	Classroom 105	35	322	SF	S	NF	Residual Black Mastic (below newer 12x12-inch floor tile)	MM	--	G	L	#N/A	N	inaccesible (enclosed)
L1	16	Classroom 106 (now Conference Room)	35	322	SF	S	NF	Black Mastic Benth Wood Flooring	MM	--	G	L	#N/A	N	original hardwood present (likely erroneous listing); no access due to carpet
L1	18	Classroom 107	7	110	SF	A	NF	Chalkboard Adhesive (residual)	MM	--	G	L	#N/A	N	chalkboard replaced with whiteboard (enclosed)
L1	18	Classroom 107	35	868	SF	S	NF	Black Mastic Benth Wood Flooring	MM	--	G	L	#N/A	N	original hardwood present
L1	23	Main Office	10	2	units	A	NF	Fire Door & Frame	MM	--	G	L	#N/A	N	--
L1-2	26	Stairwell	8	156	SF	S/A	NF	9x9 Olive Floor Tile (S) & Mastic (A)	MM	--	G	L	#N/A	N	inaccessible (enclosed by carpet)
L1-2	26	Stairwell	18	135	SF	S	NF	9x9 Gray w/Cream & Black Streaks Floor Tile & Mastic	MM	--	G	L	#N/A	N	inaccessible (enclosed by carpet)
L1	27	Custodians Closet ("Maint.")	29	10	LF	S	F	Straight Pipe Insulation (Mag) & fittings	TSI	--	G	L	7	N	previously reported as removed "0 lf"
L1	28	Storage Closet	29	2	LF	S	F	Straight Pipe Insulation (Mag) & fittings	TSI	--	G	L	7	N	not found--no pipe seen
L1	29	Vestibule	10	2	units	A	NF	Fire Door & Frame	MM	--	G	L	#N/A	N	--

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L1	30	Stage	21	650	SF	A	NF	Metal Pan Ceiling Tile Insulation	MM	--	G	L	#N/A	N	--
L1	30	Stage	24	2	Units	A	F	Roof Drain Conductor Insulation	TSI	--	G	L	7	N	--
L1	31	Auditorium	20	135	SF	S	NF	9x9 Multi-colored Floor Tile	MM	--	G	L	#N/A	N	inaccesible (enclosed by carpet)
L1	31	Auditorium	2	1900	SF	A	NF	Metal Pan Ceiling Tile Insulation	MM	--	G	L	#N/A	N	--
L1	32	Vestibule	10	3040	SF	A	NF	Fire Door & Frame	MM	--	G	L	#N/A	N	--
L1	32	Vestibule	20	40	SF	S	NF	9x9 Multi-colored Floor Tile	MM	--	G	L	#N/A	N	inaccesible (enclosed by carpet)
L1	33	1st Floor Corridor	10	529	LF	A	NF	Fire Door & Frame	MM	--	G	L	#N/A	N	--
L1	33	1st Floor Corridor	18	116	LF	S	NF	9x9 Gray w/Cream & Black Streaks Floor Tile & Mastic	MM	--	G	L	#N/A	N	inaccesible (enclosed by carpet)
L1	36	Multi-Purpose Room (Gym)	21	4800	SF	A	NF	Metal Pan Ceiling Tile Insulation	MM	--	G	L	#N/A	N	--
L1	36	Multi-Purpose Room (Gym)	24	6	LF	A	F	Roof Drain Conductor Insulation	TSI	--	G	L	7	N	--
L1	36	Multi-Purpose Room (Gym)	35	4800	SF	S	NF	Black Mastic Benth Wood Flooring	MM	--	G	L	#N/A	N	no access, apprs to be original gym flooring
L1	37	Kitchen	10	1	Units	A	NF	Fire Door & Frame	MM	--	G	L	#N/A	N	--

