

PEOPLE OF THE STATE OF ILLINOIS,
ex rel. KWAME RAOUL, Attorney General
of the State of Illinois,

Plaintiff,

v.

RYZE PROPERTIES - HOMEWOOD LLC,
an Illinois limited liability company,

and

OUTLOOK DESIGN & CONSTRUCTION,
INC., an Illinois corporation,

Defendants.

No. 26 CH 2026CH06768

Plaintiff, PEOPLE OF THE STATE OF ILLINOIS, *ex rel.* KWAME RAOUL, Attorney General of the State of Illinois, on his own motion and at the request of the ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (“Illinois EPA”), complains of Defendants, RYZE PROPERTIES - HOMEWOOD LLC, an Illinois limited liability company (“Ryze”), and OUTLOOK DESIGN & CONSTRUCTION, INC., an Illinois corporation (“Outlook”) (referred to collectively as “Defendants”), as follows:

1. This Count is brought on behalf of the PEOPLE OF THE STATE OF ILLINOIS, *ex rel.* KWAME RAOUL, Attorney General of the State of Illinois, on his own motion and at the request of Illinois EPA, against Defendants pursuant to the terms and provisions of Section 43(a) of the Illinois Environmental Protection Act (“Act”), 415 ILCS 5/43(a) (2024), and is an action to

restrain and address a substantial danger to the environment, public health, and welfare of persons. Plaintiff seeks immediate and preliminary injunctive relief and civil penalties for the release of asbestos into the environment at a fifteen-unit apartment building located at 737 Grant Ave., Chicago Heights, Cook County, Illinois (“Site”).

2. Illinois EPA is an administrative agency of the State of Illinois created pursuant to Section 4 of the Act, 415 ILCS 5/4 (2024), and charged, *inter alia*, with the duty of enforcing the Act.

3. At all times relevant to this Verified Complaint, Ryze was and is an Illinois limited liability company in good standing and authorized to do business in the State of Illinois.

4. At all times relevant to this Verified Complaint, Ryze has been and is the owner of the Site.

5. At all times relevant to this Verified Complaint, Outlook was and is an Illinois corporation in good standing.

6. Outlook is not licensed to perform asbestos abatement projects in the State of Illinois.

7. As of the date of the filing of this Verified Complaint, the Site is located in an area of Environmental Justice (“EJ”) concern as identified using Illinois EPA EJ Start.

8. The Site is a three-story, multi-unit residential building that is approximately 14,000 square feet and consists of fifteen units, approximately none of which are currently occupied. The Site is adjacent to several single-family residences and businesses.

9. On January 27, 2026, Ryze purchased the Site from Great Lakes Chicago Heights 1 LLC.

10. In February 2026, or on a date better known to Defendants, Ryze hired Outlook to perform renovation work at the Site.

11. On March 9, 2026, Illinois EPA received a complaint, which stated that the building was being renovated and there were concerns involving the improper disturbance of asbestos.

12. In February 2026, or on a date better known to Defendants, Outlook began renovation activities at several apartment units at the Site, including, but not limited to, stripping all plaster, drywall, flooring, and ceiling materials in three apartment units and partially stripping plaster, drywall, flooring, and ceiling materials in one apartment unit (collectively referred to as “Renovation Activities”).

13. On October 15, 2025, Ryze conducted a limited asbestos inspection of paper pipe insulation and rope pipe wrap in the basement of the Site. At that time, the inspection did not indicate the presence of any asbestos containing material (“ACM”) in the basement area of the Site at that time.

14. Defendants did not conduct a comprehensive asbestos inspection of the apartment units to be renovated at the Site prior to commencing the Renovation Activities.

15. Defendants did not retain a licensed asbestos professional to work or supervise onsite work prior to commencing the Renovation Activities.

16. Ryze, as owner, caused and/or allowed Renovation Activities in unoccupied apartment units while tenants remained in their units at the Site.

17. Outlook, as contractor, conducted Renovation Activities in unoccupied apartment units while tenants remained in their units at the Site.

18. On March 11, 2026, Illinois EPA recommended that Outlook suspend all work at the Site.

19. On information and belief, on March 12, 2026, Defendants suspended all Renovation Activities at the Site.

20. On March 16, 2026, Illinois EPA received a March 12, 2026 Asbestos Inspection Report for the Site, attached hereto as Exhibit A (“March 2026 Asbestos Inspection Report”).

21. The March 2026 Asbestos Inspection Report states that the following materials at the Site were confirmed by laboratory analysis to be regulated asbestos containing material (“RACM”) including:

Unit 2B	Living room plaster: Chrysotile 1-5%; and Kitchen floor tile glue: Chrysotile 1-5%
Unit 1B	Bathroom plaster: Chrysotile 1-5%; and Tan bathroom floor tile mastic: Chrysotile 1-5%
Unit 3E	Kitchen floor tile mastic: Chrysotile 1-5%; Kitchen plaster: Chrysotile 1-5%; and Living room plaster: Chrysotile 1-5%

22. On March 18, 2026, Illinois EPA conducted an inspection of the Site and observed four unoccupied apartment units, in various states of renovation (“March 18, 2026 Inspection”). During the March 18, 2026 Inspection, conditions at the Site included the following:

- a. In unit 3E, (i) the unit was fully gutted down to the studs, and (ii) approximately 256 square feet of kitchen plaster and 456 square feet of living room plaster were missing from the unit;
- b. In unit 2B, (i) the unit was fully gutted down to the studs, (ii) approximately 456 square feet of living room plaster were missing from the unit, (iii) piles of drywall debris were present in the unit, swept into piles, and also in one of two plastic trash cans in the unit, and (iv) kitchen floor tile mastic was present;

- c. In unit 2A, (i) the unit was fully gutted down to the studs, (ii) small amounts of drywall were on the ground, in piles, and (iii) a plastic trash can filled with drywall debris was present;
- d. In unit 1B, (i) the unit was partially gutted, (ii) approximately 148 square feet of bathroom drywall was missing from the unit, (iii) a plastic trash can was present, and (iv) tan floor mastic was present.

