



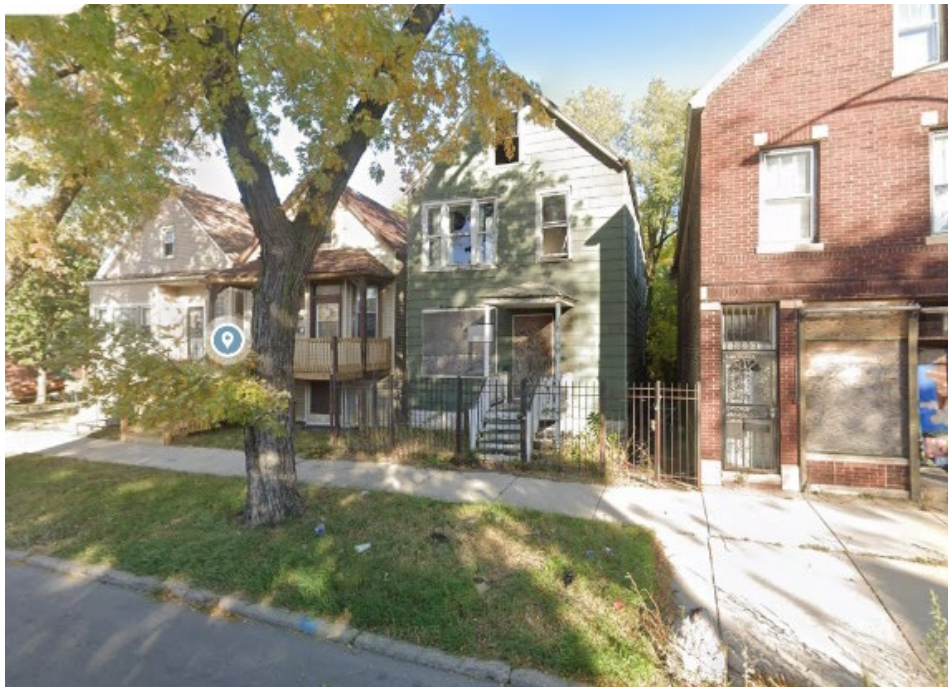
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## **Pre-Demolition Asbestos-Containing Material and Lead-Based Paint Survey Report**

Site: **Former Residence**  
**8207 S. South Shore Dr.**  
**Chicago, Illinois 60617**

Survey Date: **March 14, 2025**  
Project No.: **A165500004**

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Prepared for: **Urban-Resolve**  
**516 North Ogden Ave., #258**  
**Chicago, IL 60642**



## Pre-Demolition Asbestos-Containing Material and Lead-Based Paint Survey Report

Site: **Former Residence**  
**8207 S. South Shore Dr.**  
**Chicago, Illinois 60642**

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Inspected by:

A handwritten signature in black ink, appearing to read "Kenneth Karuhn".

Kenneth Karuhn  
Industrial Hygienist I  
Asbestos Building Inspector (IDPH #: 100-007278)  
Lead Inspector/Risk Assessor (IDPH # L-004544)

Report by:

A handwritten signature in black ink, appearing to read "Kenneth Karuhn".

Kenneth Karuhn  
Industrial Hygienist I

Reviewed by:

A handwritten signature in black ink, appearing to read "Dylan Gerhart".

Dylan Gerhart, P.E., C.I.H.,  
Senior Project Engineer

Issued:

April 8, 2025

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Appendix D	Photo Log

## 1.0 EXECUTIVE SUMMARY

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Carnow, Conibear & Assoc., Ltd. (Carnow Conibear) was requested by Urban-Resolve to perform a pre-demolition survey for asbestos-containing materials and lead-based paint at the former residence located at 8207 S. South Shore Dr. in Chicago, Illinois.

### *Asbestos*

The asbestos-containing material survey was conducted in phases. The first phase included a review of available renovation documents. The next phase included a visual inspection to identify suspect asbestos-containing materials, collect representative samples from each suspect material, analyze samples for the presence of asbestos, and to quantify each confirmed asbestos-containing material. Asbestos-containing materials were confirmed present in the following surveyed areas:

- Transite sheeting (landscape fence) in the front yard;
- 12"x12" floor tile, tan in the 2<sup>nd</sup> floor kitchen under the linoleum floor sheeting;
- Associated mastic for 12"x12" floor tile, tan in the 2<sup>nd</sup> floor kitchen;

These asbestos-containing materials were all in good condition.

### *Lead-Based Paint*

The lead-based paint survey consisted of visually inspecting the painted survey areas to determine representative paint histories and collecting random samples. The testing was limited to paint or surfaced coatings present on representative major building components at locations thought to be impacted by planned demolition. Lead-based paint was identified in the following surveyed areas.

- Various walls in the East porch, 1<sup>st</sup> floor and 2<sup>nd</sup> floor painted wood surfaces;
- Various plaster walls in the 1<sup>st</sup> floor and the 2<sup>nd</sup> floor;
- Window components of the 1<sup>st</sup> and 2<sup>nd</sup> floor;
- Doors and/or door components in the kitchen 1<sup>st</sup> and 2<sup>nd</sup> floor.

The paint was deteriorated in all tested areas except it was intact in some of the walls in the East porch and Kitchen.

Carnow Conibear recommends incorporating this information into demolition/renovation documents. Any removal of asbestos-containing materials or lead-based paint shall be conducted in accordance with all applicable regulations.