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L1	38	Hallway to Boiler Room	10	1	Units	A	NF	Fire Door & Frame	MM	--	G	L	#N/A	N	--
L2	4	Classroom 201	7	110	SF	A	NF	Chalkboard Adhesive (residual)	MM	--	G	L	#N/A	N	chalkboard replaced with whiteboard (enclosed)
L2	5	Classroom 202	7	110	SF	A	NF	Chalkboard Adhesive (residual)	MM	--	G	L	#N/A	N	chalkboard replaced with whiteboard (enclosed)
L2	5	Classroom 202	36	638	SF	S	NF	Residual Black Mastic (below wood laminate flooring)	MM	--	G	L	#N/A	N	inaccesible (enclosed)
L2	6	Classroom 203	7	110	SF	A	NF	Chalkboard Adhesive (residual)	MM	--	G	L	#N/A	N	chalkboard replaced with whiteboard (enclosed)
L2	6	Classroom 203	36	638	SF	S	NF	Residual Black Mastic (below newer 12x12-inch floor tile)	MM	--	G	L	#N/A	N	inaccesible (enclosed)
L2	7	Classroom 204	7	110	SF	A	NF	Chalkboard Adhesive (residual)	MM	--	G	L	#N/A	N	chalkboard replaced with whiteboard (enclosed)
L2	7	Classroom 204	36	638	SF	S	NF	Black Mastic Benth Wood Flooring	MM	--	G	L	#N/A	N	original hardwood present (likely erroneous listing)
L2	"10"	Classroom 205	36	638	SF	S	NF	Residual Black Mastic (below newer 12x12-inch floor tile)	MM	--	G	L	#N/A	N	inaccesible (enclosed)
L2	"10"	Classroom 205	7	110	SF	A	NF	Chalkboard Adhesive (residual)	MM	--	G	L	#N/A	N	chalkboard replaced with whiteboard (enclosed)
L2	10	Classroom 206	7	110	SF	A	NF	Chalkboard Adhesive (residual)	MM	--	G	L	#N/A	N	chalkboard replaced with whiteboard (enclosed)
L2	10	Classroom 206	36	638	SF	S	NF	Black Mastic Benth Wood Flooring	MM	--	G	L	#N/A	N	original hardwood present (likely erroneous listing)
L2	12	Classroom 207	7	110	SF	A	NF	Chalkboard Adhesive (residual)	MM	--	G	L	#N/A	N	chalkboard replaced with whiteboard (enclosed)

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Jalen Rose Academy

15000 Trojan Street, Detroit, MI

Bldg. Level	Room/ F.S. No.	Func. Space Name	Homog. Area No.	Quantity	Units	Status- Assumed or Sampled (A/S)	Fria- bility (F/NF)	Material Type/ Description	EPA ACM Type	Quant. Dam.	ACM Cond. (G/D/SD)	Damage Pot. (H/M/L)	Physical Assmt. Code (1-7, N/A)	Change in Assmt. (Y/N)	Response Action/ Damage Notes/ Comments*
L2	12	Classroom 207	36	638	SF	S	NF	Black Mastic Benth Wood Flooring	MM	--	G	L	#N/A	N	original hardwood present (likely erroneous listing)
L2	11	Classroom 208	7	110	SF	A	NF	Chalkboard Adhesive (residual)	MM	--	G	L	#N/A	N	chalkboard replaced with whiteboard (enclosed)
L2	11	Classroom 208	36	638	SF	S	NF	Black mastic benth Wood Flooring	MM	--	G	L	#N/A	N	original hardwood present (likely erroneous listing)
L2	13	2nd Floor Corridor	18	1998	SF	S/A	NF	9x9 Olive Floor Tile (S) & Mastic (A)	MM	--	G	L	#N/A	N	inaccesible (enclosed by carpet)
LB	39	Boiler Room	10	1	Units	A	NF	Fire Door & Frame	MM	--	G	L	#N/A	N	--
LB	39	Boiler Room	29	240	LF	S	F	Straight Pipe Insulation (Mag) & fittings	TSI	<1	D	M	1	Y	1 small ding below stairs
L1	40	Exterior Transformer Room D5	10	1	Units	A	NF	Fire Door & Frame	MM	--	G	L	#N/A	N	multiple suspect firedoors in space
LB	41	South Crawlspace	29	0	LF	S	F	Straight Pipe Insulation (Mag) & fittings	TSI	--	--	--	#N/A	N	reported as removed (2011)
LB	42	Basement Storage Room	10	1	Units	A	NF	Fire Door & Frame	MM	--	G	L	#N/A	N	--
LB	42	Basement Storage Room	29	195	LF	S	F	Straight Pipe Insulation (Mag) & Fittings	TSI	--	G	M	5	N	--
LB	42	Basement Storage Room	30	80	SF	S	F	Canvas & Paper Duct Insulation	TSI	--	G	M	5	N	--
LB	43	Basement Tunnels	29	4500	LF	S	F	Straight Pipe Insulation (Mag) & Fittings	TSI	<1	D	M	1	Y	1 sf minor repair near door to FS-44
LB	43	Basement Tunnels	30	720	SF	S	F	Canvas & Paper Duct Insulation	TSI	--	G	M	5	Y	--

Tri-Tech TESTING AND INSPECTION

AHERA Three-Year Inspection: 8/15/2024

Jalen Rose Academy

15000 Trojan Street, Detroit, MI

Bldg. Level	Room/ F.S. No.	Func. Space Name	Homog. Area No.	Quantity	Units	Status-Assumed or Sampled (A/S)	Fria-bility (F/NF)	Material Type/ Description	EPA ACM Type	Quant. Dam.	ACM Cond. (G/D/SD)	Damage Pot. (H/M/L)	Physical Assmt. Code (1-7, N/A)	Change in Assmt. (Y/N)	Response Action/ Damage Notes/ Comments*
LB	44	Basement Fan Room	29	575	LF	S	F	Straight Pipe Insulation (Mag) & Fittings	TSI	18	D	M	1	Y	6 areas of small repairs of jacket damage exposing raw insulation; 12 small areas of similar damage behind fan
LB	44	Basement Fan Room	31	35	SF	S	NF	Canvas Expansion Joint (HVAC fabric)	MM	--	G	M	#N/A	N	listed on HA table, missing from location table, added from 2011 survey

