



**N O R T H E R N**  
**Analytical Services, LLC.**  
ENVIRONMENTAL CONSULTANTS

**AHERA Three-Year  
Asbestos Reassessment Report**

**For**

**Kingsbury Country Day School  
5000 Hosner Road  
Oxford, Michigan 48370**

**Prepared By:**

**Northern Analytical Services, LLC.  
PO Box 1604  
Big Rapids, Michigan 49307**

**Project No.: 250129  
Report Date: July 14, 2025**

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## **Introduction**

This Three-Year Asbestos Reassessment Report was completed by Northern Analytical Services, LLC. (NAS) for Kingsbury Country Day School located at 5000 Hosner Road, Oxford, Michigan 48370. Reassessment activities were limited to the known or assumed asbestos containing materials identified in the most recent three-year report available to NAS.

Reassessment activities were performed on July 01, 2025 by Kevin Delancey, a state of Michigan accredited asbestos building inspector (accreditation number A39427). This report was then reviewed by Mr. Kevin Delancey, a state of Michigan accredited Management Planner (accreditation number A39427).

## **Limitations**

This reassessment was performed to satisfy Section 763.85 (b) reinspection of the Asbestos Hazard Emergency Response Act (AHERA) (40 CFR Part 763, Subpart E) and likely does not satisfy other requirements for asbestos inspections, such as AHERA part 763.85 (a) inspection, the National Emissions Standard for Hazardous Air Pollutants (NESHAPs), 1926.1101-Asbestos Standards for Construction, Section (k) Communications of hazards, or 1910.1001-Asbestos Standards for General Industry section (j) Communication of hazards to employees.

Building owners/operators, contractors, custodians, maintenance personnel, or anyone else who disturbs building materials is required to test for asbestos prior to disturbing any building material. Although the attached inspection may appear thorough, it was performed to only satisfy the AHERA requirements for reinspection and likely excludes other building materials that are suspected to contain asbestos.

Examples of materials that were not necessarily included in this reassessment include, exterior building materials, materials hidden in wall or ceiling cavities, materials that were non-accessible at the time of the reassessment, materials that were missed during the initial AHERA inspection, materials not identified in the most recent three-year report, and new materials.

Building materials that contain asbestos may have been installed after the initial asbestos inspection was performed and never incorporated into the management plan. According to 1926.1101-Asbestos Standards for Construction, section (k)(2) Duties of building and facility owners; building and facility owners shall determine the presence, location, and quantity of ACM and or PACM (presumed asbestos containing material) at the work site prior to the start of any renovation work.

Destructive inspection procedures were not employed during this inspection. Inaccessible materials found in wall cavities, above hard ceilings, below surface layers, and materials otherwise inaccessible may not be included in this report. Destructive testing procedures will likely be required to complete a thorough inspection.

The Client Responsibilities section of this report must be reviewed, and each listed action performed to help prevent asbestos exposure.

All building materials not explicitly described in this report as being asbestos free shall be assumed to contain asbestos and must not be disturbed until adequate testing by an accredited asbestos inspector be completed.

### **Building Information**

This reassessment included the following buildings:

<b>School Building Number</b>	<b>Building</b>	<b>Address</b>	<b>Reassessment Date</b>
1	Hosner Campus	5000 Hosner Road, Oxford, Michigan 48370	7/1/2025
2	JAS Center	5000 Hosner Road, Oxford, Michigan 48370	7/1/2025
3	Main Building	5000 Hosner Road, Oxford, Michigan 48370	7/1/2025

### **Company Statement**

This Re-inspection Report and Management Plan update was prepared by NAS to assist Kingsbury Country Day School in meeting the 3 Year Re-Inspection requirements set forth by AHERA.

In preparation of this document, every attempt has been made to recommend the least burdensome response actions consistent with protecting human health and the environment as specified by AHERA.

AHERA states that the management plan is the responsibility of the owner/operator of the facility, also called the Local Education Agency (LEA); in this case the LEA is Kingsbury Country Day School. It is the responsibility of the LEA to read and understand the response actions, their obligations, timetables, and to determine if these actions are reasonable actions prior to signing the owner/operator statement. Any changes or additions to this document without written authorization from NAS will automatically void the inspection and management plan statements.

If the LEA decides to make changes to this report without authorization from NAS or decides to make changes which conflict with the advice and/or professional judgment of NAS, a separate statement shall accompany the management plan and should specify which recommended actions the owner/operator has decided to change, the actual changes and rationale for the changes. NAS will not accept any responsibility for changes to any response actions that weren't stated previously by NAS.

## **Asbestos Background**

Asbestos is a naturally occurring mineral. It is distinguished from other minerals by the fact that its crystals form long, thin fibers. Deposits of asbestos are found throughout the world. The primary sites of commercial production are Canada, China, Brazil, Zimbabwe, and South Africa. Asbestos is also mined commercially in limited quantities in the United States, in California and Vermont.

Asbestos has been used in thousands of products. Collectively, these are referred to as asbestos-containing material (ACM). Asbestos gained wide-spread use because it was plentiful, readily available and low in cost. Because of its unique properties – fire resistance, high tensile strength, poor heat and electrical conductivity and being generally impervious to chemicals attacks – asbestos proved well-suited for many uses in the construction trades.

Asbestos-related diseases are chronic diseases and symptoms usually do not appear for 15 to 40 years after initial exposures to airborne asbestos fibers. In nearly all cases, many years of exposure to high levels of airborne ACM is necessary for personnel to contract asbestos-related diseases.

The primary exposure route is inhalation. Inhaled fibers may become embedded in the bronchial tubes or alveoli, or they may pass through to the pleura – the lining of the chest cavity. Asbestos-related diseases include asbestosis, lung cancer, mesothelioma and gastrointestinal cancers.