## **2.0 INTRODUCTION**

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Carnow, Conibear & Assoc., Ltd. (Carnow Conibear) was retained by Urban-Resolve to perform a pre-demolition asbestos-containing material and lead-based paint survey at the former residence located at 8207 S. South Shore Dr. in Chicago, Illinois. The survey was conducted on March 14, 2025, by Mr. Kenneth Karuhn and Mr. Marcos Iwankiw of Carnow Conibear. Mr. Karuhn and Mr. Iwankiw are an Illinois Department of Public Health (IDPH) licensed asbestos building inspector and lead risk assessor/inspector. See Appendix A for a copy of the Mr. Karuhn's and Mr. Iwankiw's licenses and certificates.

### **2.1 Objective**

#### **2.1.1 Asbestos Containing Material Survey**

The purpose of the asbestos survey was to identify the location of asbestos-containing materials at the subject site. To achieve this purpose, the following procedures are performed:

- Visual Inspection – to determine the location of suspect materials.
- Sampling – to determine the type and % of asbestos in the material. Materials containing greater than 1% asbestos are considered asbestos-containing.
- Reporting – to prepare a summary report documenting the inspection findings and providing recommendations as warranted.

#### **2.1.2 Lead-Based Paint Survey**

The objective of the lead-based paint survey was to identify painted building components to determine the existence, condition, and location of lead-based paint as defined by HUD. To achieve this objective, the following procedures were performed:

- Visual Inspection – to determine location of painted surfaces
- Sampling – lead-based paint sampling to determine the presence of these constituents
- Reporting – to prepare a summary report documenting the inspection findings

## **3.0 SITE INSPECTION**

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### **3.1 Asbestos-Containing Material Survey**

#### **3.1.1 Asbestos Survey Methodology**

The asbestos survey consisted of several phases. The first phase included a review of available historical asbestos related documentation and renovation documents. The next phase of the survey consisted of a walkthrough inspection of the subject site to identify homogeneous areas (materials which are uniform in composition throughout) and to assess material condition. The final phase consisted of collecting representative bulk samples from the suspected asbestos-containing materials.

#### **3.1.2 Suspect Asbestos Containing Material Sample Collection**

Carnow Conibear collected a total of fifty-one (51) samples from the suspected asbestos-containing materials. All bulk samples were collected based on methods described in USEPA guidelines. The samples were collected and stored in sample bags with a unique sample identification number prior to delivery to STAT Analysis Corporation (STAT) in Chicago, IL for analysis. A chain of custody (COC) form was signed and dated by the inspector, the delivering representative, and the laboratory representative who received the samples.

#### **3.1.3 Asbestos Sample Analysis**

The samples collected during the field activities were submitted to STAT for laboratory analysis. STAT's laboratory is accredited for bulk asbestos fiber analysis by the National Voluntary Laboratory Accreditation Program (NVLAP) through the National Institute of Standards and Technology (NIST). STAT utilized dispersion staining and polarized light microscopy (PLM) techniques for analyzing the samples consistent with National Institute for Occupational Safety and Health (NIOSH) methods. PLM is the EPA's recognized method for determining bulk asbestos content.

The results of the laboratory analysis identified asbestos-containing materials. Table I summarizes the results of the bulk sample analysis, material description, location, and estimated quantity. See Appendix B for the bulk sample laboratory report and chain of custody documentation.

**Table I – Summary of Pre-Demolition Asbestos-Containing Material Survey & Sampling**  
**Former Residence, 8207 S. South Shore Dr., Chicago, Illinois**  
**Survey Date: March 14, 2025**

MATERIAL DESCRIPTION	MATERIAL LOCATION	ASBESTOS LABORATORY RESULT	COMMENTS
Exterior Green Shingle Siding	Exterior Walls	Not Detected	In Good Condition
<b>Exterior Brown Shingle Siding</b>	<b>Exterior Walls</b>	<b>5% Chrysotile</b>	<b>In Good Condition</b>
Exterior Tar Paper	Exterior Under Brown Shingle Siding	Not Detected	In Good Condition
<b>Transite</b>	<b>Exterior Front Yard</b>	<b>10-15% Chrysotile</b> <b>10-15% Chrysotile</b> <b>10-15% Chrysotile</b>	<b>In Good Condition</b>
Exterior Cardboard Insulation	Under Brown Shingle Siding, South Wall	Not Detected	In Good Condition
Mortar for Stone	Exterior	Not Detected	In Good Condition
Exterior Window Caulk	Exterior	Not Detected	In Good Condition
Exterior Window Glazing	Exterior	Not Detected	In Good Condition
Brown Roofing Sheet	Exterior	Not Detected	In Good Condition
2'x4' Ceiling Tile, Swirl Pattern	1 <sup>st</sup> Floor Kitchen	Not Detected	In Good Condition
1'x1' Ceiling Tile	1 <sup>st</sup> Floor Living Room	Not Detected	In Good Condition
Drywall/Joint Compound	1 <sup>st</sup> Floor Kitchen	Not Detected	In Good Condition
Plaster	1 <sup>st</sup> Floor Kitchen	Not Detected	In Good Condition
Floor Sheeting, White with Beige Squares	1 <sup>st</sup> Floor Kitchen	Not Detected	In Good Condition
Linoleum Floor Sheeting, Beige with Brown Spots	2 <sup>nd</sup> Floor Kitchen	Not Detected	In Good Condition
<b>12"x12" Floor Tile, Tan</b>	<b>2<sup>nd</sup> Floor Kitchen, Under Linoleum Floor Sheeting</b>	<b>1-5% Chrysotile</b>	<b>In Good Condition</b>
<b>Associated Mastic for 12"x12" Floor Tile, Tan</b>	<b>2<sup>nd</sup> Floor Kitchen</b>	<b>1-5% Chrysotile</b>	<b>In Good Condition</b>

Occupational Safety and Health Administration (OSHA), IDPH, and EPA define an asbestos containing material as any material containing greater than 1 percent asbestos.