General Notes:
Condition = Good (G), Damaged (D) or Significantly Damaged (SD)
Damage Potential = High (H), Moderate (M) or Low (L)
TSI= thermal systems insulation, SM=surfacing material, MM=miscellaneous material
*= No response action indicates continue to monitor under O&M Plan

AHERA Friable ACBM Assessment Category

0. Inaccessible
1. Damaged or significantly damaged thermal system insulation
2. Damaged friable surfacing material
3. Significantly damaged friable surfacing material
3. Significantly damaged friable surfacing material
4. Damaged or significantly damaged friable miscellaneous material
5. ACBM with potential for damage.
6. ACBM with potential for significant damage.
7. Any remaining friable ACBM or friable suspected ACBM
7. Any remaining friable ACBM or friable suspected ACBM

Tri-Tech TESTING AND INSPECTION

AHERA Three-Year Inspection: 8/15/2024

Summary of Damage Observations

Jalen Rose Academy

15000 Trojan Street, Detroit, MI

Bldg. Level	Room/ F.S. No.	Func. Space Name	Homog. Area No.	Quantity	Units	Status- Assumed or Sampled (A/S)	Fria- bility (F/NF)	Material Type/ Description	EPA ACM Type	Quant. Dam.	ACM Cond. (G/D/SD)	Damage Pot. (H/M/L)	Physical Assmt. Code (1-7, N/A)	Change in Assmt. (Y/N)	Response Action/ Damage Notes/ Comments*
L1	21	103 Closet (Art Storage)	16	88 .	SF	S	NF	9x9-inch Grey Streaked Floor Tile	MM	2	D	L	#N/A	Y	missing listing, added from original survey, 2 s.f. missing tile (chipped edge at missing threshold, stable)
LB	39	Boiler Room	29	240	LF	S	F	Straight Pipe Insulation (Mag) & fittings	TSI	<1	D	M	1	Y	1 small ding below stairs
LB	43	Basement Tunnels	29	4500	LF	S	F	Straight Pipe Insulation (Mag) & Fittings	TSI	<1	D	M	1	Y	1 sf minor repair near door to FS-44
LB	44	Basement Fan Room	29	575	LF	S	F	Straight Pipe Insulation (Mag) & Fittings	TSI	18	D	M	1	Y	6 areas of small repairs of jacket damage exposing raw insulation; 12 small areas of similar damage behind fan

Tri-Tech TESTING AND INSPECTION

AHERA Six Month Inspection: _______________ (date)

Jalen Rose Academy

15000 Trojan Street, Detroit, MI

Bldg. Level	Room/ F.S. No.	Func. Space Name	Homog. Area No.	Quantity	Units	Fria-bility (F/NF)	Material Type/ Description	EPA ACM Type	Quant. Dam.	ACM Cond. (G/D/SD)	Damage Notes	Comments (from 3-Year)*
L1-2	14	West Stairwell	8	181	SF	NF	9x9 Olive Floor Tile (S) & Mastic (A)	MM				Carpeted Over
L1	15	West Entry Vestibule	10	2	units	NF	Fire Door & Frame	MM				--
L1	22	Classroom 100 (Science Lab)	7	144	SF	NF	Chalkboard Adhesive (residual)	MM				chalkboard replaced with whiteboard (enclosed)
L1	22	Classroom 100 (Science Lab)	15	1	sink	NF	Black Sink Undercoating	MM				--
L1	22	Classroom 100 (Science Lab)	35	644	SF	NF	Black Mastic Benth Wood Flooring	MM				original hardwood present (likely erroneous listing)
L1	21	Classroom 103 (now 101A)	7	144	SF	NF	Chalkboard Adhesive (residual)	MM				chalkboard replaced with whiteboard (enclosed)
L1	21	Classroom 101A/103	35	878	SF	NF	Residual Black Mastic (below newer 12x12-inch floor tile)	MM				inaccesible (enclosed)
L1	21	103 Closet (Art Storage)	16	88 .	SF	NF	9x9-inch Grey Streaked Floor Tile	MM				missing listing, added from original survey, 2 s.f. missing tile (chipped edge at missing threshold, stable)
L1	20	Classroom 102	7	144	SF	NF	Chalkboard Adhesive (residual)	MM				chalkboard replaced with whiteboard (enclosed)
L1	20	Classroom 102	35	734	SF	NF	Black Mastic Benth Wood Flooring	MM				original hardwood present (likely erroneous listing)
L1	17	Classroom 105	7	110	SF	NF	Chalkboard Adhesive (residual)	MM				chalkboard replaced with whiteboard (enclosed)
L1	17	Classroom 105	15	1	sink	NF	Sink undercoating	MM				--

AHERA Six Month Inspection: _______________ (date)

