

3 Year Reinspection

Date of Reinspection: 9/29/2023

School: Benjamin G Brown School

Inspector Name: Susan Boyle

Address: 201 Willow Ave., Somerville, MA

Inspector Signature: \_\_\_\_\_



License #: AI 060146

Material	Location (Homogeneous Area)	QTY	Friable	Phys Assess Category	Assumed ACM	Sample Date ACM Y or N	Recommendation	Amount/Location of Damage; Type of Damage	Schedule Begin/Complete	Special Cleaning
TSI Pipe insulation	Storage room next to handicapped ramp	14 LF	F	1	Y		Remove, only remaining TSI in building	<10%, storage rm beside handicap ramp, access-low, vibration -low, air erosion -low		N
TSI pipe insulation (no access)	Assumed in pipe chase in boy's and girl's bath	< 50 LF	F	N/A	Y		Not visible			N
Fiberglass pipe insulation	Throughout the school, except for above	N/A	F	N/A	N – under regs	N/A	N/A	N/A	N/A	N/A
Boiler insulation	2 smaller package style boilers located on 3 <sup>rd</sup> floor in closet and Principal's office (Weil McLain). 2 new large package style high efficiency boilers in boiler room (HB Smith 28 High Efficiency)	4 boilers	F	5	Y					N

**Type**                      **Amount**                      **Friability**                      **Assessment Categories for Friable Materials**

T-TSI                      SF-Square feet                      F-Friable                      1. Damaged or significantly damaged TSI                      5: Suspect or proven ABCM with the potential for D (\*one moderate)

S-Surfacing                      LF-Linear feet                      NF-Non-friable                      2. Damaged (D) surfacing                      6: Suspect or proven ABCM with the potential for SD (\*one high)

M - Miscellaneous                                                                3: Significantly damaged (SD) surfacing                      7. Any remaining suspect or proven ACBM                      (\*all low)

\*Potential for future disturbance for categories 5, 6, & 7  
Access, Vibration, Air Erosion: L-low M-medium H-high

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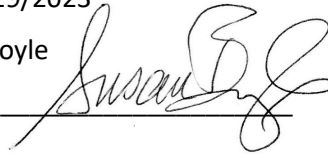
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2 x 4 Ceiling tile, mostly large thick fissures with a few random styles mixed in	1 <sup>st</sup> floor girl's bath, 2 <sup>nd</sup> floor nurse's office, handicap bath and ramp in basement	1,000 SF	F	4	Y		Sample to prove negative until such time as it is proven negative include in O&M Plan			N
2 x 4 Ceiling tile, mostly small fissures with dots and with a few random styles patched in	Basement boy's bath	300 SF	F	7	Y		Sample to prove negative until such time as it is proven negative include in O&M Plan			N
2 x 2 Rough fissure ceiling tile with dots	3 <sup>rd</sup> floor bathrooms	100 SF	F	7	Y		Sample to prove negative until such time as it is proven negative include in O&M Plan			N
2 x 2 Small rough fissures ceiling tile with dots	Library, computer room, room 11, stairs and landing to 3 <sup>rd</sup> floor C side	2,500 SF	F	7	Y		Sample to prove negative until such time as it is proven negative include in O&M Plan			N

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 2. Damaged (D) surfacing  
 3. Significantly damaged (SD) surfacing  
 4. Damaged or significantly damaged misc.  
 5. Suspect or proven ABCM with the potential for D (\*one moderate)  
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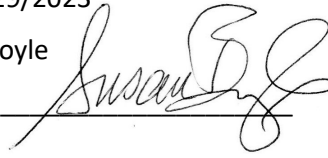
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Old horsehair plaster	Walls throughout, except where drywall noted (in 2015 was identified as brown on 1 <sup>st</sup> fl. and light blue on 2 <sup>nd</sup> fl.)	≈50,000 SF	F	4	N	N-25060-march 11, 2015 (NVLAP 101147)  N-27680-January 18, 2018	N/A	≈25% damage in HVAC rooms, no damage in classrooms	N/A	N/A
Smooth plaster	Ceiling - Basement cooking area	550 SF	F	7	Y		Sample to prove negative until such time as it is proven negative include in O&M Plan			N
Textured application (sand texture on sheetrock)	Throughout 1 <sup>st</sup> and 2 <sup>nd</sup> floors, 3 <sup>rd</sup> floor where no CT's, basement hall between kindergartens, HVAC behind kindergarten Side B, custodial, teachers' room and basement art classroom	≈13,000 SF	F	7	Y		Sample to prove negative until such time as it is proven negative include in O&M Plan			N

