Date of Reinspection: 9/28/2023 & 9/29/2023

School: Cummings School

Inspector Name: Dan Dugue

Address: 42 Prescott Street, Somerville, MA

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
Dampers (rubber)	Associated with the HVAC system	N/A	NF	N/A	N – under regs	N/A	N/A	N/A	N/A	N/A
Breeching insulation	2 nd floor hall	80 SF	NF	5	Υ		O & M			N
Breeching insulation	Boiler room	Abated								
Water tank insulation	Boiler room	Abated								

Dampers (rubber)	Associated with the HVAC system	N/A	NF	N/A	N – under regs	N/A	N/A	N/A	N/A	N/A
Breeching insulation	2 nd floor hall	80 SF	NF	5	Υ		O & M			N
Breeching insulation	Boiler room	Abated								
Water tank insulation	Boiler room	Abated								
HB smith rib style boiler	Boiler room	Abated								
Expansion joint	Alarm room	4 LF	F	5	N	Y-Initial report showed 45%- 55% Chrysotile	O & M			N
Fiberglass pipe insulation	Teacher's lounge (2), 14 (4), PTA room (2), nurse's	34 fitting visible	F	N/A	N/A	N – under regs	N/A	N/A	N/A	N/A
Associated hard packed fittings	office (2), kitchen (2), room next to nurse's office & hall (12 fittings), 26 (6), pump room (4)	but more most likely present above ceilings	F	5	Y		O & M			N

Туре	Amount	Friability
T-TSI	SF-Square feet	F-Friable
S-Surfacing	LF-Linear feet	NF-Non-friable

M - Miscellaneous

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

License #: AI 901133

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Breeching insulation	2 nd floor hall	80 SF	NF	5	Υ		O & M			N
Pipe insulation associated with heat in old building (previously identified)	Cafeteria (280 LF), men's bath (60 LF), janitor's closet (60 LF), far right closet in 35 (12 LF), storage rooms next to the boy's bath (10 LF) & girl's bath (10LF), MG room (4 LF), girl's bath (50 LF), music room (70LF), alarm room (10 LF)	536 LF	F	5	N	Y- Initial report showed Chrysotile 40- 45%	O & M			N
Fiberglass ductwork	Penthouse, 2 nd floor storage in	100 SF	F	N/A	N – under regs	N/A	N/A	N/A	N/A	N/A
Keepers/ coating	addition at top of stairs. Abated in the boiler room		NF	5	Y	1 sample collected on 2/28/12 (Hub ID-22458-8) showed no asbestos	O & M			N

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Reinforced lights	All double doors in addition (at top, sides, and at doors), door to stairs by 23,	32 SF per double doors + 3 SF	N	7	Υ		O & M			N
Glazing	Interior light 14, 15 & office	10 LF per	N	7	Υ		O & M			N
White sink under-coating	15	2 SF	N	6	Y		O & M			N
Gray sink under- coating	14, Nurse	2 SF per	N	6	Y		O & M			N
Black sink under- coating	Rooms 11-13 & 21-23, Teacher lounge, boy's & girl's bath in room 21	74 SF	N	6	Y		O & M			N
Fiberglass paneling	Girl's bathroom	N/A	NF	N/A	N – under regs	N/A	N/A	N/A	N/A	N/A
Pegboard Chalkboards Large (48 SF) Small (16 SF)	14, 21, 23 15, 12, 21 15, 2, 2 nd floor hall	107 SF 208 SF	NF N	5	Y		O & M O & M			N N
Wood acoustical panel	Gym and at stage	2014 SF	NF	N/A	N – under regs	N/A	N/A	N/A	N/A	N/A

TypeAmountFriabilityT-TSISF-Square feetF-FriableS-SurfacingLF-Linear feetNF-Non-friableM - Miscellaneous