Jalen Rose Academy

15000 Trojan Street, Detroit, MI

Bldg. Level	Room/ F.S. No.	Func. Space Name	Homog. Area No.	Quantity	Units	Fria-bility (F/NF)	Material Type/ Description	EPA ACM Type	Quant. Dam.	ACM Cond. (G/D/SD)	Damage Notes	Comments (from 3-Year)*
L1	17	Classroom 105	35	322	SF	NF	Residual Black Mastic (below newer 12x12-inch floor tile)	MM				inaccesible (enclosed)
L1	16	Classroom 106 (now Conference Room)	35	322	SF	NF	Black Mastic Benth Wood Flooring	MM				original hardwood present (likely erroneous listing); no access due to carpet
L1	18	Classroom 107	7	110	SF	NF	Chalkboard Adhesive (residual)	MM				chalkboard replaced with whiteboard (enclosed)
L1	18	Classroom 107	35	868	SF	NF	Black Mastic Benth Wood Flooring	MM				original hardwood present
L1	23	Main Office	10	2	units	NF	Fire Door & Frame	MM				--
L1-2	26	Stairwell	8	156	SF	NF	9x9 Olive Floor Tile (S) & Mastic (A)	MM				inaccessible (enclosed by carpet)
L1-2	26	Stairwell	18	135	SF	NF	9x9 Gray w/Cream & Black Streaks Floor Tile & Mastic	MM				inaccessible (enclosed by carpet)
L1	27	Custodians Closet ("Maint.")	29	10	LF	F	Straight Pipe Insulation (Mag) & fittings	TSI				previously reported as removed "0 lf"
L1	28	Storage Closet	29	2	LF	F	Straight Pipe Insulation (Mag) & fittings	TSI				not found--no pipe seen
L1	29	Vestibule	10	2	units	NF	Fire Door & Frame	MM				--
L1	30	Stage	21	650	SF	NF	Metal Pan Ceiling Tile Insulation	MM				--

Tri-Tech TESTING AND INSPECTION

AHERA Six Month Inspection: _______________ (date)

Jalen Rose Academy

15000 Trojan Street, Detroit, MI

Bldg. Level	Room/ F.S. No.	Func. Space Name	Homog. Area No.	Quantity	Units	Fria-bility (F/NF)	Material Type/ Description	EPA ACM Type	Quant. Dam.	ACM Cond. (G/D/SD)	Damage Notes	Comments (from 3-Year)*
L1	30	Stage	24	2	Units	F	Roof Drain Conductor Insulation	TSI				--
L1	31	Auditorium	20	135	SF	NF	9x9 Multi-colored Floor Tile	MM				inaccesible (enclosed by carpet)
L1	31	Auditorium	2	1900	SF	NF	Metal Pan Ceiling Tile Insulation	MM				--
L1	32	Vestibule	10	3040	SF	NF	Fire Door & Frame	MM				--
L1	32	Vestibule	20	40	SF	NF	9x9 Multi-colored Floor Tile	MM				inaccesible (enclosed by carpet)
L1	33	1st Floor Corridor	10	529	LF	NF	Fire Door & Frame	MM				--
L1	33	1st Floor Corridor	18	116	LF	NF	9x9 Gray w/Cream & Black Streaks Floor Tile & Mastic	MM				inaccesible (enclosed by carpet)
L1	36	Multi-Purpose Room (Gym)	21	4800	SF	NF	Metal Pan Ceiling Tile Insulation	MM				--
L1	36	Multi-Purpose Room (Gym)	24	6	LF	F	Roof Drain Conductor Insulation	TSI				--
L1	36	Multi-Purpose Room (Gym)	35	4800	SF	NF	Black Mastic Benth Wood Flooring	MM				no access, apprs to be original gym flooring
L1	37	Kitchen	10	1	Units	NF	Fire Door & Frame	MM				--
L1	38	Hallway to Boiler Room	10	1	Units	NF	Fire Door & Frame	MM				--

Tri-Tech TESTING AND INSPECTION

AHERA Six Month Inspection: _______________ (date)