23. During the March 18, 2026 Inspection, there were five units at the Site with freshly painted walls and new kitchen cabinets, which appeared to be move-in ready.

24. During the March 18, 2026 Inspection, there was one dumpster located in the parking lot on the North side of the Site, that contained mixed construction debris including drywall and PVC.

25. In total, during the March 18, 2026 Inspection, there was at least 1,300 square feet of bare wall studs where plaster appeared to have been removed from units at the Site.

26. Defendants never submitted a written notice of renovation to Illinois EPA prior to the commencement of the Renovation Activities at the Site.

27. Asbestos is known to increase the risk of cancer in humans, and exposure to asbestos has been associated with adverse health effects such as lung cancer and mesothelioma. Agency for Toxic Substances and Disease Registry, U.S. Centers for Disease Control and Prevention, ToxFAQs for Asbestos, available at [https://wwwn.cdc.gov/TSP/ToxFAQs/ToxFAQsDetails.aspx?faqid=29&toxid=4#:~:text=It%20is%20known%20that%20breathing,abdominal%20cavity%20\(the%20peritoneum\)](https://wwwn.cdc.gov/TSP/ToxFAQs/ToxFAQsDetails.aspx?faqid=29&toxid=4#:~:text=It%20is%20known%20that%20breathing,abdominal%20cavity%20(the%20peritoneum)) (last visited May 4, 2026).

28. Section 43(a) of the Act, 415 ILCS 5/43(a) (2024), provides as follows:

- (a) In circumstances of substantial danger to the environment or to the public health of persons or to the welfare of persons where such danger is to the livelihood of such persons, the State's Attorney or Attorney General, upon request of the Agency or on his own motion, may institute a civil action for an immediate injunction to halt any discharge or other activity causing or contributing to the danger or to require such other action as may be necessary. The court may issue an ex parte order and shall schedule a hearing on the matter not later than 3 working days from the date of injunction.

29. By causing, threatening, or allowing Renovation Activities at the Site while asbestos-containing plaster was present, Ryze, as owner, caused, threatened, or allowed the improper removal, handling, and/or disposal of ACM and asbestos-containing waste material ("ACWM") and thus, caused, threatened, or allowed the release of asbestos fibers, a known human carcinogen, into the environment.

30. By causing Renovation Activities at the Site while asbestos-containing plaster was present, Outlook, as contractor, caused, threatened, or allowed the improper removal, handling, and/or disposal of ACM and ACWM and thus, caused, threatened, or allowed the release of asbestos fibers, a known human carcinogen, into the environment.

31. By failing to properly remove, handle, and/or dispose of ACM and ACWM, Ryze, as owner, by its actions and omissions as alleged herein, has caused or allowed the release of asbestos, a known human carcinogen, and created circumstances of substantial danger to the environment and the public health and welfare of Illinois' citizens, in violation of the requirements of the Act.

32. By failing to properly remove, handle, and/or dispose of ACM and ACWM, Outlook, as contractor, by its actions and omissions as alleged herein, has caused or allowed the release of asbestos, a known human carcinogen, and created circumstances of substantial danger

to the environment and the public health and welfare of Illinois' citizens, in violation of the requirements of the Act.

34. The substantial danger to the environment and to the public health and welfare of Illinois' citizens shall continue until such time as Defendants properly remove and dispose of the ACM and ACWM and take proper measures to address the contamination or potential contamination of asbestos throughout the Site and surrounding environment.

35. The substantial danger alleged herein will continue or recur unless and until this Court grants equitable relief in the form of preliminary and, after trial, permanent injunctive relief.

PRAYER FOR RELIEF

WHEREFORE, Plaintiff, PEOPLE OF THE STATE OF ILLINOIS, respectfully requests that this Court grant an immediate and preliminary injunction in favor of Plaintiff and against Defendants, RYZE PROPERTIES - HOMEWOOD LLC, an Illinois limited liability company, and OUTLOOK DESIGN & CONSTRUCTION, INC., an Illinois corporation, on this Count I as follows:

1. Finding that Defendants have each created and maintained a substantial danger to the environment and to public health and welfare of persons;

2. Enjoining Defendants from creating or maintaining any further substantial endangerment pursuant to Section 43(a) of the Act, 415 ILCS 5/43(a) (2024);

3. Ordering Defendants to take all necessary actions to properly address the substantial danger to the environment and to the public health and welfare of persons, including but not limited to hiring a licensed asbestos abatement professional to develop a project design to remove and dispose of the ACM, removing and disposing of the ACM in accordance with an Illinois EPA-approved project design plan, taking proper measures to mitigate asbestos

contamination throughout the Site and surrounding environment, submitting to Illinois EPA a detailed summary of all asbestos removal, renovation, and/or demolition activities at the Site within thirty days of completion, and to comply with all Federal, State, and City rules and regulations in all future renovation and/or demolition activities involving ACM;

4. Ordering Defendants, pursuant to Section 42(f) of the Act, 415 ILCS 5/42(f) (2024), to pay all costs, including oversight, sampling and clean-up costs, and attorney, expert witness and consultant fees expended by Plaintiff in its pursuit of this action; and

5. Granting such other relief as this Court deems appropriate and just.

COUNT II **AIR POLLUTION**

1. This Count is brought on behalf of the PEOPLE OF THE STATE OF ILLINOIS, *ex rel.* KWAME RAOUL, Attorney General of the State of Illinois, on his own motion and at the request of Illinois EPA, pursuant to Section 42(d) and (e) of the Act, 415 ILCS 5/42(d) and (e) (2024).

