School: Edgerly Education Center

Address: 8 Bonair Street, Somerville, MA

Date of Reinspection: 7/18/2023

Inspector Name: Lynne Brimhall

Inspector Signature:

License #: AI 061691

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
Brick	3rd floor boys' bath, Boys storage, 3 <sup>rd</sup> floor custodian by bath, 209, 2 <sup>nd</sup> floor girls' bath, 3 <sup>rd</sup> floor storage across from 302,	13,230 SF	NF	4	Υ		Sample to prove negative until such time as it is proven negative include in O&M Plan			N
Associated mortar	upper walls of hallways: hall by 303, hall by 308, 3 <sup>rd</sup> level of stairs, Alt. H.S. bath, gym, small room at gym, boxing club & sub room	13,230 SF	NF	4	Y					N
СМИ	Nurse's, 211E, Room by 211E,	1,615 SF	NF	5	Υ		O & M			N
Associated mortar	206, In-fill at windows in boxing club		NF	5	Y		O & M			N
4 x 4 Gray ceramic wall tile grout	112, 3rd floor boys' bath by 313	150 SF	NF	5	Y		O & M			N
4 x 4 Gray ceramic wall tile adhesive			NF	5	Y		O & M			N

Amount **Friability** Type F-Friable T-TSI SF-Square feet 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
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Fiberglass panels	New bath & shower boxing	250 SF	NF	N/A	N/A	N – under regs	N/A	N/A	N/A	N/A
Adhesive on fiberglass panels	club		NF	5	Y		O & M			
Pre- fabricated panel sheetrock	211BA2, 211BA1, Server, 210B), 211A	1,254 SF	F	5	Y		O & M			N
Skim coat associated with sheetrock type 1	Hall door at catwalk (transom), Alt HS areas: 13-kitchen, hall wall	2,097 SF	F	4	Y		Sample to prove negative until such time as it is proven negative include in O&M Plan			N
Sheetrock type 1	at end of kitchen, 14), 11,		F	4	Υ					N
Joint compound associated with sheetrock type 1	9, 5, 2		F	4	Y					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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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
Sheetrock type 2	betrock Divider walls between: 308/ guidance, 307A/307B, 306/307B, 306/306A, 108A/108B, 108B/108, 208/Storage, 207B/207A, 207A/Book rm, Book rm/207- Library, 206/207- Library Walls: Access hall in office,	31,890 SF	F	4	Y		Sample to prove negative until such time as it is proven negative include in O&M Plan			N
Joint compound associated with Sheetrock type 2		F 4 Y  F 4 Y  F 11,  11,  11,  11,  11,  11,  11,  1					N			

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

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storage, 208,				
207B, 207, Book				
room, 207, SPED				
hall 1, SPED hall				
open, 200, office				
in 200, small				
room at entry				
storage by gym,				
211A, server,				
conf. rm, 2 <sup>nd</sup>				
floor storage, 2 <sup>nd</sup>				
floor hall walls				

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

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Material	Location	QTY	Friable	Phys Assess	Assumed	Sample Date	Recommendation	Amount/Location of	Schedule	Special
	(Homogeneous			Category	ACM	ACM Y or N		Damage; Type of	Begin/Complete	Cleaning
	Area)							Damage		
Sheetrock	Above doors	206 SF	F	5	Υ		O & M			N
type 3 (no	(transom): at hall									
DJC)	entry to									
	classrooms, 308,									
	307A, 305, 314,									
	306, 306A, 310,									
	Hall to Alt. HS,									
	Hall door wall,									
	215, 213, 207,									
	208, 207-Library,									
	Stairs by 208,									
	Hall to SPED, 2 <sup>nd</sup>									
	floor office									
	(decorative), 2 <sup>nd</sup>									
	floor hall door									
	walls									
Sheetrock	BC-1, BC-2, BC-7,	830 SF	F	5	Υ		O & M			N
type 4	BC-3									

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

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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
Speed block	308, guidance, 307A, 306, 307B, 306A, 314, 313, 310, 309, 306B, 306C, 306C, 14, 12, 11, 10, 9, Closet in 9, End of hall, 7, 6, 4, 3, 2, 1, Alt. HS hall, Wall by 305, hall by 302, 210,	39,941 SF	NF	4	Y		Sample to prove negative until such time as it is proven negative include in O&M Plan	2 SF of D in 308		N
Associated mortar	conference, room adjacent to conference, ext. walls of rms 211H thru M, SPED open area, SPED hall, ext. walls of rms 210B thru D, server, 211D, 211E, room off 211E, gym entry, 207, book room, 207A, 207B, 208, storage, stairs (x4)	39,941 SF	NF	4	Y					N