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Associated sheetrock	Throughout 1 <sup>st</sup> and 2 <sup>nd</sup> , 3 <sup>rd</sup> where no CT's basement hall between kindergartens,. HVAC behind kindergarten Side B, custodial, teachers room and basement (art) classroom	≈13,000 SF	F	7	Y		Sample to prove negative until such time as it is proven negative include in O&M Plan			N
Sheetrock (2)	Wall between nurse's room	160 SF	F	5	Y		Sample to prove negative until such time as it is proven negative include in O&M Plan			N
Associated joint compound			F	5	Y		Sample to prove negative until such time as it is proven negative include in O&M Plan			N

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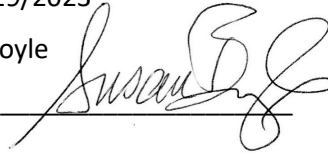
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Brick	In Basement: chimney stack, walls in boys bathroom, boiler room, teachers room, cooking area, storage, hallway, custodial rm, HVAC rooms behind B side Kindergarten, storage rooms behind D side kindergarten, vent room and exterior access room off basement classroom (art), exposed on 3 <sup>rd</sup> floor,	3500 SF	NF	4	N	01-26-2024 N 33851-1 & 33851-2	<2.5% HVAC room behind side B kindergarten			N
Associated mortar			NF	4	N	01-26-2024 N 33851-3 & 33851-4	<2.5% HVAC room behind side B kindergarten			N

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CMU	Handicapped ramp, lower section of dividing wall in basement hallway	350 SF	NF	7	Y		Sample to prove negative until such time as it is proven negative include in O&M Plan			N
Associated mortar			NF	7	Y		Sample to prove negative until such time as it is proven negative include in O&M Plan			N
Wood paneling	Nurse's room	640 SF	NF	N/A	N/A	N – under regs	N/A	N/A	N/A	N/A
Adhesive associated			NF	7	Y		Sample to prove negative until such time as it is proven negative include in O&M Plan			N
Paneling	Basement - access rooms to exterior; D side.	400 SF	NF	N/A	N/A	N – under regs	N/A	N/A	N/A	N/A
Adhesive associated (nailed in place, assumed behind)			NF	7	Y		Sample to prove negative until such time as it is proven negative include in O&M Plan			N

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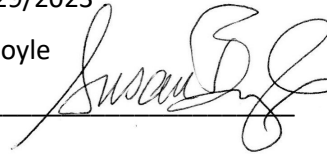
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Gray vinyl cove base	Nurse's room, separating wall	20 LF	NF	N/A	N/A	N – under regs	N/A	N/A	N/A	N/A
Associated mastic			N	7	Y		O&M, Installed sometime after 2012			N
Golden/tan speckled linoleum (backing)	Stairs both staircases	600 SF	F	4	Y		O&M, caulk any cracks, maintain in good condition until removal	Minor cracks <1%, risers		
9 x 9 Tan floor tile	Corner classroom A/D side below at least 2 layers of carpet	780 SF	N	5	N	9/10/12 Tile: 22869-12 3% Chrysotile	O&M Approximately 65 SF removed near bath due to water leak (>2015)			N
Associated mastic			N	5	N	9/10/12 Mastic: 22869-13 5% Chrysotile	O&M			N

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12 x 12 Gray mottled floor tile (thickly mottled, darker gray)	Teacher's room	336 SF	NF	5	Y		O&M			N
Associated mastic			NF	5	Y		O&M			N
12 x 12 Blue floor tile w/white & dark blue splotches	Room 2	896 SF	NF	5	Y		O&M			N
Associated mastic			NF	5	Y		O&M			N
12 x 12 Gray floor tile w/dark gray	Room between room 11 and computer room, room 8, room 9, office off library, storage top of side C stairs, stairs to 3 <sup>rd</sup> floor and C side landing	500 SF	NF	5	Y		O&M			
Associated mastic			NF	5	Y		O&M			N

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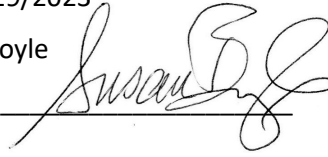
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12 x 12 Tan floor tile with orange & brown	Nurse's office, Halls of 1 <sup>st</sup> & 2 <sup>nd</sup> floors, stair landings, new principal's office (small end office A side), hall/coatroom behind nurse, main office, and resource room	3850 SF	NF	4	Y		Sample, O&M	≈ 20% slight cupping in hallways access-high, vibration - low, air erosion -low	Within 2 years or sooner if cupping causes breakage	N
Associated mastic			NF	4	Y					
12 x 12 Off white floor tile with black	Room 6	336 SF	NF	7	Y		O&M, Installed sometime after 2012			N
Associated mastic			NF	7	Y		O&M, Installed sometime after 2012			N
12 x 12 Off white floor tile with brown	Room 1	140 SF	NF	7	Y		O&M, Installed sometime after 2012			N
Associated mastic			NF	7	Y		O&M, Installed sometime after 2012			N