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Wood paneling	Cafeteria, music room, 2 nd floor	870 SF	NF	N/A	N – under regs	N/A	N/A	N/A	N/A	N/A
Associated adhesive	bath near room 31		N	7	Υ		O & M			N
Wood cove base	14 & 15	184 LF per	NF	N/A	N – under regs	N/A	N/A	N/A	N/A	N/A
Blue vinyl cove base	Storage in 26	8 LF	NF	N/A	N – under regs	N/A	N/A	N/A	N/A	N/A
Associated adhesive	-		NF	7	Υ		O & M			N
Brown vinyl cove base	Cafeteria, 31 (computers), 34,	758 LF	NF	N/A	N – under regs	N/A	N/A	N/A	N/A	N/A
Associated adhesive	35, 36, Teacher's lounge		NF	7	Υ		O & M			N
White vinyl cove base	26, room adjacent to 27, 27, 28, 29,	1,262 LF	NF	N/A	N – under regs	N/A	N/A	N/A	N/A	N/A
Associate adhesive	3 rd floor office		NF	7	Υ		O & M			N
Gray vinyl cove base	Right bath in 15	20 SF	NF	N/A	N – under regs	N/A	N/A	N/A	N/A	N/A
Associated adhesive	-		NF	7	Υ		O & M			N
Red vinyl cove base	37	25 SF	NF	N/A	N – under regs	N/A	N/A	N/A	N/A	N/A
Associated adhesive			NF	7	Υ		O & M			N

Type Amount **Friability** T-TSI SF-Square feet F-Friable S-Surfacing LF-Linear feet NF-Non-friable M - Miscellaneous

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Black cove base	Gym, entry @1, rooms 11-13 & 21-23, roof	3,424 LF	NF	7	Υ		Sample to prove negative until such time as it is proven			N
Associated adhesive	access, 2 nd floor hall, stairs by 23, hall 1 st floor, hall by kitchen, hall at stage, teacher's room, bath, nurse's office, PTA office, small rm in34		NF	7	Y		negative include in O&M Plan			N
Foam rigid board	Water main room by main office	60 SF	NF	N/A	N – under regs	N/A	N/A	N/A	N/A	N/A
Fiberboard paneling	26, 27, 28, 29, 3 rd floor office	3120 SF	F	4	Y		Sample to prove negative until such time as it is proven negative include in O&M Plan	About 20% is damaged in 28		N
Fabric panels	Panels located in classroom	48 SF per	F	5	Υ		Sample to prove negative until such	About 10% of panel is damaged in 2 nd floor hall		N
Associated glue daubs	hallways (2 per floor) in addition	panel	NF	4	Y		time as it is proven negative include in O&M Plan	exposing glue daubs		N

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M - Miscellane	ous	

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Brick	Cafeteria, hall by boiler, boiler	5048 SF	NF	5	Υ		O & M			N
Associated mortar	room, music, boy's toilet, storage rms by cafe, alarm rm, girl's toilet		NF	5	Y		O & M			N
Speed tile	Original building hallways including	9,345 SF	NF	5	Υ		O & M			N
Associated grout	stairs to classrooms	3.	NF	5	Υ		O & M			N
12x 12 Spline ceiling tiles	Throughout addition except for gym, stage, kitchen, boiler room, bathrooms, SPED, 14, 15	N/A	F	N/A	N/A	N- February 28, 2012 Hub ID – 22458-1A- 22458-2C	N/A	N/A	N/A	N/A
12 x 12 Painted fiberglass spline ceiling tiles	Kitchen, SPED, bathroom of classrooms in addition, nurse's bathroom	N/A	F	N/A	N – under regs	N/A	N/A	N/A	N/A	N/A
2 x 2 White rough ceiling tiles (fiberglass)	Right bath in Room 15, Both baths in 14, hall beyond cafeteria	100 SF	F	N/A	N – under regs	N/A	N/A	N/A	N/A	N/A

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2x2 Fissured ceiling tiles	Room next to 31 (computer)	480 SF	F	4	Υ		Sample to prove negative until such time as it is proven negative include in O&M Plan			N
2x2 Beige ceiling tiles	2 nd floor bath near room 31	30 SF	F	4	Y		Sample to prove negative until such time as it is proven negative include in O&M Plan			N
Thick fissured ceiling tiles	Cafeteria, music, hall beyond cafeteria	3,079 SF	F	4	Y		Sample to prove negative until such time as it is proven negative include in O&M Plan			N
2x 4 Fissured ceiling tiles	31 (computer), 34, 35, 36, teacher's lounge, coat room	3,990 SF	F	4	Y		Sample to prove negative until such time as it is proven negative include in O&M Plan	Minor damage in teacher's lounge		N
New bright fissured ceiling tiles	Cafeteria, hall beyond cafeteria	40 SF	F	5	Υ		New replacement tiles – obtain SDS to show non-asbestos			N
Misc. ceiling tiles	girl's and boy's off of 13, kitchen (mixed in)	60 SF	Y	5	Y		0 & M			N