Amount	Friability
SF-Square feet	F-Friable
LF-Linear feet	NF-Non-friable
	SF-Square feet

M - Miscellaneous

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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
2 x 4 Large dotted ceiling tile	308, 307, 306, 314, 306A, 307B, 310, 313, Alt. HS Hall, gender neutral bath, 14, 1, 2, 3, 11, 40, 10, 9, 7, 6, 200, 200 office, 207, book room, 207A, 207B, 210, 106A, 108, 108B, office by 109	2,780 SF	F	5	Y		Sample to prove negative until such time as it is proven negative include in O&M Plan			N
2 x 2 Rough white ceiling tile	306D	42 SF	F	5	Y		Sample to prove negative until such time as it is proven negative include in O&M Plan			N
Whole space dotted ceiling tiles	SPED 211A, SPED Hall, SPED baths, 210B, SPED offices	6,990 SF	F	5	Y		Sample to prove negative until such time as it is proven negative include in O&M Plan			N

Amount	Friability
SF-Square feet	F-Friable
LF-Linear feet	NF-Non-friable
	SF-Square feet

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

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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
Concrete floor	105A, 1st floor halls, 2nd floor halls (except SPED wing), 3rd floor halls (except for Alt. HS), boxing club (except for bath), 1st floor kitchen, all stair landings, 2nd floor girl's bath	42,000 SF	NF	6	Y		O & M			N
Masonry stone	Stairs in 200 by gym	32 SF	NF	6	Υ		O & M			N
Dark brown mastic with gray leveling agent	108	570 SF	NF	7	Υ		O & M			N
Level agent mixed in with old mastic	108B, 110, 101, 108A, 108 A office	3,102 SF	NF	7	Υ		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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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
Gray mastic under carpet	Storage second floor, 211 M	350 SF	NF	7	Y		O & M			N
Old carpet adhesive on wood floor	308, 208, 210, 205, 204, 201, 200, 108B, 109, 101, 108A	7,336 SF	NF	7	Y		O & M			N
Olive green carpet mastic	207, 208, 210 201, 106	1,216 SF	NF	7	Y		O & M			N
12 x 12 Beige floor tile w/gold flecks & mottled floor tile	306B, SPED baths	174 SF	NF	6	Y		O & M			N
Associated mastic			NF	7	Υ		O & M			N
12 x 12 Dark brown mottled floor tile	306B - replacement tiles	27 SF	NF	6	Y		O & M			N
Associated mastic			NF	7	Υ		O & M			N

Туре	Amount	Friability
T-TSI	SF-Square feet	F-Friable
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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
12 x 12 Pink floor tile	108A	912 SF	NF	6	Υ		O & M			N
Associated mastic			NF	7	Υ		O & M			N
12 x 12 Dark gray mottled floor tile	Alternative bath suite, Nurse suite, 206, 306D suite	712 SF	NF	6	Y		O & M			N
Associated mastic			NF	7	Υ		O & M			N
12 x 12 Black mottled floor tile	As pattern - 206, 202	40 SF	NF	6	Y		O & M			N
Associated mastic			NF	7	Υ		O & M			N
12 x 12 White floor tile w/tan speckles (under carpet)	207A, 209, 213, office, 215	2,100 SF	NF	6	Y		O & M			N
Associated mastic			NF	7	Υ		O & M			N

Type	Amount	Friability
T-TSI	SF-Square feet	F-Friable
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5 4 5 4° II		

M - Miscellaneous

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1 2 x 12 Beige floor tile with green hue	204, 200	1,470 SF	NF	6	Y		O & M			N
Associated mastic			NF	7	Υ		O & M			N
12 x 12 Green/blue floor tile	109	1,664 SF	NF	6	Y		O & M			N
Associated mastic			NF	7	Υ		O & M			N
12 x 12 Black floor tile	306D at entry	3 SF	NF	6	Y		O & M			N
Associated mastic			NF	7	Υ		O & M			N
12 x 12 Gray/tan floor tile w/large splotches (red/white)	Cafeteria, 105	1,876 SF	NF	4	Y		Sample to prove negative until such time as it is proven negative include in O&M Plan	Damage in cafeteria		N
Associated mastic		1,876 SF	NF	7	Υ					N