## 3.2 Lead-Based Paint Survey

### 3.2.1 Lead-Based Paint Survey Methodology

Sampling of paint was conducted following protocol similar to the U.S. Department of Housing and Urban Development (HUD) guidelines of June 1995 for single family housing and EPA guidelines.

Painted building components associated with the below listed locations were tested with an X-Ray Fluorescence (XRF) Spectrum Analyzer to obtain quantitative measurement of lead in paint.

Table II summarizes the results of the painted components and/or surfaces tested for LBP. Painted surfaces which indicated a concentration of greater than or equal to ( $\geq$ ) 1.0 milligram per square centimeter (mg/cm<sup>2</sup>) of surface area are considered to be LBP as defined by IDPH. Visual assessments noting condition of materials are representative of those conditions present at the time of the survey. See Appendix C for the Lead Paint Laboratory Report and Chain of Custody documentation.

**Table II – Summary of Pre-Demolition Lead-Based Paint Survey & Sampling  
Former Residence, 8207 S. South Shore Dr., Chicago, Illinois  
Survey Date: March 14, 2025**

Location	Component	Substrate	Color	Condition	Result (mg/cm <sup>2</sup> )
Exterior West Porch	Handrail	Wood	White	Deteriorated	0.1
Exterior West Porch	Handrail Riser	Wood	White	Deteriorated	0.0
Exterior West Porch	Floor	Wood	White	Deteriorated	0.0
Exterior South	South Lower Wall	Stone	White	Deteriorated	0.0
Exterior South	South Lower Wall	Stone	White	Deteriorated	0.3
Exterior South	South Lower Wall	Stone	White	Deteriorated	0.3
Exterior South	South Window Sill	Wood	White	Deteriorated	0.7
Exterior South	South Window Frame	Wood	White	Deteriorated	0.5
Exterior South	South Window Frame	Wood	White	Deteriorated	0.5
Exterior South	East Porch Riser	Wood	White	Intact	0.1
Exterior South	East Porch Step	Wood	White	Intact	0.1
Exterior South	East Porch Handrail	Wood	White	Intact	0.1



Location	Component	Substrate	Color	Condition	Result (mg/cm <sup>2</sup> )
<b>Exterior South</b>	<b>East Porch Door Frame</b>	<b>Wood</b>	<b>Gray</b>	<b>Deteriorated</b>	<b>1.3</b>
Exterior South	East Porch Door	Wood	Gray	Deteriorated	0.1
Exterior South	East Porch Door Jamb	Wood	White	Deteriorated	0.7
<b>East Porch</b>	<b>East Stair Handrail</b>	<b>Wood</b>	<b>Gray</b>	<b>Intact</b>	<b>13.6</b>
<b>East Porch</b>	<b>North Wall</b>	<b>Wood</b>	<b>Gray</b>	<b>Intact</b>	<b>20.4</b>
<b>East Porch</b>	<b>East Wall</b>	<b>Wood</b>	<b>Gray</b>	<b>Intact</b>	<b>19.9</b>
<b>East Porch</b>	<b>West Wall</b>	<b>Wood</b>	<b>Gray</b>	<b>Intact</b>	<b>14.8</b>
East Porch	West Door Frame	Wood	Red	Intact	0.1
Kitchen	North Wall	Drywall	White	Intact	0.1
Kitchen	South Wall	Drywall	White	Intact	0.0
<b>Kitchen</b>	<b>West Wall</b>	<b>Plaster</b>	<b>White</b>	<b>Deteriorated</b>	<b>11.1</b>
<b>Kitchen</b>	<b>North Door Frame</b>	<b>Wood</b>	<b>White</b>	<b>Intact</b>	<b>5.4</b>
<b>Kitchen</b>	<b>East Window Frame</b>	<b>Wood</b>	<b>White</b>	<b>Intact</b>	<b>5.4</b>

*Painted surfaces which indicate a concentration of 1.0 mg/cm<sup>2</sup> or greater are considered to be lead-based paint as defined by IDPH*

## 4.0 CONCLUSIONS AND RECOMMENDATIONS

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Carnow, Conibear & Assoc., Ltd. (Carnow Conibear) was requested by Urban-Resolve to perform a pre-demolition asbestos-containing material and lead-based paint sampling at the former residence located at 8207 S. South Shore Dr. in Chicago, Illinois.