2–29. Plaintiff re-alleges and incorporates by reference herein paragraphs 2 through 27 and 29 through 30 of Count I, as paragraphs 2 through 29 of this Count II.

30. Section 9(a) of the Act, 415 ILCS 5/9(a) (2024), provides as follows:

No person shall:

- (a) Cause or threaten or allow the discharge or emission of any contaminant into the environment in any State so as to cause or tend to cause air pollution in Illinois, either alone or in combination with contaminants from other sources, or so as to violate regulations or standards adopted by the Board under this Act.

31. Section 201.141 of the Illinois Pollution Control Board (“Board”) Air Pollution Regulations, 35 Ill. Adm. Code 201.141, provides, in pertinent part, as follows:

No person shall cause or threaten or allow the discharge or emission of any contaminant into the environment in any State so as, either alone or in

combination with contaminants from other sources, to cause or tend to cause air pollution in Illinois, or so as to violate the provisions of this Chapter . . .

32. Section 3.315 of the Act, 415 ILCS 5/3.315 (2024), provides the following definition:

“Person” is any individual, partnership, co-partnership, firm, company, limited liability company, corporation, association, joint stock company, trust, estate, political subdivision, state agency, or any other legal entity, or their legal representative, agent or assigns.

33. Ryze, a limited liability company, is a “person” as that term is defined in Section 3.315 of the Act, 415 ILCS 5/3.315 (2024).

34. Outlook, a corporation, is a “person” as that term is defined in Section 3.315 of the Act, 415 ILCS 5/3.315 (2024).

35. Section 3.165 of the Act, 415 ILCS 5/3.165 (2024), provides the following definition:

“Contaminant” is any solid, liquid, or gaseous matter, any odor, or any form of energy, from whatever source.

36. Asbestos is a “contaminant” as that term is defined in Section 3.165 of the Act, 415 ILCS 5/3.165 (2024).

37. Section 3.115 of the Act, 415 ILCS 5/3.115 (2024), provides the following definition:

“Air pollution” is the presence in the atmosphere of one or more contaminants in sufficient quantities and of such characteristics and duration as to be injurious to human, plant, or animal life, to health, or to property, or to unreasonably interfere with the enjoyment of life or property.

38. The release of asbestos, a contaminant, into the atmosphere may cause injury to human and animal life and health, and can cause injuries that unreasonably interfere with the enjoyment of life and property. The release of asbestos into the

atmosphere is therefore “air pollution” as that term is defined in Section 3.115 of the Act, 415 ILCS 5/3.115 (2024).

39. Ryze, as owner, caused or allowed the improper removal, handling, and/or storage of ACM at the Site, including allowing asbestos-containing plaster to remain at the Site within the plastic trash cans and on the floor, and on information and belief, in an uncovered dumpster outside, and causing, threatening, or allowing the release of dust from the disturbed asbestos-containing plaster within and outside the Site, and thereby caused, threatened, or allowed the discharge or emission of asbestos into the environment.

40. By causing, threatening, or allowing the discharge or emission of asbestos, a contaminant, into the environment so as to cause or tend to cause air pollution, Ryze violated Section 9(a) of the Act, 415 ILCS 5/9(a) (2024), and Section 201.141 of the Board Air Pollution Regulations, 35 Ill. Adm. Code 201.141.

41. Outlook, as contractor, caused the improper removal, handling, and/or storage of ACM at the Site, including damaging and removing asbestos-containing plaster, allowing asbestos-containing plaster to remain at the Site within the plastic trash cans and on the floor, and on information and belief, in an uncovered dumpster outside, and causing, threatening, or allowing the release of dust from the disturbed asbestos-containing plaster within and outside the Site, and thereby caused, threatened, or allowed the discharge or emission of asbestos into the environment.

42. By causing, threatening, or allowing the discharge or emission of asbestos, a contaminant, into the environment so as to cause or tend to cause air pollution, Outlook violated Section 9(a) of the Act, 415 ILCS 5/9(a) (2024), and Section 201.141 of the Board Air Pollution Regulations, 35 Ill. Adm. Code 201.141.

43. Violations of the pertinent environmental statutes and regulations will continue unless and until this Court grants equitable relief in the form of preliminary and, after trial, permanent injunctive relief.

PRAYER FOR RELIEF

WHEREFORE, Plaintiff, PEOPLE OF THE STATE OF ILLINOIS, respectfully requests that this Court enter a preliminary injunction and, after trial, a permanent injunction in favor of Plaintiff and against Defendants, RYZE PROPERTIES - HOMEWOOD LLC, an Illinois limited liability company, and OUTLOOK DESIGN & CONSTRUCTION, INC., an Illinois corporation, on this Count II as follows:

1. Finding that Defendants have each violated Section 9(a) of the Act, 415 ILCS 5/9(a) (2024), and Section 201.141 of the Board Air Pollution Regulations, 35 Ill. Adm. Code 201.141;

2. Enjoining Defendants from any further violations of Section 9(a) of the Act, 415 ILCS 5/9(a) (2024), and Section 201.141 of the Board Air Pollution Regulations, 35 Ill. Adm. Code 201.141;

3. Ordering Defendants to undertake all necessary corrective action that will result in a final and permanent abatement of the violations of Section 9(a) of the Act, 415 ILCS 5/9(a) (2024), and Section 201.141 of the Board Air Pollution Regulations, 35 Ill. Adm. Code 201.141;