## **Inspection Procedures**

Inspection procedures were conducted by a State of Michigan accredited Asbestos Building Inspector in accordance with AHERA requirements.

To complete this survey, the inspector(s) reviewed the most recent re-inspection report and performed an inspection of the materials identified in that report as either known or assumed to be asbestos containing. During the inspection, the inspector visually inspected materials for damage or the potential for damage.

NAS did not conduct a thorough inspection of the building(s) to determine the presence, location, or quantity of materials suspected to contain asbestos. NAS only inspected the materials identified in the previous re-inspection. Prior to performing any renovation work NAS strongly recommends a thorough building inspection be performed.

### **Unknown Suspect Materials**

It is likely that there are suspect asbestos containing materials present that have not been identified in this reinspection or in previous AHERA inspections/reinspections. Keep in mind that in 1988 when AHERA was enacted many inspectors were new and likely missed some of the suspect materials. Additionally, new building materials have likely been added since the original AHERA inspection. It is a common misconception that asbestos has been banned, it is still legal to sell many types of building materials yet today that contain asbestos.

In addition to unknown/untested materials, many known asbestos containing materials have been removed over the years through renovation or maintenance activities. It is possible that the conditions at the time work was completed would not allow for complete removal and some portion of the ACM remain. The following are examples of this:

- Cabinets and unit vent heaters cover old floor tile.
- Floor tile was removed but the asbestos containing mastic remains and was covered with new flooring.
- Pipe insulation was abated where exposed but the asbestos insulation extends into a wall cavity.
- Spray applied acoustical ceilings were scrapped but the non-asbestos plaster substrate remains along with asbestos containing overspray above it.
- Spray applied fire proofing was removed but residual overspray remains in wall cavities and other hidden areas.

To help ensure suspect ACMs are not unknowingly disturbed it is crucial that the NESHAP regulations are closely followed and every space be thoroughly inspected and every building material be tested prior to disturbance. This report does not cover unknown or hidden suspect materials.

Building materials that are not described in this report as being asbestos free shall be assumed to contain asbestos and left alone until adequate testing can be performed by an accredited asbestos building inspector.

## Facility Recommendations

Based on the findings of the Inspector, the following general site recommendations have been made:

1. Careful review of the included Response Action Report should be conducted by the Districts Designated Person. The reports titled Material Report will provide a detailed description of the suspect ACM found, asbestos content, friability, type of asbestos present, and the total quantity found in each building. Reports titled Response Action Report will provide a description of what ACMs were found in each room, comments on the specific location and damage if any was observed and response actions to be taken for each of the known or assumed ACM.
2. For materials that have been identified as damaged, it is recommended that a licensed abatement contractor be contacted to make any repairs or to conduct any removal activities needed.
3. In accordance with CFR 1910.1200, it is recommended that each ACM be properly labeled as asbestos containing. Warning labels should contain the following information:

Danger  
Contains Asbestos Fibers  
Avoid Creating Dust  
Cancer and Lung Disease Hazard

4. Labels should be placed in various locations on each material in a manner to avoid accidental disturbance.
5. Prior to any renovation or maintenance activity, review the Management Plan to ensure materials being impacted by the renovation/activity do not contain asbestos. Should materials likely to be disturbed not be accurately described in the inspection reports, contact a licensed Asbestos Building Inspector to collect samples. Do not disturb materials not described in the Management Plan or materials identified as asbestos containing or assumed to contain asbestos.
6. If a disturbance occurs, either accidental or planned (abatement project), area air monitoring should be conducted to establish the airborne concentration of asbestos fibers present. Both State and Federal Agency strictly govern disturbance activities and exposure to employees and building occupants. Proper air sampling can determine if area contamination has occurred as well as help assure employees and building occupants in adjacent areas are not being exposed. In addition to area monitoring, AHERA requires third party area air clearance testing whenever a disturbance occurs.

7. Records of future renovation activities should be kept. These records should include what materials were disturbed and to what extent. Also, information on replacement materials is vital in keeping this survey up to date. Often Architects or Design Engineers can provide legal statements indicating that replacement materials do not contain asbestos. Other documentation of this sort would be material or product safety data sheets. If proper documentation is not available for suspect ACM's located in building constructed prior to 1986, sample collection and analysis is required by State and Federal Regulations.
8. Both CFR 1910.110 and CFR 1926.110 require that employers provide awareness training to all employees that are expected to come in contact with or required to work in the general vicinity of ACM. In accordance with regulatory requirements, it is recommended that all housekeeping and maintenance employees receive, at a minimum, 2-hour asbestos awareness training. In addition, employees that are required to conduct minor cleanup projects shall be provided additional training.
9. In accordance with the Asbestos Hazard Emergency Response Act (AHERA), all buildings owned and/or operated by K-12 school districts are required to be incorporated into the district's management plan. These regulations allow for buildings, or portions of buildings, constructed after 1988 to either be inspected for the presence of asbestos containing materials (ACM) or be accompanied by a statement from the architect/construction manager that no ACM was installed during construction activities. It is recommended that acceptable statements be obtained and attached to this report for any future renovation/construction activities.

### **Management Planner's Recommendations**

All of the ACM or suspect ACM identified in this report was noted by the inspector as being in good condition unless specifically mentioned below under each building name. Continue the facility's operations and maintenance program and conduct periodic assessments (at least every 6 months) of all known or assumed asbestos containing materials.

The following recommendations (not all inclusive, see Response Actions for additional recommendations) are based on the inspector's findings, laboratory results and the management planner's opinion. Please note that all work described below must be completed either by in house properly trained 16-hour asbestos operations and maintenance personnel or a licensed asbestos abatement contractor. Third-party air clearance testing should be conducted following any repair/removal actions described below:

#### **School Building Number 1 - Hosner Campus**

1. All known friable ACM observed during this re-inspection was found to be in good condition, continue to maintain materials in accordance with the Operations and Maintenance Program.