Jalen Rose Academy

15000 Trojan Street, Detroit, MI

Bldg. Level	Room/ F.S. No.	Func. Space Name	Homog. Area No.	Quantity	Units	Fria-bility (F/NF)	Material Type/ Description	EPA ACM Type	Quant. Dam.	ACM Cond. (G/D/SD)	Damage Notes	Comments (from 3-Year)*
L2	4	Classroom 201	7	110	SF	NF	Chalkboard Adhesive (residual)	MM				chalkboard replaced with whiteboard (enclosed)
L2	5	Classroom 202	7	110	SF	NF	Chalkboard Adhesive (residual)	MM				chalkboard replaced with whiteboard (enclosed)
L2	5	Classroom 202	36	638	SF	NF	Residual Black Mastic (below wood laminate flooring)	MM				inaccesible (enclosed)
L2	6	Classroom 203	7	110	SF	NF	Chalkboard Adhesive (residual)	MM				chalkboard replaced with whiteboard (enclosed)
L2	6	Classroom 203	36	638	SF	NF	Residual Black Mastic (below newer 12x12-inch floor tile)	MM				inaccesible (enclosed)
L2	7	Classroom 204	7	110	SF	NF	Chalkboard Adhesive (residual)	MM				chalkboard replaced with whiteboard (enclosed)
L2	7	Classroom 204	36	638	SF	NF	Black Mastic Benth Wood Flooring	MM				original hardwood present (likely erroneous listing)
L2	"10"	Classroom 205	36	638	SF	NF	Residual Black Mastic (below newer 12x12-inch floor tile)	MM				inaccesible (enclosed)
L2	"10"	Classroom 205	7	110	SF	NF	Chalkboard Adhesive (residual)	MM				chalkboard replaced with whiteboard (enclosed)
L2	10	Classroom 206	7	110	SF	NF	Chalkboard Adhesive (residual)	MM				chalkboard replaced with whiteboard (enclosed)
L2	10	Classroom 206	36	638	SF	NF	Black Mastic Benth Wood Flooring	MM				original hardwood present (likely erroneous listing)
L2	12	Classroom 207	7	110	SF	NF	Chalkboard Adhesive (residual)	MM				chalkboard replaced with whiteboard (enclosed)
L2	12	Classroom 207	36	638	SF	NF	Black Mastic Benth Wood Flooring	MM				original hardwood present (likely erroneous listing)

Tri-Tech TESTING AND INSPECTION

AHERA Six Month Inspection: _______________ (date)

Jalen Rose Academy

15000 Trojan Street, Detroit, MI

Bldg. Level	Room/ F.S. No.	Func. Space Name	Homog. Area No.	Quantity	Units	Fria-bility (F/NF)	Material Type/ Description	EPA ACM Type	Quant. Dam.	ACM Cond. (G/D/SD)	Damage Notes	Comments (from 3-Year)*
L2	11	Classroom 208	7	110	SF	NF	Chalkboard Adhesive (residual)	MM				chalkboard replaced with whiteboard (enclosed)
L2	11	Classroom 208	36	638	SF	NF	Black mastic benth Wood Flooring	MM				original hardwood present (likely erroneous listing)
L2	13	2nd Floor Corridor	18	1998	SF	NF	9x9 Olive Floor Tile (S) & Mastic (A)	MM				inaccesible (enclosed by carpet)
LB	39	Boiler Room	10	1	Units	NF	Fire Door & Frame	MM				--
LB	39	Boiler Room	29	240	LF	F	Straight Pipe Insulation (Mag) & fittings	TSI				1 small ding below stairs
L1	40	Exterior Transformer Room D5	10	1	Units	NF	Fire Door & Frame	MM				multiple suspect firedoors in space
LB	41	South Crawlspace	29	0	LF	F	Straight Pipe Insulation (Mag) & fittings	TSI				reported as removed (2011)
LB	42	Basement Storage Room	10	1	Units	NF	Fire Door & Frame	MM				--
LB	42	Basement Storage Room	29	195	LF	F	Straight Pipe Insulation (Mag) & Fittings	TSI				--
LB	42	Basement Storage Room	30	80	SF	F	Canvas & Paper Duct Insulation	TSI				--
LB	43	Basement Tunnels	29	4500	LF	F	Straight Pipe Insulation (Mag) & Fittings	TSI				1 sf minor repair near door to FS-44
LB	43	Basement Tunnels	30	720	SF	F	Canvas & Paper Duct Insulation	TSI				--
LB	44	Basement Fan Room	29	575	LF	F	Straight Pipe Insulation (Mag) & Fittings	TSI				6 areas of small repairs of jacket damage exposing raw insulation; 12 small areas of similar damage behind fan

AHERA Six Month Inspection: _______________ (date)

Jalen Rose Academy

15000 Trojan Street, Detroit, MI

Bldg. Level	Room/ F.S. No.	Func. Space Name	Homog. Area No.	Quantity	Units	Fria-bility (F/NF)	Material Type/ Description	EPA ACM Type	Quant. Dam.	ACM Cond. (G/D/SD)	Damage Notes	Comments (from 3-Year)*
LB	44	Basement Fan Room	31	35	SF	NF	Canvas Expansion Joint (HVAC fabric)	MM				listed on HA table, missing from location table, added from 2011 survey

General Notes:
Condition = Good (G), Damaged (D) or Significantly Damaged (SD)
TSI= thermal systems insulation, SM=surfacing material, MM=miscellaneous material
*= No response action indicates continue to monitor under O&M Plan

Appendix B

Acknowledgement Form

INSPECTION ACKNOWLEDGEMENT

2024 AHERA Inspection Report
Jalen Rose Academy
15000 Trojan Street
Detroit, MI 48235

Please place a copy of this signed acknowledgement form in your asbestos Management Plan binder.