Based on the survey results, Carnow Conibear offers the following conclusions and recommendations:

- Results of the survey identified asbestos-containing materials and lead-based paint present in the surveyed areas.
- The survey was limited to visible and accessible areas within the subject work area. If previously unidentified materials are found, these materials shall be assumed to be asbestos-containing and/or lead-based paint and shall be sampled and added to the inspection report.
- All future removal and/or demolition/renovation work involving asbestos-containing materials shall be conducted in compliance with IDPH, EPA, and OSHA regulations.
- All future removal and/or demolition/renovation work involving lead in paint shall be conducted in compliance with the OSHA Lead Standard for Construction 29 CFR 1926.62 and Lead Standard for General Industry 29 CFR 1910.1025.
- Incorporate the data from this report into future demolition/renovation documents.

**Pre-Demolition Asbestos-Containing Material  
and Lead-Based Paint Summary Report  
Former Residence– 8207 S. South Shore Dr.  
Project No. A165500004**

*Carnow Conibear has applied prevailing industry standards and reasonable judgment and effort within the scope of work outlined in Carnow Conibear's proposal, while conducting the asbestos-containing material and lead-based paint survey. The standards, judgment, and effort used by Carnow Conibear personnel to investigate, assess, and determine the presence of potential environmental hazards and liabilities associated with the subject building are consistent with requirements outlined in federal and state guidelines. Carnow Conibear makes no warranty, express or implied, that the findings and interpretations in this report are a complete representation hazards and liabilities, associated with the building. Findings presented in this report are only indicative of conditions present during the time of the investigation and cannot be used to predict potential future or previous health effects on building occupants. The services performed by Carnow Conibear on this project have been conducted in a professional manner consistent with industry standards at the time of testing. There may be materials that were not identified, because they were located in inaccessible areas and not available at the time of inspection. Carnow Conibear made every reasonable effort to locate mechanical systems and other inconspicuous materials.*

*The information contained in this report was prepared based upon specific test parameters requested by Urban-Resolve and regulations in force at the time of the report. The information herein is only for the specific use of Urban-Resolve and Carnow Conibear. Carnow Conibear accepts no responsibility for the use, reuse, interpretation, or reliance by other parties on the information contained herein, unless written authorization has been obtained from Carnow Conibear. Carnow Conibear bears no responsibility for the implementation of recommendations included in this report unless specifically requested to do so by Urban-Resolve.*

## APPENDICES

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Appendix A	Licenses and Certificates
Appendix B	Asbestos Laboratory Results and Chain of Custody Documentation
Appendix C	Lead-Based Paint XRF Results
Appendix D	Photo Log

## **APPENDIX A**

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### Licenses and Certifications



# LEAD RISK ASSESSOR LICENSE

LEAD ID

ISSUED

EXPIRES

**004544**

**1/2/2025**

**1/31/2026**

**Kenneth Karuhn**  
**1 S 324 Euclid Ave**  
**Villa Park, IL 60181**



ILLINOIS LEAD PROGRAM  
Environmental Health

Alteration of this license shall result in legal action  
RISK ASSESSOR CERTIFICATE EXP.RES

2/6/2026

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 found return to 525 W.Jefferson St Springfield, IL 62761



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

**KENNETH A KARUHN**  
600 W VAN BUREN ST., STE 500  
CHICAGO, IL 60607

4/3/2024


ASBESTOS PROFESSIONAL LICENSE ID NUMBER: 07278

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 - 07278		ISSUED 4/3/2024		INSPECTOR	10/13/2024
EXPIRES 05/15/2025		PROJECT MANAGER		9/16/2024	
AIR SAMPLING PROFESSIONAL		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.	

**KENNETH A KARUHN**  
600 W VAN BUREN ST., STE 50  
CHICAGO, IL 60607  
Environmental Health



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)



## **APPENDIX B**

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Asbestos Laboratory Report and Chain of Custody Documentation

## ASBESTOS ANALYSIS BY POLARIZED LIGHT MICROSCOPY

Method: EPA/600/R-93/116

Carnow, Conibear, & Associates  
 600 W. Van Buren Street, Suite 500  
 Chicago, IL 60607  
 Phone: (312) 782-4486  
 Fax: (312) 782-5145

Reference: A165500004

Location: Epic Academy 8207 S South Shore Dr.

Batch No.: 374183

Customer No.: 141

Date Received: 03/18/2025

Date Analyzed: 03/21/2025

Date Reported: 03/21/2025

Turn Around Time: 3 Days

Laboratory Sample	Customer Sample Number	Asbestos Components (%)	Non-Asbestos Components (%)
374183001	KK031425-C01	ND	Cellulose 10-15% Binder 85-90%
374183002	KK031425-C02	ND	Cellulose 10-15% Binder 85-90%
374183003	KK031425-C03	ND	Cellulose 10-15% Binder 85-90%
374183004	KK031425-C04	ND	Cellulose 10-15% Binder 85-90%
374183005	KK031425-C05	ND	Cellulose 10-15% Binder 85-90%
374183006	KK031425-C06	ND	Cellulose 10-15% Binder 85-90%
374183007	KK031425-C07	ND	Cellulose 60-65% Binder 35-40%
374183008	KK031425-C08	ND	Cellulose 60-65% Binder 35-40%
374183009	KK031425-C09	ND	Cellulose 60-65% Binder 35-40%
374183010	KK031425-C10	Chrysotile 10-15%	Binder 85-90%
374183011	KK031425-C11	Chrysotile 10-15%	Binder 85-90%

ND = Asbestos Not Detected (Not Present)    NA = Not Analyzed    NS = Not Submitted

Components of inhomogeneous samples are analyzed per our Standard Operating Procedure, or per customer request.