#### **School Building Number 2 - JAS Center**

1. All known friable ACM observed during this re-inspection was found to be in good condition, continue to maintain materials in accordance with the Operations and Maintenance Program.

#### **School Building Number 3 - Main Building**

1. All known friable ACM observed during this re-inspection was found to be in good condition, continue to maintain materials in accordance with the Operations and Maintenance Program.

## **Client Responsibilities**

NAS believes the following actions are required to be carried out by our Client to prevent unnecessary exposure to asbestos:

- Review this report in its entirety and provide a signature on the Client section of the included Signature Page.
- If our Client is not the building owner or manager, our Client shall share this report with the building owner and manager.
- Provide written notification to all building occupants, including tenants, employees, contractors, vendors, or visitors, of the presence, location, and quantity of ACM or PACM at this site.
- Ensure all known or assumed friable ACM or RACM is properly labeled with the following information:

**DANGER  
CONTAINS ASBESTOS FIBERS  
MAY CAUSE CANCER  
CAUSES DAMAGE TO LUNGS  
DO NOT BREATHE DUST  
AVOID CREATING DUST**


- Ensure all building occupants have received at least 2 hours of awareness training that is specific to this site and in accordance with the Michigan Construction Safety and Health Standards, including, but not limited to: Parts 602-Asbestos in Construction, 603-Lead Exposure in Construction, 604-Chromium (VI) in Construction, 609-Cadmium in Construction, and 690-Silica in Construction. A recommended Awareness Training Certification and Acknowledgement is attached to this report and should be signed by all building occupants who are likely to work in close proximity of materials that are either known or are assumed to contain asbestos.
- If destructive testing measures were not used by NAS during the asbestos survey (see limitations), Contract NAS to further inspect areas where renovation or demolition work is to take place using destructive testing measures to better inspect covered layers or inaccessible cavities for potentially hidden suspect materials before any materials are disturbed at this site.
- Contract with NAS to review any renovation plans prior to the disturbance of any building material to help ensure suspect ACM is not improperly disturbed.

- Contract with NAS to prepare a written asbestos abatement project design prior to disturbing any building materials at this site. The project design must be prepared by a State of Michigan accredited Asbestos Project Designer in accordance with 40 CFR Part 763.
- Contract a State of Michigan licensed Asbestos Abatement Contractor to properly abate all materials that are either known or assumed to contain asbestos before the disturbance of said material occurs.
- Ensure the asbestos abatement contractor and/or demolition contractor file the required 10-day permits with MDLEO and MDEGLE prior to disturbing any friable ACM, any RACM, or demolition of a load bearing structure. Demolition contractors are required to file this permit with MDEGLE even if no asbestos is present.
- Contract NAS to perform third party perimeter air monitoring and post abatement clearance testing for all abatement activities.
- Contract a State of Michigan licensed Asbestos Abatement Contractor to oversee all building demolition activities with an accredited 40-hour Asbestos Abatement Contractor Supervisor.
- Immediately stop all site work if a material is discovered that does not clearly match the materials identified in this report and contact NAS for testing; assume newly identified materials contains asbestos until laboratory testing can prove otherwise.
- Perform, and document a re-assessment of all friable ACM identified in this report at least every 6 months.
- Have an accredited asbestos building inspector perform a re-inspection/assessment of the known or assumed ACM identified in this report at least every 3-years.
- Have an accredited asbestos Management Planner review the 3-year re-inspections and make response action recommendations at least every 3-years.

**Signature Page**


**Inspection Statement**

The person(s) listed below hereby attest(s) that he/she/they did inspect, assess and perform sampling of suspect asbestos containing building materials (ACBM) at the buildings/portions of buildings listed in this report in accordance with AHERA regulations set forth in 40 CFR Section 763.85(a):

<b>Name</b>	<b>Accreditation Number</b>	<b>Signature</b>	<b>Date</b>
Kevin Delancey	A39427		7/14/2025

**Management Plan Statement**

The person(s) listed below hereby attest(s) that he/she/they did review the asbestos re-inspection data collected by the asbestos building inspector for this re-inspection. Any recommendations are based on the above referenced inspection in accordance with AHERA regulations set forth in 40 CFR Section 763.93 (12), (ii).

<b>Name</b>	<b>Accreditation Number</b>	<b>Signature</b>	<b>Date</b>
Kevin Delancey	A39427		7/14/2025

Kingsbury Country Day School  
AHERA Three-Year Asbestos Reassessment Report  
Project No.: 250129  
Report Date: July 14, 2025

**Local Education Information**

Local Education Agency (LEA): Kingsbury Country Day School  
LEA Address: 5000 Hosner Road, Oxford, Michigan 48370  
Designated Person: Nathan Hoover  
Designated Person Address: 5000 Hosner Road, Oxford, Michigan 48370  
Designated Person Telephone: (248) 628-2571

**Training Certification**

The Designated Person(s) listed above attests that he/she/they received adequate training covering the Local Education Agency’s (LEA) responsibilities for Designated Person in accordance with 763.93 (e)(4). This training included:

- The health effects of asbestos exposure
- Detection, identification and assessment of ACBM
- Options for controlling ACBM
- Asbestos management programs
- Relevant State and Federal regulations regarding asbestos
- The LEA/Designated Person responsibilities.

Training was provided by: \_\_\_\_\_

Under the course titled: Asbestos Designated Person Training

on: \_\_\_\_\_ and was \_\_\_\_\_ hours in length.