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

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12 x 12 White floor tile w/olive & brown flecks	Storage 2 <sup>nd</sup> floor, 205, 211A, 210D, office by 115, 305A, Stage	2,179 SF	NF	4	Υ		Sample to prove negative until such time as it is proven negative include in O&M Plan			N
Associated mastic		2,179 SF	NF	7	Υ					N
12 x 12 Tan floor tile w/dark brown flecks	304A closet	27 SF	NF	6	Y		O & M			N
Associated mastic			NF	7	Υ		O & M			N
12 x 12 Pink floor tile w/dark pink flecks	Kitchen	10 SF	NF	6	Y		O & M			N
Associated mastic			NF	7	Υ		O & M			N
12 x 12 Green mottled floor tile	104 patterned with light mottled purple, patch in kitchen	267 SF	NF	6	Y		O & M			N
Associated mastic			NF	7	Υ		O & M			N

Туре	Amount	Friability
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Floating floor (wood face)	100, 106	1,400 SF	NF	N/A	N – under regs	N/A	N/A	N/A	N/A	N/A
Older brown cove base (bronzy brown)	Alt. HS: Conf. rm, kitchen, mother's rm, 10, 9, work room, 7, 4, 3, storage in 3,	1,400 LF	NF	6	Y		O & M			N
Associated adhesive	2, storage in 2, 1,		NF	6	Υ		O & M			N
Dark brown vinyl cove base	5, 6, Hall, SPED Hall, 210	460 LF	NF	N/A	N/A	N – under regs	N/A	N/A	N/A	N/A
Associated adhesive			NF	7	Υ		O & M			N
Light tan vinyl cove base	11, 12, 10	170 LF	NF	N/A	N/A	N – under regs	N/A	N/A	N/A	N/A
Associated adhesive			NF	7	Υ		O & M			N

Туре	Amount	Friability
T-TSI	SF-Square feet	F-Friable
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12 x12 Light purple mottled floor tile	104 patterned with green mottled purple, patch in kitchen	259 SF	NF	6	Y		O & M			N
Associated mastic			NF	7	Y		O & M			N
12" Mauve floor tile	Under carpet in office & hall	171 SF	NF	6	Y		O & M			N
Associated mastic			NF	7	Y		O & M			N
12 x 12 Olive & white floor tile	112	300 SF	NF	6	Y		Sample to prove negative until such time as it is proven negative include in O&M Plan	About 6 SF damaged		
Associated mastic			NF	7	Υ					N

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

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12 x 12 Off white floor tile w/dark brown & maroon flecks	Bath in 108A	85 SF	NF	6	Y		O & M			N
Associated mastic		85 SF	NF	7	Υ		O & M			N
12 x 12 Dark gray floor tile w/white flecks	102 (patched)	13 SF	NF	6	Y		O & M			N
Associated mastic		13 SF	NF	7	Υ		O & M			N
12 x 12 Floor tile w/gold flecks	Patch in Cafeteria near entry hall	37 SF	NF	6	Y		O & M			N
Associated mastic		37 SF	NF	7	Υ		O & M			N
12 x 12 Blue floor tile w/ dark blue dots & white flecks	300A (120 SF) and 114 (176 SF)	296 SF	NF	4	Y		Sample to prove negative until such time as it is proven negative include in O&M Plan			N
Associated mastic		296 SF	NF	7	Υ					N

TypeAmountFriabilityT-TSISF-Square feetF-FriableS-SurfacingLF-Linear feetNF-Non-friable

M - Miscellaneous

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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
Black vinyl cove base	313, 307, 314, first hall to Alt.	244 LF	NF	N/A	N/A	N – under regs	N/A	N/A	N/A	N/A
Associated adhesive	HS, room & stairs by 108A, 207, 207A, 108		NF	6	Y		Sample to prove negative until such time as it is proven negative include in O&M Plan	Damage: 207 (4 LF), 207 A (4 LF), 108 (10 LF)		
Gray HVAC goop	On round ducts: SPED wing & Alt. HS wing	400 SF	NF	6	Y		O & M			N
Sink under coating	305B (2 SF), 207- Art (2 SF), 108 kitchen (2 SF)	6 SF	NF	6	Y		O & M			N
Glazing associated w/8 light windows	310 (2 windows), 210 (2 windows), nurses' room	10 LF per	NF	7	Y		O & M			N
Door light glazing (# of lights)	308 (3), 310 (1), 301- 305 (1 per), 313-314 (1 per), 200-207 (1 per), 207A (2), 208 (2), Hall to SPED (2), Hall to Alt. HS (2), 300 (2), Office door (2), Nurse (1)	10 LF per	NF	7	Y		O & M			N