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Analyzed by Name :

Daniel Mikos / Microscopist

Date: 03/21/2025

**ASBESTOS ANALYSIS BY POLARIZED LIGHT MICROSCOPY**

Method: EPA/600/R-93/116

Carnow, Conibear, & Associates  
600 W. Van Buren Street, Suite 500  
Chicago, IL 60607  
Phone: (312) 782-4486  
Fax: (312) 782-5145

Reference: A165500004

Location: Epic Academy 8207 S South Shore Dr.

Batch No.: 374183

Customer No.: 141

Date Received: 03/18/2025

Date Analyzed: 03/21/2025

Date Reported: 03/21/2025

Turn Around Time: 3 Days

Laboratory Sample	Customer Sample Number	Asbestos Components (%)	Non-Asbestos Components (%)
374183012	KK031425-C12	Chrysotile 10-15%	Binder 85-90%
374183013	KK031425-C13	ND	Cellulose 60-65% Binder 35-40%
374183014	KK031425-C14	ND	Cellulose 60-65% Binder 35-40%
374183015	KK031425-C15	ND	Cellulose 60-65% Binder 35-40%
374183016	KK031425-C16	ND	Cellulose 1-5% Binder 95-99%
374183017	KK031425-C17	ND	Cellulose 1-5% Binder 95-99%
374183018	KK031425-C18	ND	Cellulose 1-5% Binder 95-99%
374183019	KK031425-C19	ND	Cellulose 1-5% Binder 95-99%
374183020	KK031425-C20	ND	Cellulose 1-5% Binder 95-99%
374183021	KK031425-C21	ND	Cellulose 1-5% Binder 95-99%

ND = Asbestos Not Detected (Not Present)    NA = Not Analyzed    NS = Not Submitted

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Analyzed by Name :

Daniel Mikos / Microscopist

Date: 03/21/2025

**ASBESTOS ANALYSIS BY POLARIZED LIGHT MICROSCOPY**

Method: EPA/600/R-93/116

Carnow, Conibear, & Associates  
600 W. Van Buren Street, Suite 500  
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Reference: A165500004

Location: Epic Academy 8207 S South Shore Dr.

Batch No.: 374183

Customer No.: 141

Date Received: 03/18/2025

Date Analyzed: 03/21/2025

Date Reported: 03/21/2025

Turn Around Time: 3 Days

Laboratory Sample	Customer Sample Number	Asbestos Components (%)	Non-Asbestos Components (%)
374183022	KK031425-C22	ND	Cellulose 1-5% Binder 95-99%
374183023	KK031425-C23	ND	Cellulose 1-5% Binder 95-99%
374183024	KK031425-C24	ND	Cellulose 1-5% Binder 95-99%
374183025	KK031425-C25	ND	Cellulose 10-15% Binder 85-90%
374183026	KK031425-C26	ND	Cellulose 10-15% Binder 85-90%
374183027	KK031425-C27	ND	Cellulose 10-15% Binder 85-90%
374183028	KK031425-C28	ND	Cellulose 80-85% Binder 15-20%
374183029	KK031425-C29	ND	Cellulose 80-85% Binder 15-20%
374183030	KK031425-C30	ND	Cellulose 80-85% Binder 15-20%
374183031	KK031425-C31	ND	Cellulose 80-85% Binder 15-20%


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Analyzed by Name :

  
Daniel Mikos / Microscopist

Date: 03/21/2025

**ASBESTOS ANALYSIS BY POLARIZED LIGHT MICROSCOPY**

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Carnow, Conibear, & Associates  
600 W. Van Buren Street, Suite 500  
Chicago, IL 60607  
Phone: (312) 782-4486  
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Reference: A165500004

Location: Epic Academy 8207 S South Shore Dr.

Batch No.: 374183

Customer No.: 141

Date Received: 03/18/2025

Date Analyzed: 03/21/2025

Date Reported: 03/21/2025

Turn Around Time: 3 Days

Laboratory Sample	Customer Sample Number	Asbestos Components (%)	Non-Asbestos Components (%)
374183032	KK031425-C32	ND	Cellulose 80-85% Binder 15-20%
374183033	KK031425-C33	ND	Cellulose 80-85% Binder 15-20%
374183034	KK031425-C34	ND	Cellulose 10-15% Binder 85-90%
374183035	KK031425-C35	ND	Cellulose 10-15% Binder 85-90%
374183036	KK031425-C36	ND	Cellulose 10-15% Binder 85-90%
374183037	KK031425-C37	ND	Cellulose 1-5% Binder 95-99%
374183038	KK031425-C38	ND	Cellulose 1-5% Binder 95-99%
374183039	KK031425-C39	ND	Cellulose 1-5% Binder 95-99%
374183040	KK031425-C40	ND	Cellulose 15-20% Binder 80-85%
374183041	KK031425-C41	ND	Cellulose 15-20% Binder 80-85%


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Components of inhomogeneous samples are analyzed per our Standard Operating Procedure, or per customer request.

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Analyzed by Name :

  
Daniel Mikos / Microscopist

Date: 03/21/2025

**ASBESTOS ANALYSIS BY POLARIZED LIGHT MICROSCOPY**

Method: EPA/600/R-93/116

Carnow, Conibear, & Associates  
600 W. Van Buren Street, Suite 500  
Chicago, IL 60607  
Phone: (312) 782-4486  
Fax: (312) 782-5145

Reference: A165500004

Location: Epic Academy 8207 S South Shore Dr.