I HAVE RECEIVED THE 2024 AHERA INSPECTION REPORT PREPARED BY TRI-TECH. I HAVE REVIEWED AND UNDERSTAND THE FOLLOWUP ACTIVITIES IDENTIFIED IN THE REPORT THAT MUST BE PERFORMED TO MAINTAIN COMPLIANCE WITH AHERA.

ACKNOWLEDGED BY: ______________________________

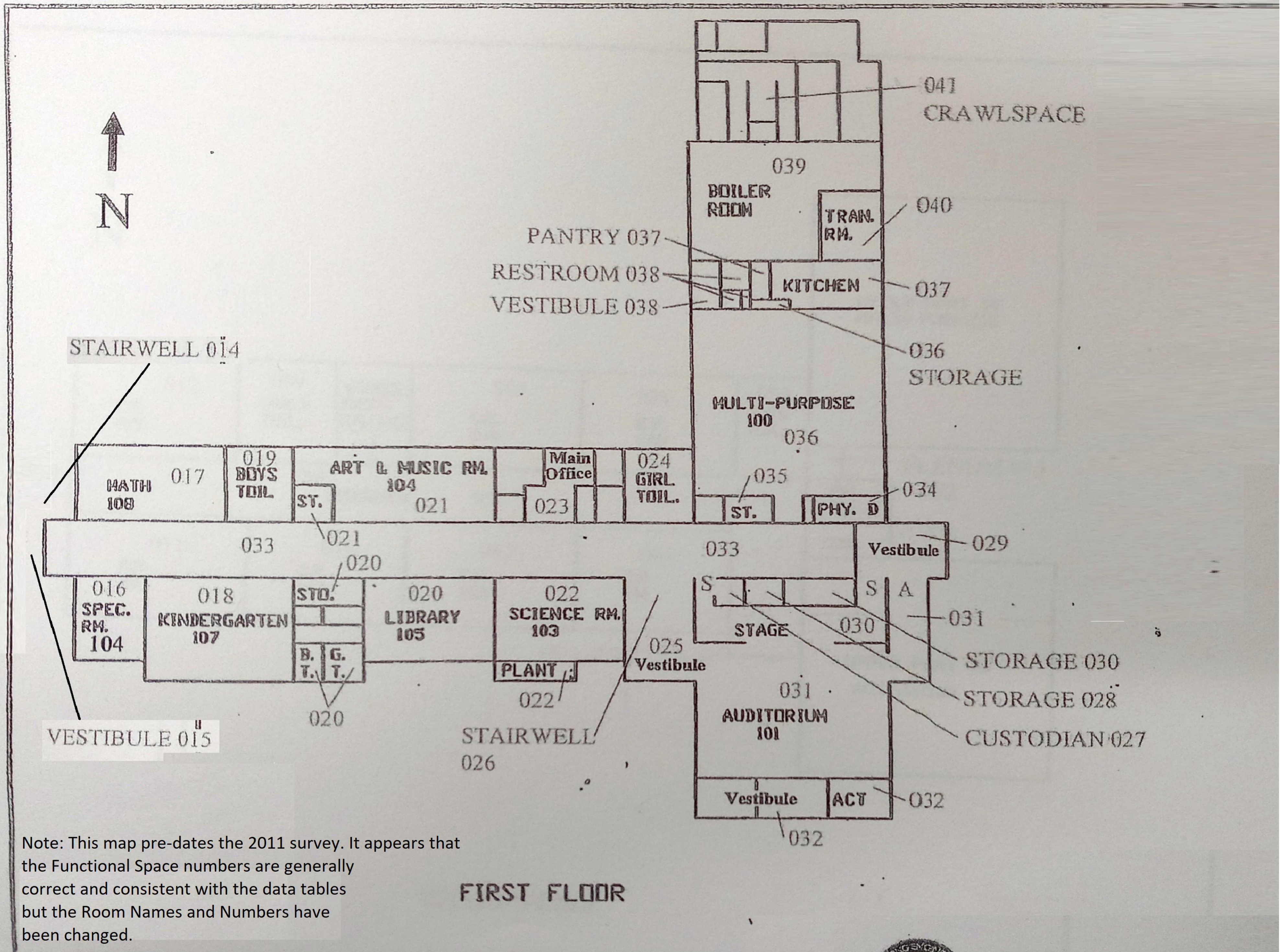
NAME ______________________________

TITLE: ______________________________

DATE: ______________________________

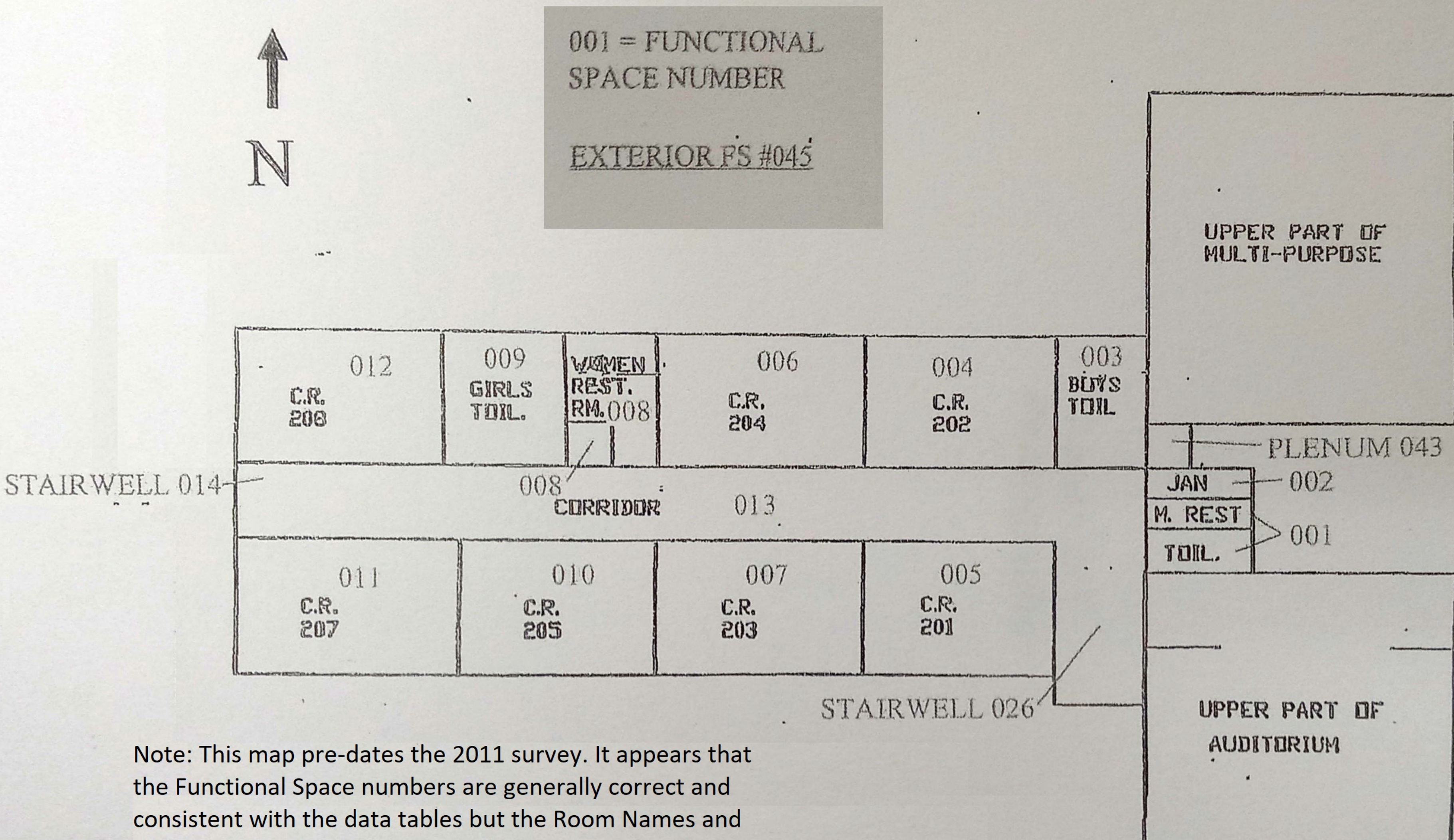
Appendix C

Maps



Note: This map pre-dates the 2011 survey. It appears that the Functional Space numbers are generally correct and consistent with the data tables but the Room Names and Numbers have been changed.

TEC PROJECT #51417-02
4/29/11



Note: This map pre-dates the 2011 survey. It appears that the Functional Space numbers are generally correct and consistent with the data tables but the Room Names and Numbers have been changed.