4. Assessing against each Defendant, pursuant to Section 42(a) of the Act, 415 ILCS 5/42(a) (2024), a civil penalty of One Hundred Thousand Dollars (\$100,000.00) for each violation of the Act and Board regulations, and an additional Twenty-Five Thousand Dollars (\$25,000.00) for each day during which the violations continued, with an annual increase on July 1st of each subsequent year calculated pursuant to Section 42(l) of the Act, 415 ILCS 5/42(l) (2024);

5. Ordering Defendants, pursuant to Section 42(f) of the Act, 415 ILCS 5/42(f) (2024), to pay all costs, including oversight, sampling and clean-up costs, and attorney, expert witness and consultant fees expended by Plaintiff in its pursuit of this action; and

6. Granting such other relief as this Court deems appropriate and just.

COUNT III
VIOLATION OF ASBESTOS EMISSION CONTROL PROCEDURES BY
FAILING TO INSPECT FOR ASBESTOS

1-32. Plaintiff re-alleges and incorporates by reference herein paragraphs 2 through 27 and 29 through 30 of Count I, and paragraphs 1 and 32 through 34 of Count II, as paragraphs 1 through 32 of this Count III.

33. Section 9.1(d) of the Act, 415 ILCS 5/9.1(d)(1) (2024), provides, in pertinent part, as follows:

(d) No person shall:

(1) violate any provisions of Sections 111, 112, 165 or 173 of the Clean Air Act, as now or hereafter amended, or federal regulations adopted pursuant thereto; . . .

34. Section 112(d)(1) of the Clean Air Act, 42 U.S.C. § 7412(d)(1), provides in pertinent part, as follows:

The Administrator shall promulgate regulations establishing emission standards for each category or subcategory of major sources and area sources of hazardous air pollutants listed for regulation . . .

35. Subpart M of Title 40, Part 61 of the Code of Federal Regulations (“C.F.R.”) was adopted pursuant to Section 112 of the Clean Air Act as part of the National Emissions Standards for Hazardous Air Pollutants (“NESHAP”) regulations. Subpart M contains the NESHAP for asbestos (“Asbestos NESHAP”). The standards of 40 C.F.R. 61, Subpart M are enforceable in the State of Illinois pursuant to Section 9(d)(1) of the Act, 415 ILCS 5/9(d)(1) (2024).

36. Section 61.141 of the Asbestos NESHAP, 40 C.F.R. § 61.141, provides, in pertinent part, the following definitions:

Adequately wet means sufficiently mix or penetrate with liquid to prevent the release of particulates. If visible emissions are observed coming from asbestos-containing material, then that material has not been adequately wetted. However, the absence of visible emissions is not sufficient evidence of being adequately wet.

Asbestos means the asbestiform varieties of serpentinite (chrysotile), riebeckite (crocidolite), cummingtonite-grunerite, anthophyllite, and actinolite-tremolite.

Asbestos-containing waste materials means mill tailings or any waste that contains commercial asbestos and is generated by a source subject to the provisions of this subpart. This term includes filters from control devices, friable asbestos waste material, and bags or other similar packaging contaminated with commercial asbestos. As applied to demolition and renovation operations, this term also includes regulated asbestos-containing material waste and materials contaminated with asbestos including disposable equipment and clothing.

Category I nonfriable asbestos-containing material (ACM) means asbestos-containing packings, gaskets, resilient floor covering, and asphalt roofing products containing more than 1 percent asbestos as determined using the method specified in appendix E, subpart E, 40 CFR part 763, section 1, Polarized Light Microscopy.

Category II nonfriable ACM means any material, excluding Category I nonfriable ACM, containing more than 1 percent asbestos as determined using the methods specified in appendix E, subpart E, 40 CFR part 763, section 1, Polarized Light Microscopy that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.

Commercial asbestos means any material containing asbestos that is extracted from ore and has value because of its asbestos content.

Cutting means to penetrate with a sharp-edged instrument and includes sawing, but does not include shearing, slicing, or punching.

Facility means any . . . commercial, public, . . . or residential structure, installation, or building (including any structure, installation, or building containing condominiums or individual dwelling units operated as a residential cooperative, but excluding residential buildings having four or fewer dwelling units)

Facility component means any part of a facility including equipment.

Friable asbestos material means any material containing more than 1 percent asbestos as determined using the method specified in appendix E, subpart E, 40 CFR part 763 section 1, Polarized Light Microscopy, that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure

Nonfriable asbestos-containing material means any material containing more than 1 percent asbestos as determined using the method specified in appendix E, subpart E, 40 CFR part 763, section 1, Polarized Light Microscopy, that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.

Owner or operator of a demolition or renovation activity means any person who owns, leases, operates, controls, or supervises the facility being demolished or renovated or any person who owns, leases, operates, controls, or supervises the demolition or renovation operation, or both.

Regulated asbestos-containing material (RACM) means (a) Friable asbestos material, (b) Category I nonfriable ACM that has become friable, (c) Category I nonfriable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading, or (d) Category II nonfriable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations regulated by this subpart.

Remove means to take out RACM or facility components that contain or are covered with RACM from any facility.

Renovation means altering a facility or one or more facility components in any way, including the stripping or removal of RACM from a facility component. Operations in which load-supporting structural members are wrecked or taken out are demolitions.

Strip means to take off RACM from any part of a facility or facility components.

Visible emissions means any emissions, which are visually detectable without the aid of instruments, coming from RACM or asbestos-containing waste material, or from any asbestos milling, manufacturing, or fabricating operation. This does not include condensed, uncombined water vapor.