Batch No.: 374183

Customer No.: 141

Date Received: 03/18/2025

Date Analyzed: 03/21/2025

Date Reported: 03/21/2025

Turn Around Time: 3 Days

Laboratory Sample	Customer Sample Number	Asbestos Components (%)	Non-Asbestos Components (%)
374183042	KK031425-C42	ND	Cellulose 15-20% Binder 80-85%
374183043	KK031425-C43	ND	Cellulose 15-20% Binder 80-85%
374183044	KK031425-C44	ND	Cellulose 15-20% Binder 80-85%
374183045	KK031425-C45	ND	Cellulose 15-20% Binder 80-85%
374183046	KK031425-C46	Chrysotile 1-5%	Binder 95-99%
374183047	KK031425-C47	Chrysotile 1-5%	Binder 95-99%
374183048	KK031425-C48	Chrysotile 1-5%	Binder 95-99%
374183049	KK031425-C49	Chrysotile 1-5%	Binder 95-99%
374183050	KK031425-C50	Chrysotile 1-5%	Binder 95-99%
374183051	KK031425-C51	Chrysotile 1-5%	Binder 95-99%

ND = Asbestos Not Detected (Not Present)    NA = Not Analyzed    NS = Not Submitted

Components of inhomogeneous samples are analyzed per our Standard Operating Procedure, or per customer request.

The use of the NVLAP logo does not imply endorsement by NVLAP or any agency of the US Government.

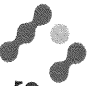
The information contained in this report and any attachments is confidential information intended only for the use of the individual or entities named above. The results of this report relate only to the samples tested. If you have received this report in error, please notify us immediately by phone. This report shall not be reproduced, except in its entirety, unless written approval has been obtained from the laboratory. This report remains property of STAT Analysis until payment is received in full (see invoice).

Analyzed by Name :

Daniel Mikos / Microscopist

Date: 03/21/2025





**sterling**<sup>labs</sup>

2242 W. Harrison, Suite 200, Chicago, Illinois 60612  
e-mail address: info@thesterlinglab.com

Phone: (312) 733-0551 Fax: (312) 733-2386

**CHAIN OF CUSTODY RECORD**

Page: 2 of 5

Client: **Carnow Conibear & Associates, Ltd.**

Street Address: **600 W. Van Buren St. Ste 500**

City, State, Zip: **Chicago, IL 60607**

Phone:

Fax: **DGerhart@cca1td.com**

e-mail/Alt. Fax: **KKaruhn@cca1td.com**

Project Number: **A163500004**

Project Name: **Epic Academy**

Project Location: **8207 S. South Shore Dr.**

Project Manager: **Dylan Gerhart**

P.O. Number:

Turn Around: Immediate: ☐ 4 Hrs: ☐ 8 Hrs: ☐ 24 Hrs: ☐ 1 Day: ☐ 2 Days: ☐ 3 Days: ☒ 5 Days: ☐  
Date Due: \_\_\_\_\_ Time Due: \_\_\_\_\_  
Note: Not all turn around times are available for all analysis.

**OFFICE USE ONLY BELOW:**

Batch No.:

**374183**

Samples Acceptable:

Yes: ☒ No: ☐

Checked by (Initial/Date):

**AS 3/21/25**

Comments:

Relinquished by: **Therese P. Kelly** Date/Time: **3-18-25**

Received by: **Kim** Date/Time: **3/18/25 1530**

Relinquished by: \_\_\_\_\_ Date/Time: \_\_\_\_\_

Received by: \_\_\_\_\_ Date/Time: \_\_\_\_\_

Relinquished by: \_\_\_\_\_ Date/Time: \_\_\_\_\_

Received by: \_\_\_\_\_ Date/Time: \_\_\_\_\_

Client Sample Number/Description:	Date Taken	Time		Rate (lpm)	Volume (Liters)	Area Wiped (ft <sup>2</sup> )	Laboratory Sample No.										
		On	Off					PCM Asbestos	PLM Asbestos (Bulk)	PLM Point Count	PLM Gravimetric	TEM Air Asbestos	TEM Bulk Asbestos	TEM Gravimetric Asb.	TEM Microvac Asb.	TEM Water	Other:

C13 Exterior Cardboard Insulation (Under Brown Shingle Siding) \* ☒

C14 ☒

C15 ☒

C16 Mortar for Stone (Exterior)

C17 ☒

C18 ☒

C19 Exterior Window Caulk

C20 ☒

C21 ☒

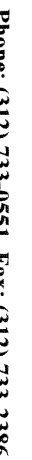
C22 Exterior Window Glazing

C23 ☒

C24 ☒

Comments:

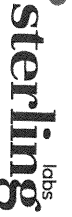




Page: 3 of 5

Client: Carnow Conibear & Associates, Ltd.					
Street Address: 600 W. Van Buren St. Ste 500					
City, State, Zip: Chicago, IL 60607					
Phone:					
Fax: D Gerhart@ccat-hl.com					
e-mail/Alt. Fax: Kkaruhn@cocatd.com					
Project Number: 4165500004					
Project Name: EPC Academy					
Project Location: 8207 S. South Shore Dr					
Project Manager: Dylan Gerhart					
P.O. Number:					
Client Sample Number/Description: KLO31425-		Date Taken	Time On Off		Rate (ipm)
C25 Brown Roofing Sheet					
C26					
C27					
C28 2'x4' CT	Swin Pattern	- Kitchen			
C29					
C30					
C31 1'x1' CT	Living Rm				
C32					
C33					
C34 Drywall	Kitchen				
C35					
C36					
Turn Around: Immediate <input type="checkbox"/> 4 Hrs <input type="checkbox"/> 8 Hrs <input type="checkbox"/> 24 Hrs <input type="checkbox"/> 1 Day <input type="checkbox"/> 2 Days <input type="checkbox"/> 3 Days <input checked="" type="checkbox"/> 5 Days <input type="checkbox"/>					
Date Due: Time Due:					
Office Use Only Below:					
Batch No.: 374183					
Samples Acceptable: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>					
Checked by (Initial/Date): JS-3/12/15					
Comments:					
Received by: Date/Time:					
Relinquished by: Date/Time:					
Relinquished by: Date/Time:					
Relinquished by: Date/Time:					
PCM Asbestos					
PLM Asbestos (Bulk)					
PLM Point Count					
PLM Gravimetric					
TEM Air Asbestos					
TEM Bulk Asbestos					
TEM Gravimetric Asb.					
TEM Microvac Asb.					
TEM Water					
Other:					

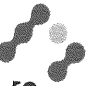
Comments:



**Phone: (312) 733-0551 Fax: (312) 733-2386**

Page: 4 of 5

Comments:



**sterling**<sup>labs</sup>

2242 W. Harrison, Suite 200, Chicago, Illinois 60612 Phone: (312) 733-0551 Fax: (312) 733-2386  
e-mail address: info@thesterlinglab.com

CHAIN OF CUSTODY RECORD

Page: 5 of 5

Client: **Carnow Conibear & Associates, Ltd.**

Street Address: **600 W. Van Buren St. Ste 500**

City, State, Zip: **Chicago, IL 60607**

Phone:

Fax: **D Gerhart@cc41td.com**

e-mail/Alt. Fax: **KKaruhn@cc41td.com**

Project Number: **A16500004**

Project Name: **EPC Academy**

Project Location: **8207 S. South Shore Dr**

Project Manager: **Dylan Gerhart**

P.O. Number:

Turn Around: Immediate: ☐ 4 Hrs: ☐ 8 Hrs: ☐ 24 Hrs: ☐ 1 Day: ☐ 2 Days: ☐ 3 Days: ☐ 5 Days: ☒  
Date Due: \_\_\_\_\_ Time Due: \_\_\_\_\_  
Note: Not all turn around times are available for all analysis.

OFFICE USE ONLY BELOW:

Batch No.:

**379183**

Samples Acceptable:

Yes: ☒ No: ☐

Checked by (Initial/Date):

**AS-3/18/25**

Comments:

Received by:

Date/Time:

Relinquished by:

Date/Time:

Received by:

Date/Time:

Relinquished by:

Date/Time:

Received by:

Date/Time:

Relinquished by:

Date/Time:

Client Sample Number/Description: **1460304/25-**

Date Taken

Time  
On Off

Rate  
(lpm)

Volume  
(liters)

Area  
Wiped (ft<sup>2</sup>)

Laboratory  
Sample No.

PCM Asbestos

PLM Asbestos (Bulk)

PLM Point Count

PLM Gravimetric

TEM Air Asbestos

TEM Bulk Asbestos

TEM Gravimetric Asb.

TEM Microvac Asb.

TEM Water

Other:

Client Sample Number/Description: **1460304/25-**

Date Taken

Time  
On Off

Rate  
(lpm)

Volume  
(liters)

Area  
Wiped (ft<sup>2</sup>)

Laboratory  
Sample No.

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TEM Microvac Asb.

TEM Water

Other:

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TEM Air Asbestos

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TEM Gravimetric Asb.

TEM Microvac Asb.

TEM Water

Other:

Client Sample Number/Description: **1460304/25-**

Date Taken

Time  
On Off

Rate  
(lpm)

Volume  
(liters)

Area  
Wiped (ft<sup>2</sup>)

Laboratory  
Sample No.

PCM Asbestos

PLM Asbestos (Bulk)

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TEM Water

Other:

Client Sample Number/Description: **1460304/25-**

Date Taken

Time  
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Volume  
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Area  
Wiped (ft<sup>2</sup>)

Laboratory  
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Other:

Client Sample Number/Description: **1460304/25-**

Date Taken

Time  
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Rate  
(lpm)

Volume  
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Area  
Wiped (ft<sup>2</sup>)

Laboratory  
Sample No.

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Other:

Client Sample Number/Description: **1460304/25-**

Date Taken

Time  
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TEM Water

Other:

Client Sample Number/Description: **1460304/25-**

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Client Sample Number/Description: **1460304/25-**

Date Taken

Time  
On Off

Rate  
(lpm)

Volume  
(liters)

Area  
Wiped (ft<sup>2</sup>)

Laboratory  
Sample No.

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PLM Point Count

PLM Gravimetric

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TEM Gravimetric Asb.

TEM Microvac Asb.

TEM Water

Other:

Client Sample Number/Description: **1460304/25-**

Date Taken

Time  
On Off

Rate  
(lpm)

Volume  
(liters)

Area  
Wiped (ft<sup>2</sup>)

Laboratory  
Sample No.