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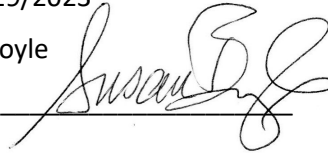
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12 x 12 Mottled tan floor tile (new)	Room 1	200 SF	NF	7	Y		O&M, Installed sometime after 2012			N
Associated mastic			NF	7	Y		O&M, Installed sometime after 2012			N
12 x 12 Gray floor tile with beige and white splotches	Room 6	560 SF	NF	7	Y		O&M, Installed sometime after 2012			N
Associated mastic			NF	7	Y		O&M, Installed sometime after 2012			N
12 x 12 Tan floor tile with small brown splotches	Room 7 & room 5	900 SF per	NF	7	Y		O&M, Installed sometime after 2012			N
Associated mastic			NF	7	Y		O&M, Installed sometime after 2012			N
12 x 12 Light blue (large mottles) floor tile	Room 11 (800SF), 3 <sup>rd</sup> floor landing C side (138SF), & computer room (800 SF)	1738 SF	NF	7	Y		O&M, Installed sometime after 2012			N
Associated mastic			NF	7	Y		O&M, Installed sometime after 2012			N

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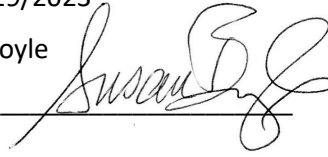
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12 x 12 Dark blue gray (large mottles) floor tile	Contrasting with light blue (lg mottle) in room 11	38 SF	NF	7	Y		O&M, Installed sometime after 2012			N
Associated mastic			NF	7	Y		O&M, Installed sometime after 2012			N
Carpet Adhesive on wood	3 <sup>rd</sup> floor A side landing, 3 <sup>rd</sup> floor principal's office and storage rms off principal's office, library	1700 SF	NF	7	Y		O&M, Installed sometime after 2012			N
Mosaic ceramic floor tile grout	At front entry	100 SF	NF	5	Y		O&M			N
Mosaic ceramic floor tile thin set/adhesive			NF	5	Y		O&M			N

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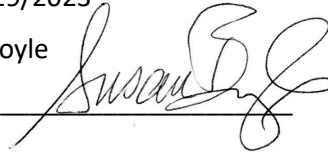
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1 x 1 Granite floor tile & 3x3 Granite floor tile thin set	3 <sup>rd</sup> floor Men's & women's baths	150 SF	NF	5	Y		O&M			N
4x4 off white with tiny dots and contrasting 4x4 beige ceramic wall tile grout	3 <sup>rd</sup> floor Men's and women's baths	340 SF	NF	5	Y		O&M			N
4x4 off white with tiny dots and contrasting 4x4 beige ceramic wall tile thin-set/adhesive			NF	5	Y		O&M			N

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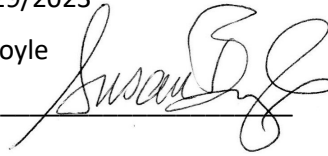
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Inspector Signature: \_\_\_\_\_



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Material	Location (Homogeneous Area)	QTY	Friable	Phys Assess Category	Assumed ACM	Sample Date ACM Y or N	Recommendation	Amount/Location of Damage; Type of Damage	Schedule Begin/Complete	Special Cleaning
6 x 6 Red ceramic floor tile grout	Girl's bath	750 SF	NF	5	Y		O&M			N
6 x 6 Red ceramic floor tile thin set/adhesive			NF	5	Y		O&M			N
Ceramic tile cove base grout	Girl's bath	60 LF	NF	5	Y		O&M			N
Ceramic tile cove base thin set/adhesive			NF	5	Y		O&M			N

**Type**  
T-TSI  
S-Surfacing  
M - Miscellaneous

**Amount**  
SF-Square feet  
LF-Linear feet

**Friability**  
F-Friable  
NF-Non-friable

**Assessment Categories for Friable Materials**

1. Damaged or significantly damaged TSI
2. Damaged (D) surfacing
3. Significantly damaged (SD) surfacing
4. Damaged or significantly damaged misc.

5. Suspect or proven ABCM with the potential for D (\*one moderate)
6. Suspect or proven ABCM with the potential for SD (\*one high)
7. Any remaining suspect or proven ACBM (\*all low)

*\*Potential for future disturbance for categories 5, 6, & 7*  
Access, Vibration, Air Erosion: L-low M-medium H-high