Waste generator means any owner or operator of a source covered by this subpart whose act or process produces asbestos-containing waste material.

Working day means Monday through Friday and includes holidays that fall on any of the days Monday through Friday.

37. The Site is a fifteen-unit residential building and is therefore a “facility” as that term is defined in Section 61.141 of the Asbestos NESHAP, 40 C.F.R. § 61.141.

38. The Site contains “Category II nonfriable ACM”, as that term is defined in Section 61.141 of the Asbestos NESHAP, 40 C.F.R. § 61.141, in the form of asbestos-containing plaster.

39. At a minimum, at least 1,300 square feet of plaster at the Site, previously identified as Category II nonfriable ACM is “regulated asbestos-containing material” (“RACM”), as that term is defined in Section 61.141 of the Asbestos NESHAP, 40 C.F.R. § 61.141, because it has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations.

40. Activities at the Site included altering the Site by the stripping or removal of RACM from “facility components”, including plaster, and was therefore a “renovation” of the Site as that term is defined in Section 61.141 of the Asbestos NESHAP, 40 C.F.R. § 61.141.

41. Ryze is the owner of the Site and is therefore an “owner” of a renovation activity, as that term is defined in Section 61.141 of the Asbestos NESHAP, 40 C.F.R. § 61.141.

42. Outlook operated, controlled, and/or supervised the renovation operations at the Site and is therefore an “operator” of a renovation activity, as that term is defined in Section 61.141 of the Asbestos NESHAP, 40 C.F.R. § 61.141.

43. Section 61.145(a) of the Asbestos NESHAP, 40 C.F.R. § 61.145(a), provides, in pertinent part, as follows:

- (a) Applicability. To determine which requirements of paragraphs (a), (b), and (c) of this section apply to the owner or operator of a demolition or renovation activity and prior to the commencement of the demolition or renovation, thoroughly inspect the affected facility or part of the facility where the demolition or renovation

operation will occur for the presence of asbestos, including Category I and Category II nonfriable ACM

44. By commencing Renovation Activities, including removing at least 1,300 square feet of plaster from units at the Site, without conducting a comprehensive asbestos survey to verify the presence, locations, and quantities of ACM and without retaining a licensed asbestos professional to work or supervise onsite prior to commencing Renovation Activities, Ryze, as owner, failed to thoroughly inspect the Site for the presence of asbestos prior to the commencement of Renovation Activities.

45. By commencing Renovation Activities, including removing at least 1,300 square feet of plaster from units at the Site, without conducting a comprehensive asbestos survey to verify the presence, locations, and quantities of ACM and without retaining a licensed asbestos professional to work or supervise onsite prior to commencing Renovation Activities, Outlook, as operator, failed to thoroughly inspect the Site for the presence of asbestos prior to the commencement of Renovation Activities.

46. By failing to thoroughly inspect the Site for the presence of asbestos, Ryze violated Section 61.145(a) of the Asbestos NESHAP, 40 C.F.R. § 61.145(a).

47. By violating Section 61.145(a) of the Asbestos NESHAP, 40 C.F.R. § 61.145(a), Ryze thereby violated Section 9.1(d)(1) of the Act, 415 ILCS 5/9.1(d)(1) (2024).

48. By failing to thoroughly inspect the Site for the presence of asbestos, Outlook violated Section 61.145(a) of the Asbestos NESHAP, 40 C.F.R. § 61.145(a).

49. By violating Section 61.145(a) of the Asbestos NESHAP, 40 C.F.R. § 61.145(a), Outlook thereby violated Section 9.1(d)(1) of the Act, 415 ILCS 5/9.1(d)(1) (2024).

50. Violations of the pertinent environmental statutes and regulations will continue unless and until this Court grants equitable relief in the form of preliminary and, after trial, permanent injunctive relief.

PRAYER FOR RELIEF

WHEREFORE, Plaintiff, PEOPLE OF THE STATE OF ILLINOIS, respectfully requests that this Court enter a preliminary injunction and, after trial, a permanent injunction in favor of Plaintiff and against Defendants, RYZE PROPERTIES - HOMEWOOD LLC, an Illinois limited liability company, and OUTLOOK DESIGN & CONSTRUCTION, INC., an Illinois corporation, on this Count III as follows:

1. Finding that Defendants have each violated Section 61.145(a) of the Asbestos NESHAP, 40 C.F.R. § 61.145(a), and Section 9.1(d)(1) of the Act, 415 ILCS 5/9.1(d)(1) (2024);

2. Enjoining Defendants from any further violations of Section 61.145(a) of the Asbestos NESHAP, 40 C.F.R. § 61.145(a), and Section 9.1(d)(1) of the Act, 415 ILCS 5/9.1(d)(1) (2024);

3. Ordering Defendants to undertake all necessary corrective action that will result in a final and permanent abatement of violations of Section 61.145(a) of the Asbestos NESHAP, 40 C.F.R. § 61.145(a), and Section 9.1(d)(1) of the Act, 415 ILCS 5/9.1(d)(1) (2024);

4. Assessing against each Defendant, pursuant to Section 42(a) of the Act, 415 ILCS 5/42(a) (2024), a civil penalty of One Hundred Thousand Dollars (\$100,000.00) for each violation of the Act and the Asbestos NESHAP, and an additional Twenty-Five Thousand Dollars (\$25,000.00) for each day during which the violations continued, with an annual increase on July 1st of each subsequent year calculated pursuant to Section 42(l) of the Act, 415 ILCS 5/42(l) (2024);

5. Ordering Defendants, pursuant to Section 42(f) of the Act, 415 ILCS 5/42(f) (2024), to pay all costs, including oversight, sampling and clean-up costs, and attorney, expert witness and consultant fees expended by Plaintiff in its pursuit of this action; and

6. Granting such other relief as this Court deems appropriate and just.

COUNT IV
FAILURE TO PROVIDE WRITTEN NOTICE OF RENOVATION
PRIOR TO RENOVATION ACTIVITIES

1-45. Plaintiff re-alleges and incorporates by reference herein paragraphs 2 through 27 and 29 through 30 of Count I, paragraphs 1 and 32 through 34 of Count II, and paragraphs 33 through 45 of Count III, as paragraphs 1 through 45 of this Count IV.