PCM Asbestos

PLM Asbestos (Bulk)

PLM Point Count

PLM Gravimetric

TEM Air Asbestos

TEM Bulk Asbestos

TEM Gravimetric Asb.

TEM Microvac Asb.

TEM Water

Other:

Client Sample Number/Description: **1460304/25-**

Date Taken

Time  
On Off

## APPENDIX C

---

### Lead-Based Paint XRF Results



## XRF CALIBRATION CHECK TEST RESULTS

Client: Urban Response Date: 3-14-25

Address: 8207 S. South Shore Dr.

XRF Serial #: ☒ 2239 ☐ 2295 ☐ 01332

XRF Instrument: ☒ Heuresis Pb200i ☐ SciAps

Inspector/License #: Kenneth Karuhn / 004544

XRF Unit File #: N/A

Calibration Check Tolerance Used: +/- 0.2 mg/cm<sup>2</sup> on 1.0 mg/cm<sup>2</sup> Heuresis/SciAps standard

Time Corrected Mode – Duration of Test is seconds long

### CALIBRATION CHECK (Bare Wood)

Calibration Time	1st Reading	2nd Reading	3rd Reading	Average Reading	Difference From Average & 0.0 mg/cm <sup>2</sup>	Acceptable Yes/No
	0.0	0.0	0.0	0.0	0.0	Yes

### CALIBRATION CHECK (Painted)

Calibration Time	1st Reading	2nd Reading	3rd Reading	Average Reading	Difference Between Average & 0.0 mg/cm <sup>2</sup>	Acceptable Yes/No
	1.0	1.0	1.0	1.0	0.0	Yes

### CALIBRATION CHECK (Painted)

Calibration Time	1st Reading	2nd Reading	3rd Reading	Average Reading	Difference Between Average & 0.0 mg/cm <sup>2</sup>	Acceptable Yes/No
	1.0	1.0	1.0	1.0	0.0	Yes

### CALIBRATION CHECK ( )

Calibration Time	1st Reading	2nd Reading	3rd Reading	Average Reading	Difference Between Average & 0.0 mg/cm <sup>2</sup>	Acceptable Yes/No



# Lead Based Paint XRF Data Sheet

Page 1 of 1

Client: Urban Response Building Address: 8207 S. South Shore Drive City: Chicago Inspection Date: 3-14-25

Area Description: 01332 State: IL Inspector: Kenneth Karuhn License #: 004544

XRF Serial #: 2239 ☐ 2295 XRF Instrument: SciAps ☒ Heuresis Pb200i XRF Unit /File #: N/A Inspector's Signature: Kenneth Karuhn

XRF Test Shot #	Test Location	Component	Substrate	Color	Condition Assessment Deterioration Present?	Estimated Damage	XRF Reading mg/cm <sup>2</sup>	Classification P=Positive ≥1.0 N=Negative <1.0
7	Exterior West Porch	Hand Rail	Wood	White	(Y) N		0.1	P (N)
8	↓	↓ Riser	↓	↓	(Y) N		0.0	P (N)
9	↓	Floor	↓	↓	(Y) N		0.0	P (N)
10	Exterior South	South Lower	Stone	white	(Y) N		0.0	P (N)
11	↓	↓	↓	↓	(Y) N		0.3	P (N)
12	↓	↓	↓	↓	(Y) N		0.3	P (N)
13	↓	South Window Sill	Wood	white	(Y) N		0.7	P (N)
14	↓	↓ Frame	↓	↓	(Y) N		0.5	P (N)
15	↓	↓	↓	↓	(Y) N		0.5	P (N)
16	↓	East Porch Riser	Wood	White	(Y) N		0.1	P (N)
17	↓	↓ step	↓	↓	(Y) N		0.1	P (N)
18	↓	↓ Hand Rail	↓	↓	(Y) N		0.1	P (N)
19	↓	East Porch Door Frame	Wood	Gray	(Y) N		1.3	(P) N
20	↓	↓ Door	↓	↓	(Y) N		0.1	P (N)
21	↓	↓ Sill	↓	white	(Y) N		0.7	P (N)
22	East Porch	East Stair Hand Rail	Wood	Gray	(Y) N		13.6	(P) N
23	↓	North Wall	↓	↓	(Y) N		20.4	(P) N
24	↓	East Wall	↓	↓	(Y) N		19.9	(P) N
25	↓	West Wall	↓	↓	(Y) N		14.8	(P) N
26	↓	West Door Frame	↓	Red	(Y) N	-	0.1	P (N)
27	Kitchen	North Wall	Drywall	White	(Y) N	-	0.1	P (N)
28	↓	South Wall	↓	↓	(Y) N	-	0.0	P (N)
29	↓	West Wall	Plaster	↓	(Y) N		16.1	(P) N
30	↓	North Door Frame	Wood	↓	(Y) N		5.4	(P) N
31	↓	East Window Frame	↓	↓	(Y) N		5.4	(P) N

**CARNOW  
CONIBEAR**

## APPENDIX D

---

Photo Log





Photo 1: Exterior Brown Shingle Siding (ACM), Exterior of House



Photo 2: Transite landscape fencing (ACM), Exterior West side of House





Photo 3: 12"x12" Floor Tile, Tan (ACM) and Associated Mastic (ACM) in 2<sup>nd</sup> floor Kitchen under linoleum sheeting