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СМИ	Walls in addition: boiler room, hall outside kitchen, kitchen, stage, gym, hall by gym, entry at DOOR 1, main entry, water main room, halls around main office, main office (all rms), PTA	94,951 SF	N	6	Y		Sample to prove negative until such time as it is proven negative include in O&M Plan			N
Associated mortar	room, nurse's, bath in nurse, 1st floor hall by classrooms, 2nd floor halls, Stairs by 23, stairs by 11, 11-15, 21-23, baths in 11-15, baths in 21-23 Also, cafeteria lower walls, music, MG room, hall baths, teacher's room roof access room		N	6	Y		Sample to prove negative until such time as it is proven negative include in O&M Plan			N

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Sheetrock – type 1 (hard ceilings)	15, 14, outside stage, 11, 12, 13, hall outside	1,109 SF	Y	5	Y		O & M			N
Associated joint compound	12, hall outside 13, 21, 22, 23, hall outside 22, hall outside 23		Y	5	Y		O & M			N
Sheetrock – type 2 (walls)	36, 35, 34, room adjacent to 34, 31	5,425 SF	Y	5	Y		O & M			N
Associated joint compound	(computers), room adjacent to 31, Storage 26 (ceiling too),		Y	5	Y		O & M			N
Concrete	Ceilings: 15, room next to nurse's office and hall, small office, stage, stairwells	2,833 SF	N	5	Υ		O & M			N
	Walls: stage, kitchen wall shared with stage, stairwells									

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Plaster	Girl's toilet, storage by girl's toilet, alarm room, MG room, hall by music, storage by boy's toilet,	22,576 SF	Y	N/A	N/A	N- February 28, 2012 Hub ID 22458-3A thru 22458-3C	N/A	N/A	N/A	N/A
Skim coat	boy's toilet, hall by cafeteria, 26, room adjacent to 27, bath in room adjacent to 27, 27, 28, bathroom in office, office, 29, Roof access, 2 nd floor hall, 35, 37, teacher's lounge, 34			N/A	N/A	N- February 28, 2012 Hub ID 22458-4A thru 22458-4C	N/A	N/A	N/A	N/A

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6" Green/teal ceramic floor tile grout	Kitchen	1,620 SF	N	5	Y		O & M			N
6" Green/teal ceramic floor tile mortar				5	Y		O & M			N
Concrete floor (painted red)	Bath near 31	60 SF	N	5	Y		O & M			N
Hardwood	Stage floor, 26, 3rd floor office, room next room 27, 27, 28, 29	3,000 SF	NF	N/A	N – under regs	N/A	N/A	N/A	N/A	N/A
Carpet	15, 14, room next to 31	2,480 SF	N	N/A	N – under regs	N/A	N/A	N/A	N/A	N/A
Associated mastic			N	7	Υ		O & M			N

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	(Homogeneous			Assess	ACM	Date		Damage; Type of	Begin/Complete	Cleaning
	Area)			Category		ACM Y or N		Damage		
9"x 9" Gray	Entrance at	4,293	N	6	Υ		Maintain a good coat of			N
speckled	Door 1, 14, 15,	SF + 40					wax and include in O&M			
floor tile	bathrooms	SF per					Plan			
	(unless	bath								
	otherwise									
	noted), stairs by									
	23, stairs by									
Associated	room 11, stairs,		N	7	Υ		O & M			N
mastic	2 nd floor hall, 1 st									
	floor hall by									
	classrooms,									
	kitchen, hall by									
	kitchen, hall by									
	gym/storage,									
	main entry hall,									
	custodial by									
	gym, roof									
	access room,									
	room next to									
	nurse's office									
	by hall									

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9"x9" Cream with dark blue flakes	Hall beyond cafeteria	959 SF	N	6	Υ		Maintain a good coat of wax and include in O&M Plan			N
Associated mastic			N	7	Υ		O & M			N
9"x9" Tan (olive/beige) floor tile with white streaks	x9" Tan Gym, PTA 14 live/beige) room, nurse's, main office, principal, reaks sociated system of the state of	14,078 SF	N	6	Y		Maintain a good coat of wax and include in O&M Plan			N
Associated mastic			N	7	Y		O & M			N