Designated Person Signature: \_\_\_\_\_ Date \_\_\_\_\_  
Nathan Hoover

**LEA Responsibility Certification**

The Designated Person listed above certifies that the general LEA responsibilities as required by 763.84 have been or will be satisfied. This includes the following actions:

1. Anyone who conducts any inspections, re-inspections or abatement projects; develops or updates management plans; or performs operations and maintenance that will disturb ACM are licensed asbestos professionals.
2. All custodial and maintenance staff have received two-hour asbestos awareness training and 14 hours of operations and maintenance training (along with annual refreshers) as described in AHERA.
3. The parents, teachers and employee organizations are notified on an annual basis of all inspections, response actions and periodic surveillance that are planned or in progress in regard to asbestos in each school building.
4. Short-term workers (e.g., telephone repair workers, utility workers or exterminators) are informed of the locations of ACBM in school buildings.
5. Warning signs are posted immediately adjacent to ACM in routine maintenance areas that state:

Danger. Asbestos. Hazardous.  
Do Not Disturb  
Without Proper Training and Equipment

6. Parents, teachers and employee organizations are notified in writing on an annual basis of the availability of the school’s asbestos management plan.
7. The management plans are available for inspection in each school and the district office.
8. Records are properly maintained.
9. Each management plan contains a statement, signed by the designated person that certifies the LEA’s responsibilities have been or will be met. The statement needs to be amended for each new designated person chosen by the LEA.
10. Re-inspections are conducted at least once every three years after a management plan is in effect.

As the Designated Person for Kingsbury Country Day School, I will ensure that the above items are completed in accordance with AHERA.

Signature of Designated Person	Nathan Hoover	Date
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## **Annual Notification**

Annual AHERA Notifications to Employees, Students, and Parents.

The Asbestos Hazard Emergency Response Act (AHERA) requires schools to "ensure that workers and building occupants, or their legal guardians, are informed at least once each school year about inspections, response actions, and post-response action activities, including periodic reinspection and surveillance activities that are planned or in progress (763.84(c)). Such notification must be done in writing and a copy placed in the management plan. Suggested notification methods may be through the publication of an article in a school district newsletter or through a separate written notice distributed to staff and sent home to a student's parent or legal guardian.

In addition, schools "shall make management plans available for inspection to representatives of EPA and the State, the public, including parents, teachers, and other school personnel within 5 working days after receiving a request for inspection (763.93(g)(3)). Furthermore, "the local education agency shall notify in writing parent, teacher, and employee organizations of the availability of management plans and shall include in the management plan a description of steps to notify such organizations, and a dated copy of the notification. In the absence of any such organizations for parents, teachers, or employees, the local education agency shall provide written notice to that relevant group of the availability of management plans and shall include in the management plan a description of the steps taken to notify such groups and a dated copy of the notification" (763.93(g)(4).

The LEA asbestos designated person for the school district is to ensure that these AHERA required notifications occur each school year. The school may determine when to do AHERA notification, as long as it occurs at least once each school year.

A copy of the annual notification can be found in Appendix A.

**Appendix A**  
**Notifications & Forms**

## Annual AHERA Notification

Kingsbury Country Day School has an Asbestos Management Plan in place in accordance with the Asbestos Hazard Emergency Response Act (AHERA). The plan is available for review in the main office. Please call Mr. Nathan Hoover at ((248) 628-2571) to view during normal operational hours, 8AM to 4PM Monday through Friday with the exception of holidays.

In accordance with AHERA requirements, Kingsbury Country Day School has contracted Northern Analytical Services, LLC. (NAS) to perform all re-inspections of known asbestos containing materials present, to prepare written project designs for all response actions and to perform all post response action testing. As part of this plan, NAS performed the most recent 3-year re-inspection on 7/1/2025.

Over the past 12 months, the following materials were removed from our buildings:

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In the next 12 months we are planning to remove the following materials from our buildings:

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Prior to conducting any work that disturbs asbestos, Kingsbury Country Day School will notify all parents and building staff in advance.

Sincerely,

Nathan Hoover  
Kingsbury Country Day School

## **Asbestos Removal Notification**

In an effort to provide our students with the best learning environment possible, Kingsbury Country Day School is planning a building improvement project that will require the disturbance of asbestos containing materials. We have retained the services of a State of Michigan accredited Asbestos Project Designer to prepare written specifications to help ensure the work is completed in the safest manner possible. All removal work will be performed by a State of Michigan licensed asbestos abatement contractor and overseen by a qualified third-party air quality testing firm.

Third party air clearance testing will be performed before the areas affected by the asbestos removal are returned to normal use.

Asbestos Removal is scheduled to be removed from the following buildings:

Building Name	Start Date	Completion Date

Please contact our District's Designated Person, Mr. Nathan Hoover at (248) 628-2571 with any questions.



Local Education Agency (LEA) Name

Kingsbury Country Day School

School Building Number/Name

1-Hosner Campus

**Periodic Surveillance**

1. Name of Person Performing the Surveillance:

Last

First

M.I.

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2. Date of the Surveillance:

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3. Description of any Changes in the Condition of the Materials:

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Local Education Agency (LEA) Name

Kingsbury Country Day School

School Building Number/Name

2-JAS Center

## Periodic Surveillance

1. Name of Person Performing the Surveillance:

Last

First

M.I.

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2. Date of the Surveillance:

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3. Description of any Changes in the Condition of the Materials:

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Local Education Agency (LEA) Name

Kingsbury Country Day School

School Building Number/Name

3-Main Building

## Periodic Surveillance

1. Name of Person Performing the Surveillance:

Last

First

M.I.