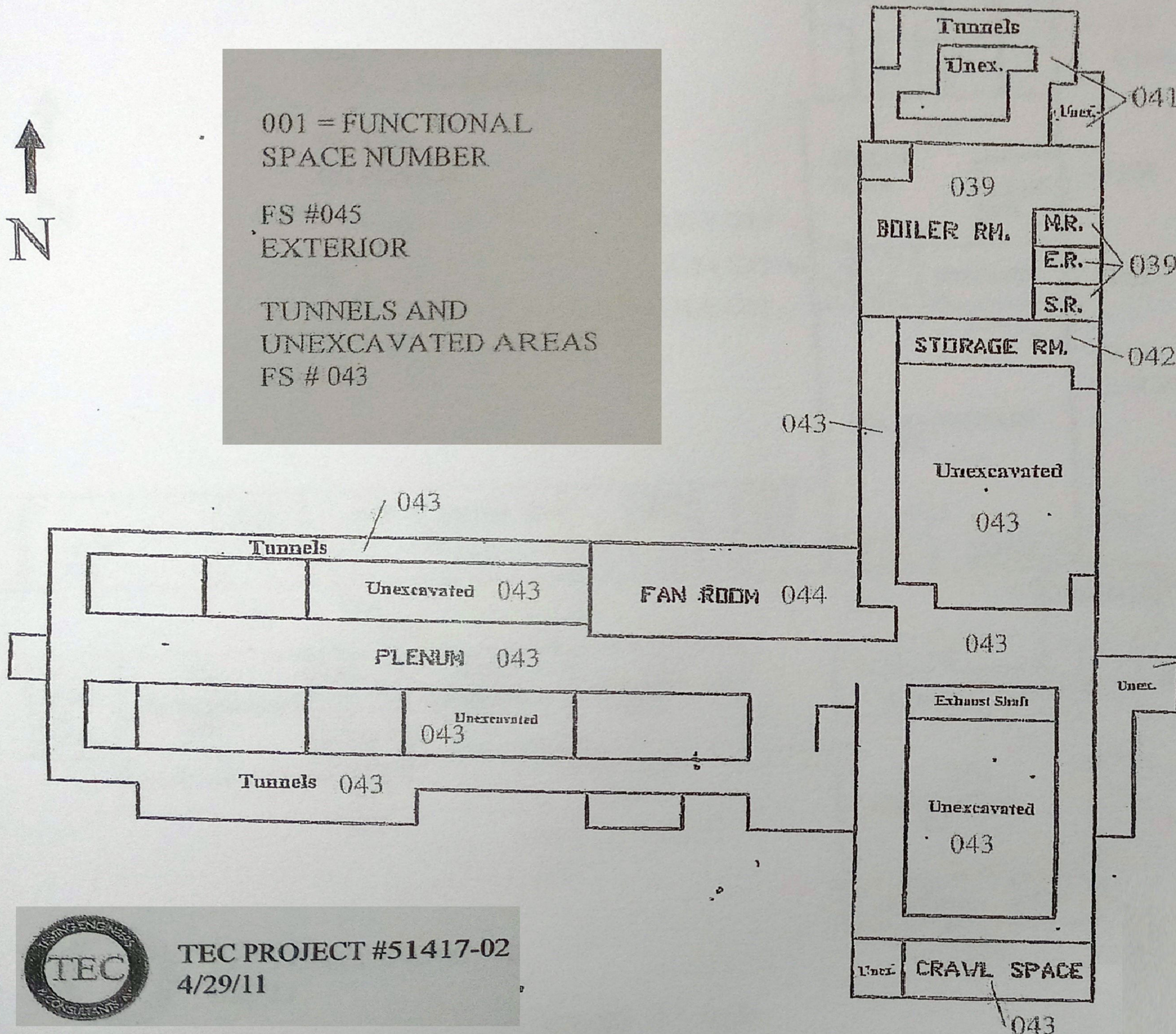
SECOND FLOOR

TEC PROJECT #51417
4/29/11

001 = FUNCTIONAL
SPACE NUMBER

FS #045
EXTERIOR

TUNNELS AND
UNEXCAVATED AREAS
FS # 043



TEC PROJECT #51417-02
4/29/11

BASEMENT

Appendix D

Inspector Accreditation

State of Michigan
Department of Labor and Economic Opportunity
Michigan Occupational Safety & Health Administration - Asbestos Program

Asbestos Inspector

Joseph E. Burley
8751 Troy Street
Oak Park, MI 48237

Accreditation Number
A13808

Expiration Date
04/27/2025

DOB: **08/15/1966**

This individual has satisfactorily met or exceeded the requirements of Michigan Public Act 440 of 1988, as amended, to be accredited as an Asbestos Inspector.

Accreditation card is not valid if altered.

170444

MDHHS

JOSEPH **BURLEY**

LEAD INSPECTOR/RISK ASSESSOR
EBL INVESTIGATOR

P-004983

ANNUAL FEE DUE:	TRAINING & EXAM DUE:
03/31/25	03/31/25

LEAD CERTIFICATION AND COMPLIANCE ASSURANCE SECTION

Appendix E

True and Correct Statement

Jalen Rose Leadership Academy
Three-Year AHERA Reinspection
August 2024
15000 Trojan St., Detroit, MI

LEA RESPONSIBILITY FORM
Certification

Pursuant to Section 763.84 and 763.93 of the United States Environmental Protection Agency Asbestos in Schools Regulation (40 CFR Part 763), each management plan must contain a true and correct statement, signed by the local education agency (LEA) designated person, that certifies that the general LEA responsibilities have been met. This form is provided to assist you in complying with this portion of AHERA.

LEA Designated Person Name: Joe DeVriendt

LEA Designated Person Signature: ____________________________

Date: ____________________________

I have read and understand the local education agency responsibilities as stipulated by 40 CFR 763.84. These responsibilities have been met or will be met by Jalen Rose Academy.

Tri-Tech

TESTING AND INSPECTION

a subsidiary of Freelance Enviro-Tech Services LLC

Commercial-Grade Indoor Environmental Testing on a Residential Budget

Asbestos • Lead Paint • Mold