46. Section 61.145(a)(4)(i) of the Asbestos NESHAP, 40 C.F.R. § 61.145(a)(4)(i), provides, in pertinent part, as follows:

- (a) . . . The requirements of paragraphs (b) and (c) of this section apply to each owner or operator of a demolition or renovation activity, including the removal of RACM as follows:

* * *

- (4) In a facility being renovated, including any individual nonscheduled renovation operation, all the requirements of paragraphs (b) and (c) of this section apply if the combined amount of RACM to be stripped, removed, dislodged, cut, drilled, or similarly disturbed is

- (i) At least 80 linear meters (260 linear feet) on pipes or at least 15 square meters (160 square feet) on other facility components,

47. The more than 1,300 square feet of plaster, located throughout the more than 28,000 square foot Site exceeds the minimum 160 square feet of RACM necessary to establish the applicability of the Asbestos NESHAP, pursuant to Section 61.145(a)(4)(i) of the Asbestos NESHAP, 40 C.F.R. § 61.145(a)(4)(i).

48. The requirements of paragraphs (b) and (c) of Section 61.145 of the Asbestos NESHAP, 40 C.F.R. § 61.145(b) and (c), applied to the renovation work conducted at the Site.

49. Section 9.13(a) and (b) of the Act, 415 ILCS 5/9.13(a) and (b) (2024), provides as follows:

- (a) For any site for which the owner or operator must file an original 10-day notice of intent to renovate or demolish pursuant to 40 CFR 61.145(b) (part of the federal asbestos National Emission Standard for Hazardous Air Pollutants or NESHAP), the owner or operator shall pay to the Agency with the filing of each 10-day Notice a fee of \$150.
- (b) If demolition or renovation of a site has commenced without proper filing of the 10-day Notice, the fee is double the amount otherwise due. This doubling of the fee is in addition to any other penalties under this Act, the federal NESHAP, or otherwise, and does not preclude the Agency, the Attorney General, or other authorized persons from pursuing an enforcement action against the owner or operator for failure to file a 10-day Notice prior to commencing demolition or renovation activities.

50. Section 61.145(b) of the Asbestos NESHAP, 40 C.F.R. § 61.145(b), provides, in pertinent part, as follows:

- (b) Notification requirements. Each owner or operator of a demolition or renovation activity to which this section applies shall:
 - (1) Provide the Administrator with written notice of intention to demolish or renovate

* * *
 - (3) Postmark or deliver the notice as follows:
 - (i) At least 10 working days before asbestos stripping or removal work or any other activity begins (such as site preparation that would break up, dislodge or similarly disturb asbestos material), if the operation is described in paragraphs (a) (1) and (4) (except (a)(4)(iii) and (a)(4)(iv)) of this section

51. Ryze, as owner, failed to tender the requisite asbestos notification fee prior to commencing renovation activities.

52. Outlook, as operator, failed to tender the requisite asbestos notification fee prior to commencing renovation activities.

53. Ryze, as owner, failed to provide a properly completed written notice of renovation to Illinois EPA at least ten working days before commencing the renovation activities.

54. Outlook, as operator, failed to provide a properly completed written notice of renovation to Illinois EPA at least ten working days before commencing the renovation activities.

55. By failing to tender the requisite asbestos notification fee prior to beginning renovation activities, Ryze, as owner, violated Section 9.13(a) of the Act, 415 ILCS 5/9.13(a) (2024).

56. By failing to tender the properly completed written notice of renovation at least ten working days before commencing work, Ryze, as owner, violated Section 61.145(b) of the Asbestos NESHAP, 40 C.F.R. § 61.145(b), and thereby violated Section 9.1(d)(1) of the Act, 415 ILCS 5/9.1(d)(1) (2024).

57. By failing to tender the requisite asbestos notification fee prior to beginning renovation activities, Outlook, as operator, violated Section 9.13(a) of the Act, 415 ILCS 5/9.13(a) (2024).

58. By failing to tender the properly completed written notice of renovation at least ten working days before commencing work, Outlook, as operator, violated Section 61.145(b) of the Asbestos NESHAP, 40 C.F.R. § 61.145(b), and thereby violated Section 9.1(d)(1) of the Act, 415 ILCS 5/9.1(d)(1) (2024).

59. Violations of the pertinent environmental statutes and regulations will continue unless and until this Court grants equitable relief in the form of preliminary and, after trial, permanent injunctive relief.