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2. Date of the Surveillance:

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3. Description of any Changes in the Condition of the Materials:

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## **Appendix B**

### **Inspection Data**

**Hosner Campus**

## **Material Report**

# Northern Analytical Services

14870 225th Avenue, Big Rapids, MI 49307 - (231) 268-0004 - Fax (866) 214-4739

Customer: Choice Schools Associates  
Building: Kingsbury Country Day Hosner Campus  
Address: 5000 Hosner Road  
Oxford, MI 48370

Printed: July 14, 2025

## Material Report

<i>Material Number</i>	<i>Homogeneous Material Description</i>	<i>Category</i>	<i>Friability*</i>	<i>RACM**</i>	<i>Asbestos Detected</i>	<i>Percent Asbestos</i>	<i>Asbestos Type</i>	<i>Quantity</i>	<i>Units</i>
9	Floor Tile & Mastic - 12x12 Gray Mottled w/ Black Mastic	Misc.	Category I Non-Friable	No	Yes	T-7% M-1.5%	Chrysotile	3000	Sq.Ft.
31	Floor Tile & Mastic - 9x9 Gray w/ Black and White Streaks, Black Mastic	Misc.	Category I Non-Friable	No	Yes	T-8% M-1.5%	Chrysotile	528	Sq.Ft.
34	Floor Tile & Mastic - 9x9 White w/ Black Streaks, Black Mastic	Misc.	Category I Non-Friable	No	Yes	T-4% M-1.5%	Chrysotile	180	Sq.Ft.

\* Non-Friable materials may become friable when damaged.

\*\* May become regulated asbestos containing material (RACM) when damaged.

Misc. = miscellaneous material  
Surfacing = surfacing material  
Thermal = thermal system insulation  
RACM = regulated asbestos containing material

## **Response Action Report**

# Northern Analytical Services

14870 225th Avenue, Big Rapids, MI 49307 - (231) 268-0004 - Fax (866) 214-4739

LEA: Choice Schools Associates  
Building: Kingsbury Country Day Hosner Campus  
Building No.: 1  
Address: 5000 Hosner Road  
Oxford, MI 48370

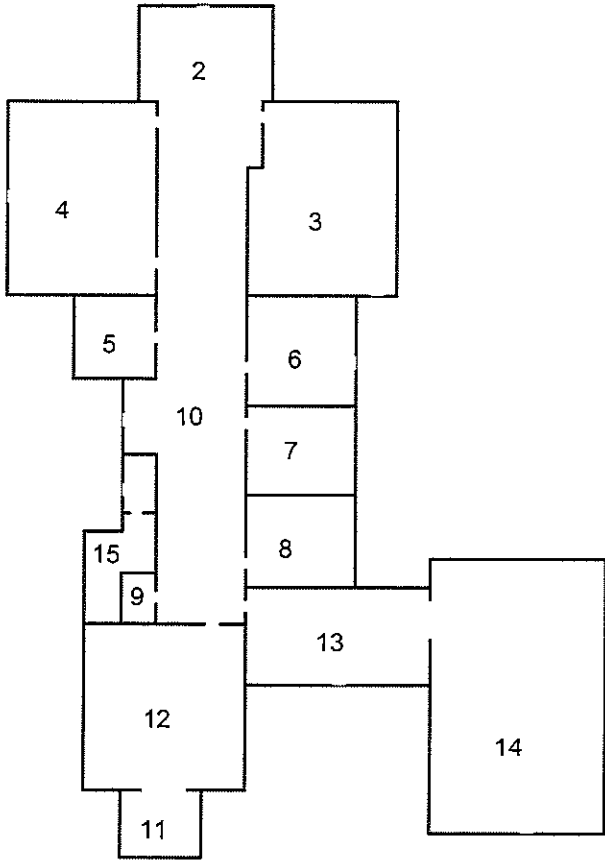
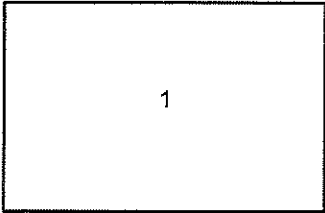
## Response Action Report

Printed: July 14, 2025

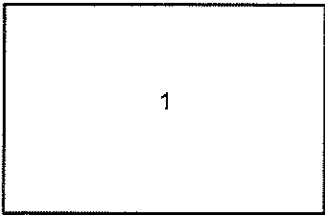
<i>Room Number</i>	<i>Material Number</i>	<i>Homogeneous Material Description</i>	<i>Quantity</i>	<i>Units</i>	<i>Comments</i>	<i>Response Action (AHERA Ranking)</i>
02	9	Floor Tile & Mastic - 12x12 Gray Mottled w/ Black Mastic	288	Sq.Ft.	Under Carpet	Follow O&M Plan. (7)
03	9	Floor Tile & Mastic - 12x12 Gray Mottled w/ Black Mastic	576	Sq.Ft.	Under Carpet	Follow O&M Plan. (7)
04	9	Floor Tile & Mastic - 12x12 Gray Mottled w/ Black Mastic	576	Sq.Ft.	Under Carpet	Follow O&M Plan. (7)
05	34	Floor Tile & Mastic - 9x9 White w/ Black Streaks, Black Mastic	180	Sq.Ft.	Under Carpet	Follow O&M Plan. (7)
10	9	Floor Tile & Mastic - 12x12 Gray Mottled w/ Black Mastic	264	Sq.Ft.	Under Carpet	Follow O&M Plan. (7)
10	31	Floor Tile & Mastic - 9x9 Gray w/ Black and White Streaks, Black Mastic	528	Sq.Ft.	Under Vinyl Sheet Flooring	Follow O&M Plan. (7)
13	9	Floor Tile & Mastic - 12x12 Gray Mottled w/ Black Mastic	336	Sq.Ft.	Under Carpet	Follow O&M Plan. (7)
14	9	Floor Tile & Mastic - 12x12 Gray Mottled w/ Black Mastic	960	Sq.Ft.	Under Carpet	Follow O&M Plan. (7)