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12"x12" Beige mottled floor tile	At entry	84 SF	N	6	Y		Maintain a good coat of wax and include in O&M Plan			N
Associated mastic			N	7	Υ		O & M			N
12"x12" Blue mottled floor tile	Right bath in 15 (6 SF), hall (8 SF), custodial at gym (7 SF),	425 SF	N	6	Υ		New replacement tiles – obtain SDS to show non- asbestos			N
Associated mastic	right bath 21 (16 SF), left bath in 21 (18 SF), left bath in 22 (30 F), right and left bath in 23 (60 F), hall at nurses (72 SF), main office (80 SF), principal (54 SF), storage (34 SF), At entry to 14 and 15 (20 per)		N	7	Y		O & M			N

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Inspector Signature;

License #: AI 901133

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
12"x12" Light blue mottled floor tile (708 SF)	Cafeteria (multi styles either in pattern or patched in)	See material for amount s	N	6	Y		Maintain a good coat of wax and include in O&M Plan			N
12"x12" Blue/Green floor tile (200 SF)			N	6	Y		Maintain a good coat of wax and include in O&M Plan			N
12"x12" Gray floor tile w/dark gray (55 SF)			N	6	Y		Maintain a good coat of wax and include in O&M Plan			N
12"x12" Gray floor tile w/flecks (40 SF)			N	6	Y		Maintain a good coat of wax and include in O&M Plan			N
12"x12" Olive floor tile w/spots (50 SF)			N	6	Y		Maintain a good coat of wax and include in O&M Plan			N
12" x 12" Olive floor tile w/green flecks (40SF)			N	6	Y		Maintain a good coat of wax and include in O&M Plan			N

Туре	Amount	Friability
T-TSI	SF-Square feet	F-Friable
S-Surfacing	LF-Linear feet	NF-Non-friable

M - Miscellaneous

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)

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12"x12"	N	6	Υ	Maintain a good coat of	N
Tan/brown				wax and include in O&M	
mottled				Plan	
floor tile					
(208 SF)					
12"x12"	N	6	Υ	Maintain a good coat of	N
Beige floor				wax and include in O&M	
tile w/gray				Plan	
flecks (8 SF)					
12"x12"	N	6	Υ	Maintain a good coat of	N
Beige				wax and include in O&M	
mottled				Plan	
floor tile					
w/white					
flecks (6SF)					
12"x12"	N	6	Υ	Maintain a good coat of	N
Black floor				wax and include in O&M	
tile (4 SF)				Plan	
Associated	N	7	Υ	O & M	N
mastic					

Туре	Amount	Friability
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S-Surfacing	LF-Linear feet	NF-Non-friable
M - Miscellane	ous	

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

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12"x12" Black mottled floor tile w/white flecks	At entry as border (20 SF), cafeteria (204 SF)	224 SF	N	6	Y		Maintain a good coat of wax and include in O&M Plan			N
Associated mastic			N	7	Υ		O & M			N
12"x12" Beige floor tile w/brown speckles	Cafeteria (208 SF), 31 computer (720 SF), 35 (1080 SF), 36 (1080 SF), Teacher	3388 SF	N		Y		Sample to prove negative until such time as it is proven negative include in O&M Plan & maintain a good coat of wax	About 100 SF of damage in teacher's lounge		N
Associated mastic	lounge (300 SF)		N	7	Υ		O & M			N
12 x 12 Gray mottled floor tile	Cafeteria (55 SF), right bath in 15 (24 SF)	79 SF	N	6	Υ		Maintain a good coat of wax and include in O&M Plan			N
Associated mastic			N	7	Υ		O & M			N

Туре	Amount	Friability						
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M - Miscellaneous								

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Beige with brown floor tile	34, coat room	810 SF	N	6	Υ		Maintain a good coat of wax and include in O&M Plan			N
Associated mastic			N	7	Υ		O & M			N
Blue replacement tile	Room next to nurse's office	9 SF	N	6	Y		New replacement tiles – obtain SDS to show non-asbestos			N
Associated mastic			N	7	Υ		O & M			N
3x3 Pebbled pattern flooring	2 nd floor hall floor, 3 rd floor hall	1,180 SF	N	6	Υ		Maintain a good coat of wax and include in O&M Plan			N

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