PRAYER FOR RELIEF

WHEREFORE, Plaintiff, PEOPLE OF THE STATE OF ILLINOIS, respectfully requests that this Court enter a preliminary injunction and, after trial, a permanent injunction in favor of Plaintiff and against Defendants, RYZE PROPERTIES - HOMEWOOD LLC, an Illinois limited liability company, and OUTLOOK DESIGN & CONSTRUCTION, INC., an Illinois corporation, on this Count IV as follows:

1. Finding that Defendants have each violated Section 61.145(b) of the Asbestos NESHAP, 40 C.F.R. § 61.145(b), and Sections 9.13(a) and 9.1(d)(1) of the Act, 415 ILCS 5/9.13(a) and 9.1(d)(1) (2024);

2. Enjoining Defendants from any further violations of Section 61.145(b) of the Asbestos NESHAP, 40 C.F.R. § 61.145(b), and Sections 9.13(a) and 9.1(d)(1) of the Act, 415 ILCS 5/9.13(a) and 9.1(d)(1) (2024);

3. Ordering Defendants to undertake all necessary corrective action that will result in a final and permanent abatement of violations of Section 61.145(b) of the Asbestos NESHAP, 40 C.F.R. § 61.145(b), and Sections 9.13(a) and 9.1(d)(1) of the Act, 415 ILCS 5/9.13(a) and 9.1(d)(1) (2024);

4. Assessing against each Defendant, pursuant to Section 42(a) of the Act, 415 ILCS 5/42(a) (2024), a civil penalty of One Hundred Thousand Dollars (\$100,000.00) for each violation of the Act and the Asbestos NESHAP, and an additional Twenty-Five Thousand Dollars (\$25,000.00) for each day during which the violations continued, with an annual increase on July

1st of each subsequent year calculated pursuant to Section 42(l) of the Act, 415 ILCS 5/42(l) (2024);

5. Ordering Defendants, pursuant to Section 42(f) of the Act, 415 ILCS 5/42(f) (2024), to pay all costs, including oversight, sampling and clean-up costs, and attorney, expert witness and consultant fees expended by Plaintiff in its pursuit of this action; and

6. Granting such other relief as this Court deems appropriate and just.

COUNT V
HANDLING ASBESTOS WITHOUT A TRAINED, ON-SITE REPRESENTATIVE

1-43. Plaintiff re-alleges and incorporates by reference herein paragraphs 2 through 27 and 29 through 30 of Count I, paragraph 1 of Count II, paragraphs 34 through 45 of Count III, and paragraphs 46 through 47 of Count IV, as paragraphs 1 through 43 of this Count V.

44. Section 61.145(c)(8) of the Asbestos NESHAP, 40 C.F.R. § 61.145(c)(8), includes the following requirements for the disposal of RACM during renovation activities:

Effective 1 year after promulgation of this regulation, no RACM shall be stripped, removed, or otherwise handled or disturbed at a facility regulated by this section unless at least one on-site representative, such as a foreman or management-level person or other authorized representative, trained in the provisions of this regulation and the means of complying with them, is present

45. Ryze, as owner, caused or allowed RACM at a facility subject to 40 C.F.R. § 61.145 (“Regulated Facility”) to be stripped, removed, or otherwise handled or disturbed RACM without having at least one on-site representative trained in the provisions of the Asbestos NESHAP and the means of complying with them present.

46. Outlook, as operator, stripped, removed, or otherwise handled or disturbed RACM at a Regulated Facility without having at least one on-site representative trained in the provisions of the Asbestos NESHAP and the means of complying with them present.

47. By causing or allowing RACM at a Regulated Facility to be stripped, removed, or otherwise handled or disturbed without at least one on-site representative trained in the provisions of and compliance with the Asbestos NESHAP present, Ryze violated Section 61.145(c)(8) of the Asbestos NESHAP, 40 C.F.R. § 61.145(c)(8), and thereby violated Section 9.1(d)(1) of the Act, 415 ILCS 5/9.1(d)(1) (2024).

48. By stripping, removing, or otherwise handling or disturbing RACM at a Regulated Facility without at least one on-site representative trained in the provisions of and compliance with the Asbestos NESHAP present, Outlook violated Section 61.145(c)(8) of the Asbestos NESHAP, 40 C.F.R. § 61.145(c)(8), and thereby violated Section 9.1(d)(1) of the Act, 415 ILCS 5/9.1(d)(1) (2024).

49. Violations of the pertinent environmental statute and regulation will continue unless and until this Court grants equitable relief in the form of preliminary and, after trial, permanent injunctive relief.

PRAYER FOR RELIEF

WHEREFORE, Plaintiff, PEOPLE OF THE STATE OF ILLINOIS, respectfully requests that this Court enter a preliminary injunction and, after trial, a permanent injunction in favor of Plaintiff and against Defendants, RYZE PROPERTIES - HOMEWOOD LLC, an Illinois limited liability company, and OUTLOOK DESIGN & CONSTRUCTION, INC., an Illinois corporation, on this Count V as follows:

1. Finding that Defendants have each violated Section 61.145(c)(8) of the Asbestos NESHAP, 40 C.F.R. § 61.145(c)(8), and Section 9.1(d)(1) of the Act, 415 ILCS 5/9.1(d)(1) (2024);

2. Enjoining Defendants from any further violations of Section 61.145(c)(8) of the Asbestos NESHAP, 40 C.F.R. § 61.145(c)(8), and Section 9.1(d)(1) of the Act, 415 ILCS 5/9.1(d)(1) (2024);

3. Ordering Defendants to undertake all necessary corrective action that will result in a final and permanent abatement of violations of Section 61.145(c)(8) of the Asbestos NESHAP, 40 C.F.R. § 61.145(c)(8), and Section 9.1(d)(1) of the Act, 415 ILCS 5/9.1(d)(1) (2024);

4. Assessing against each Defendant, pursuant to Section 42(a) of the Act, 415 ILCS 5/42(a) (2024), a civil penalty of One Hundred Thousand Dollars (\$100,000.00) for each violation of the Asbestos NESHAP and the Act, and an additional Twenty-Five Thousand Dollars (\$25,000.00) for each day during which the violations continued, with an annual increase on July 1st of each subsequent year calculated pursuant to Section 42(l) of the Act, 415 ILCS 5/42(l) (2024);

5. Ordering Defendants, pursuant to Section 42(f) of the Act, 415 ILCS 5/42(f) (2024), to pay all costs, including oversight, sampling and clean-up costs, and attorney, expert witness and consultant fees expended by Plaintiff in its pursuit of this action; and

6. Granting such other relief as this Court deems appropriate and just.

COUNT VI
FAILURE TO ADEQUATELY WET RACM DURING RENOVATION

1-43. Plaintiff re-alleges and incorporates by reference herein paragraphs 2 through 27 and 29 through 30 of Count I, paragraph 1 of Count II, paragraphs 33 through 45 of Count III, and paragraphs 46 through 47 of Count IV, as paragraphs 1 through 43 of this Count VI.