## Floor Plan

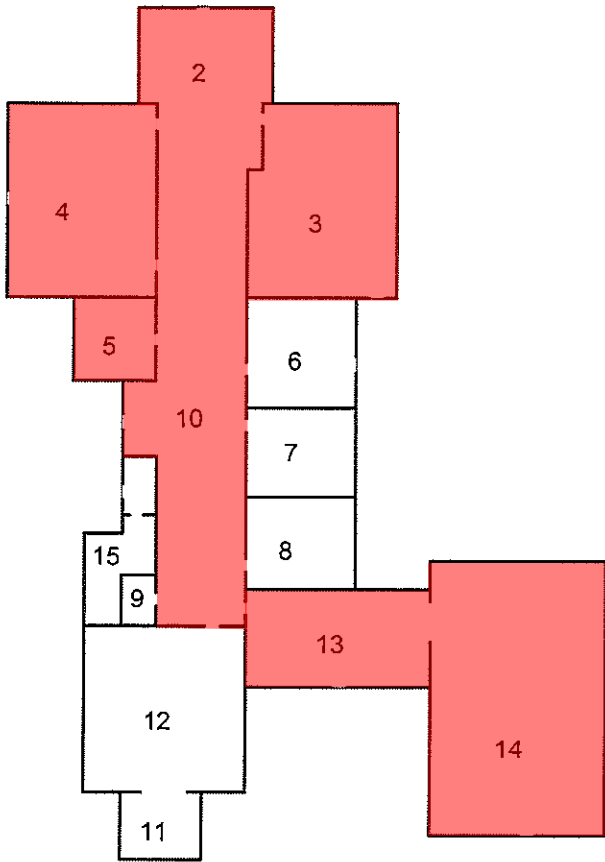
KINGSBURY COUNTRY DAY SCHOOL  
HOSNER CAMPUS  
FUNCTIONAL SPACE MAP



KINGSBURY COUNTRY DAY SCHOOL  
HOSNER CAMPUS  
FUNCTIONAL SPACE MAP



 = ACM Flooring Under Carpet/Sheet Flooring



**JAS Center**

## **Material Report**

# Northern Analytical Services

14870 225th Avenue, Big Rapids, MI 49307 - (231) 268-0004 - Fax (866) 214-4739

Customer:

Building:

Address:

Choice Schools Associates  
Kingsbury Country Day JAS Center  
5000 Hosner Road  
Oxford, MI 48370

Printed:

July 14, 2025

## Material Report

<i>Material Number</i>	<i>Homogeneous Material Description</i>	<i>Category</i>	<i>Friability*</i>	<i>RACM**</i>	<i>Asbestos Detected</i>	<i>Percent Asbestos</i>	<i>Asbestos Type</i>	<i>Quantity</i>	<i>Units</i>
6	Fire Rated Door -	Misc.	Category II Non-Friable	No	Yes	---	Assumed	12	Each
7	Miscellaneous - Fire Rated Frame	Misc.	Category II Non-Friable	No	Yes	---	Assumed	2	Each
8	Tar, Felt & Associated Mastic Layers Under Wood Floor - Gym Floor	Misc.	Category I Non-Friable	No	Yes	---	Assumed	7740	Sq.Ft.

\* Non-Friable materials may become friable when damaged.

\*\* May become regulated asbestos containing material (RACM) when damaged.

Misc. = miscellaneous material

Surfacing = surfacing material

Thermal = thermal system insulation

RACM = regulated asbestos containing material

## **Response Action Report**

# Northern Analytical Services

14870 225th Avenue, Big Rapids, MI 49307 - (231) 268-0004 - Fax (866) 214-4739

LEA:  
Building:  
Building No.:  
Address:

Choice Schools Associates  
Kingsbury Country Day JAS Center  
2  
5000 Hosner Road  
Oxford, MI 48370

## Response Action Report

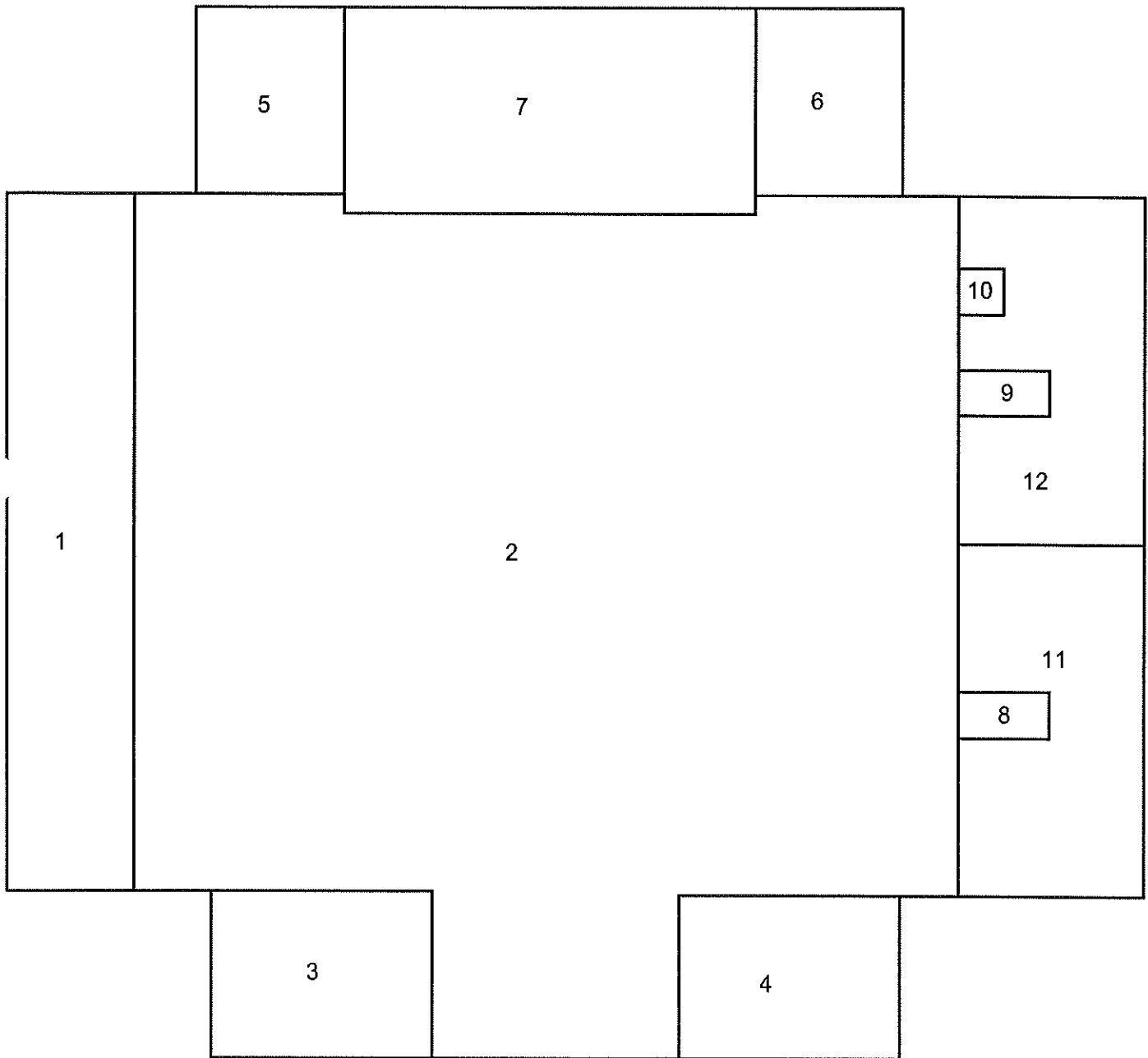
Printed:

July 14, 2025

<i>Room Number</i>	<i>Material Number</i>	<i>Homogeneous Material Description</i>	<i>Quantity</i>	<i>Units</i>	<i>Comments</i>	<i>Response Action (AHERA Ranking)</i>
01	6	Fire Rated Door -	4	Each		Follow O&M Plan. (7)
01	7	Miscellaneous - Fire Rated Frame	2	Each		Follow O&M Plan. (7)
02	8	Tar, Felt & Associated Mastic Layers Under Wood Floor - Gym Floor	6750	Sq.Ft.		Follow O&M Plan. (7)
05	6	Fire Rated Door -	3	Each		Follow O&M Plan. (7)
06	6	Fire Rated Door -	4	Each		Follow O&M Plan. (7)
07	8	Tar, Felt & Associated Mastic Layers Under Wood Floor - Gym Floor	990	Sq.Ft.		Follow O&M Plan. (7)
10	6	Fire Rated Door -	1	Each		Follow O&M Plan. (7)

## Floor Plan

KINGSBURY COUNTRY DAY SCHOOL  
JUSTIN A. SCHWARTZ CENTER  
FUNCTIONAL SPACE MAP



**Main Building**

## **Material Report**

# Northern Analytical Services

14870 225th Avenue, Big Rapids, MI 49307 - (231) 268-0004 - Fax (866) 214-4739

Customer: Choice Schools Associates  
Building: Kingsbury Country Day Main Building  
Address: 5000 Hosner Road  
Oxford, MI 48370

Printed: July 14, 2025

## Material Report

<i>Material Number</i>	<i>Homogeneous Material Description</i>	<i>Category</i>	<i>Friability*</i>	<i>RACM**</i>	<i>Asbestos Detected</i>	<i>Percent Asbestos</i>	<i>Asbestos Type</i>	<i>Quantity</i>	<i>Units</i>
25	Fire Rated Door -	Misc.	Category II Non-Friable	No	Yes	---	Assumed	8	Each
26	Fire Rated Door - Frame	Misc.	Category II Non-Friable	No	Yes	---	Assumed	7	Each
28	Floor Tile & Mastic - 12x12 Beige w/ Black Mastic	Misc.	Category I Non-Friable	No	Yes	T-ND M-2.75%	Chrysotile	2236	Sq.Ft.
36	Boiler Material (inside) - 1974 Boiler	Thermal	Yes	Yes	Yes	---	Assumed	1	Sq.Ft.

\* Non-Friable materials may become friable when damaged.

\*\* May become regulated asbestos containing material (RACM) when damaged.

Misc. = miscellaneous material

Surfacing = surfacing material

Thermal = thermal system insulation

RACM = regulated asbestos containing material

## **Response Action Report**

# Northern Analytical Services

14870 225th Avenue, Big Rapids, MI 49307 - (231) 268-0004 - Fax (866) 214-4739

LEA: Choice Schools Associates  
 Building: Kingsbury Country Day Main Building  
 Building No.: 3  
 Address: 5000 Hosner Road  
 Oxford, MI 48370

## Response Action Report

Printed: July 14, 2025

<i>Room Number</i>	<i>Material Number</i>	<i>Homogeneous Material Description</i>	<i>Quantity</i>	<i>Units</i>	<i>Comments</i>	<i>Response Action (AHERA Ranking)</i>
12	25	Fire Rated Door -	4	Each		Follow O&M Plan. (7)
12	26	Fire Rated Door - Frame	2	Each		Follow O&M Plan. (7)
13	25	Fire Rated Door -	1	Each		Follow O&M Plan. (7)
13	26	Fire Rated Door - Frame	1	Each		Follow O&M Plan. (7)
13	28	Floor Tile & Mastic - 12x12 Beige w/ Black Mastic	648	Sq.Ft.	Under Carpet	Follow O&M Plan. (7)
14	25	Fire Rated Door -	1	Each		Follow O&M Plan. (7)
14	26	Fire Rated Door - Frame	1	Each		Follow O&M Plan. (7)
14	28	Floor Tile & Mastic - 12x12 Beige w/ Black Mastic	648	Sq.Ft.		Follow O&M Plan. (7)
15	28	Floor Tile & Mastic - 12x12 Beige w/ Black Mastic	360	Sq.Ft.		Follow O&M Plan. (7)
16	28	Floor Tile & Mastic - 12x12 Beige w/ Black Mastic	132	Sq.Ft.	Under Carpet	Follow O&M Plan. (7)
17	26	Fire Rated Door - Frame	1	Each		Follow O&M Plan. (7)
17	28	Floor Tile & Mastic - 12x12 Beige w/ Black Mastic	448	Sq.Ft.		Follow O&M Plan. (7)
19	25	Fire Rated Door -	1	Each		Follow O&M Plan. (7)
19	26	Fire Rated Door - Frame	1	Each		Follow O&M Plan. (7)
20	25	Fire Rated Door -	1	Each		Follow O&M Plan. (7)
20	26	Fire Rated Door - Frame	1	Each		Follow O&M Plan. (7)