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

**Assessment Categories for Friable Materials** 

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- 3: Significantly damaged (SD) surfacing
- 4: Damaged or significantly damaged misc.
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School: Edgerly Education Center

 ${\sf Address:} \ \underline{{\sf 8 \ Bonair \ Street}}, \underline{{\sf Somerville}}, \underline{{\sf MA}}$ 

Date of Reinspection: 7/18/2023

Inspector Name: Lynne Brimhall

Inspector Signature: //www

License #: AI 061691

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
Newer prefab windows green frame with rubber glazing	Majority of windows on the 1 <sup>st</sup> , 2 <sup>nd</sup> , and 3 <sup>rd</sup> floors	N/A	N/A	N/A	N/A	N – under regs	N/A	N/A	N/A	N/A
Wood walls	BC-2 and guidance wall shared with 308	N/A	N/A	N/A	N/A	N – under regs	N/A	N/A	N/A	N/A
Old metal walls	BC-5	N/A	N/A	N/A	N/A	N – under regs	N/A	N/A	N/A	N/A
Metal cove base	101- 106A, 201- 205, 301-305	N/A	N/A	N/A	N/A	N – under regs	N/A	N/A	N/A	N/A
Wood cove base	301-305	N/A	N/A	N/A	N/A	N – under regs	N/A	N/A	N/A	N/A
Carpet squares	308 & Guidance	N/A	N/A	N/A	N/A	N – under regs	N/A	N/A	N/A	N/A
Carpet	301-305, 300A office, 300, Alternative Hall 2, Nursery staff area	N/A	N/A	N/A	N/A	N – under regs	N/A	N/A	N/A	N/A
Wood flooring	Classroom unless noted. The majority is under carpet squares	N/A	N/A	N/A	N/A	N – under regs	N/A	N/A	N/A	N/A

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

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Inspector Name: Lynne Brimhall

Inspector Signature: Yunne Brum

License #: AI 061691

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
2 x 4 Small fissured ceiling tile with dots	306, 307B, 210, mixed in SPED wing, mixed in Alt. HS wing, 106A, 100, 108A, 110, 109, 108A office, replacement in 207, 207B, 200, 207A, 307, 313, 306, 314, 306A, 307B, 308, 2 <sup>nd</sup> floor girl's bath	N/A	N/A	N/A	N/A	N – February 28, 2012 Hub ID 22456- 2A thru 22456- 2C	N/A	N/A	N/A	N/A
2x 4 Thicker fissured ceiling tile with lots of dots (OLD)	305A, 305B, 305- 308, 314, 313, 3 <sup>rd</sup> floor boy's bath, 310, guidance, 207 207A, 207B, 200, 208 office 105, 106, 106A, 108, bath in 108A and 1 <sup>st</sup> floor baths, Alt. HS mixed in	N/A	N/A	N/A	N/A	N – February 28, 2012 Hub ID - 22456-1A thru 22456-1C	N/A	N/A	N/A	N/A

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

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School: Edgerly Education Center

Address: <u>8 Bonair Street, Somerville, MA</u>

Date of Reinspection: 7/18/2023

Inspector Name: Lynne Brimhall

Inspector Signature: Yunne Br

License #: AI 061691

Material	Location (Homogeneous	QTY	Friable	Phys Assess Category	Assumed ACM	Sample Date ACM Y or N	Recommendation	Amount/Location of Damage; Type of	Schedule Begin/Complete	Special Cleaning
	Area)							Damage		
Plaster brown coat	Walls and ceilings: 300, 304A, 201-205, 200, Ceilings: all halls, 300A,	N/A	N/A	N/A	N/A	N – February 28, 2012 Hub ID 22456- 3A thru 22456- 3C	N/A	N/A	N/A	N/A
Skim coat plaster	nurse, 309, 215, Main office, 213, 2 <sup>nd</sup> floor girl's bath, 209, 101, 103, 105A, 1 <sup>st</sup> floor offices (113-115), BC-5, 10, 301, 302, 303, 304, 305, 208, 112, ceiling gym exit stairs	N/A	N/A	N/A	N/A	N – February 28, 2012 Hub ID 22456- 4A thru 22456- 4C	N/A	N/A	N/A	N/A

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

M - Miscellaneous

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