# Northern Analytical Services

14870 225th Avenue, Big Rapids, MI 49307 - (231) 268-0004 - Fax (866) 214-4739

LEA: Choice Schools Associates  
Building: Kingsbury Country Day Main Building  
Building No.: 3  
Address: 5000 Hosner Road  
Oxford, MI 48370

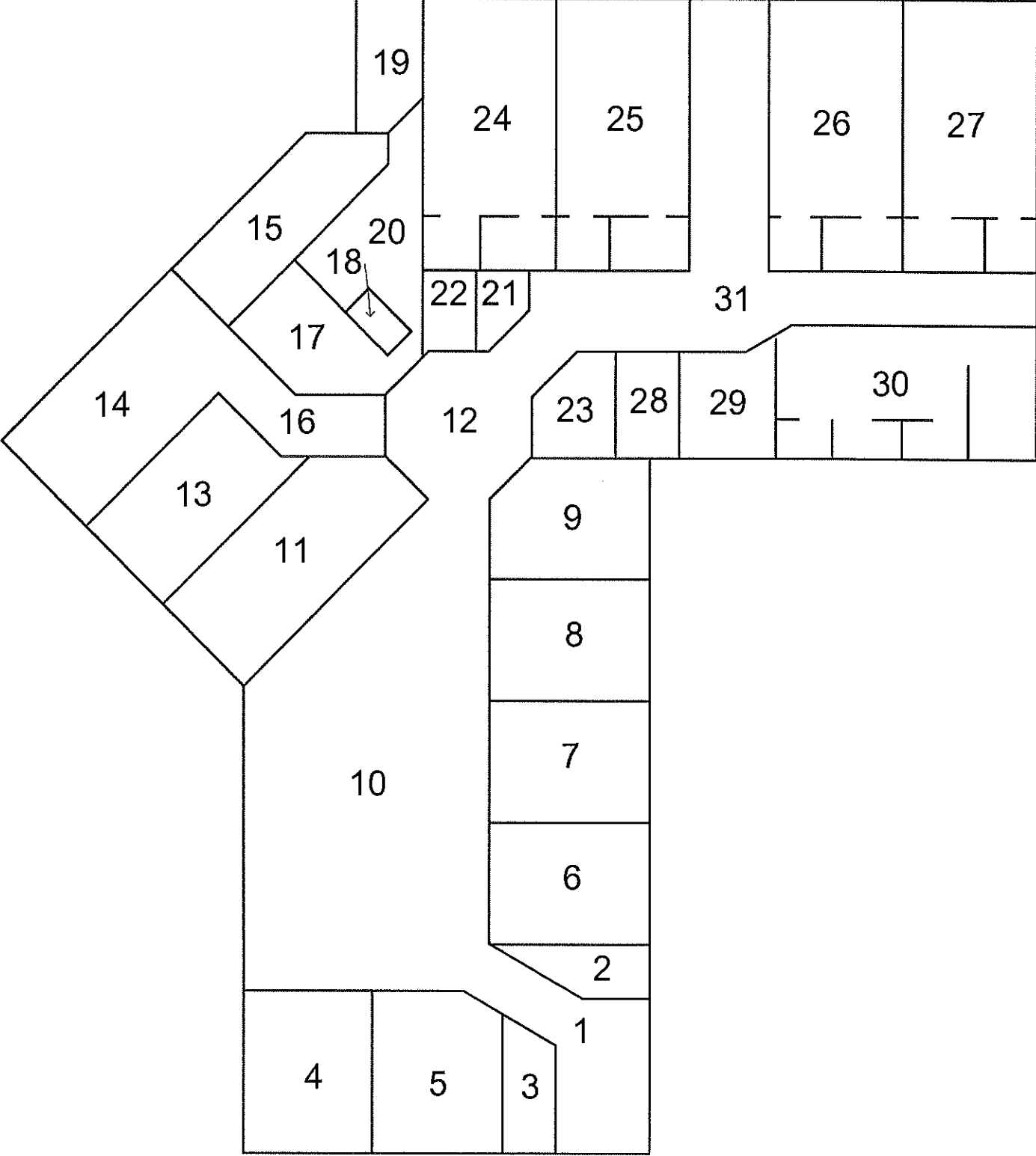
## Response Action Report

Printed: July 14, 2025

<i>Room Number</i>	<i>Material Number</i>	<i>Homogeneous Material Description</i>	<i>Quantity</i>	<i>Units</i>	<i>Comments</i>	<i>Response Action (AHERA Ranking)</i>
20	36	Boiler Material (inside) - 1974 Boiler	1	Sq.Ft.		Follow O&M Plan. (7)


## Floor Plan

KINGSBURY COUNTRY DAY SCHOOL  
MAIN BUILDING  
FUNCTIONAL SPACE MAP



# KINGSBURY COUNTRY DAY SCHOOL MAIN BUILDING

## FUNCTIONAL SPACE MAP

-  = ACM Floor Tile & Mastic
-  = ACM Flooring Under Carpet