44. Section 61.145(c) of the Asbestos NESHAP, 40 C.F.R. § 61.145(c), provides, in pertinent part, as follows:

- (c) Procedures for asbestos emission control. Each owner or operator of a demolition or renovation activity to whom this paragraph applies, according to paragraph (a) of this section, shall comply with the following procedures:

- (3) When RACM is stripped from a facility component while it remains in place in the facility, adequately wet the RACM during the stripping operation.

- (6) For all RACM, including material that has been removed or stripped:

- (i) Adequately wet the material and ensure that it remains wet until collected and contained or treated in preparation for disposal in accordance with § 61.150 . . .
- (ii) Carefully lower the material to the ground and floor, not dropping, throwing, sliding, or otherwise damaging or disturbing the material.

45. Upon information and belief, beginning in February 2026, on a date better known to Defendants, the RACM that was removed or stripped from units at the Site was not sufficiently mixed or penetrated with liquid to prevent the release of particulates, and therefore, was not “adequately wet,” as that term is defined in Section 61.141 of the Asbestos NESHAP, 40 C.F.R. § 61.141.

46. Upon information and belief, beginning in February 2026, on a date better known to Defendants, Ryze, as owner, (a) failed to adequately wet or otherwise capture and contain RACM during renovation activities; and (b) failed to adequately wet RACM removed or stripped at the Site and ensure it remained wet until it could be collected and contained or treated in preparation for disposal.

47. Upon information and belief, beginning in February 2026, on a date better known to Defendants, Outlook, as operator, (a) failed to adequately wet or otherwise capture and contain RACM during renovation activities; and (b) failed to adequately wet RACM removed or stripped at the Site and ensure it remained wet until it could be collected and contained or treated in preparation for disposal.

48. By failing to adequately wet the RACM, and ensure that it remained wet, Ryze violated Section 61.145(c)(3) and (6) of the Asbestos NESHAP, 40 C.F.R. § 61.145(c)(3) and (6), thereby violating Section 9.1(d)(1) of the Act, 415 ILCS 5/9.1(d)(1) (2024).

49. By failing to adequately wet the RACM, and ensure that it remained wet, Outlook violated Section 61.145(c)(3) and (6) of the Asbestos NESHAP, 40 C.F.R. § 61.145(c)(3) and (6), thereby violating Section 9.1(d)(1) of the Act, 415 ILCS 5/9.1(d)(1) (2024).

50. Violations of the pertinent environmental statutes and regulations will continue unless and until this Court grants equitable relief in the form of preliminary and, after trial, permanent injunctive relief.

PRAYER FOR RELIEF

WHEREFORE, Plaintiff, PEOPLE OF THE STATE OF ILLINOIS, respectfully requests that this Court enter a preliminary injunction and, after trial, a permanent injunction in favor of Plaintiff and against Defendants, RYZE PROPERTIES - HOMEWOOD LLC, an Illinois limited liability company, and OUTLOOK DESIGN & CONSTRUCTION, INC., an Illinois corporation, on this Count VI as follows:

1. Finding that Defendants have each violated Section 61.145(c)(3) and (6) of the Asbestos NESHAP, 40 C.F.R. § 61.145(c)(3) and (6), and Section 9.1(d)(1) of the Act, 415 ILCS 5/9.1(d)(1) (2024);

2. Enjoining Defendants from further violations of Section 61.145(c)(3) and (6) of the Asbestos NESHAP, 40 C.F.R. § 61.145(c)(3) and (6), and Section 9.1(d)(1) of the Act, 415 ILCS 5/9.1(d)(1) (2024);

3. Ordering Defendants to undertake all necessary corrective action that will result in a final and permanent abatement of violations of Section 61.145(c)(3) and (6) of the Asbestos NESHAP, 40 C.F.R. § 61.145(c)(3) and (6), and Section 9.1(d)(1) of the Act, 415 ILCS 5/9.1(d)(1) (2024).

4. Assessing against each Defendant, pursuant to Section 42(a) of the Act, 415 ILCS 5/42(a) (2024), a civil penalty of One Hundred Thousand Dollars (\$100,000.00) for each violation of the Act and the Asbestos NESHAP, and an additional Twenty-Five Thousand Dollars (\$25,000.00) for each day during which the violations continued, with an annual increase on July 1st of each subsequent year calculated pursuant to Section 42(l) of the Act, 415 ILCS 5/42(l) (2024);

5. Ordering Defendants, pursuant to Section 42 of the Act, 415 ILCS 5/42(f) (2024), to pay all costs, including oversight, sampling and clean-up costs, and attorney, expert witness and consultant fees expended by Plaintiff in its pursuit of this action; and

6. Granting such other relief as this Court deems appropriate and just.

PEOPLE OF THE STATE OF ILLINOIS,
ex rel. KWAME RAOUL,
Attorney General of the State of Illinois

MATTHEW J. DUNN, Chief
Environmental Enforcement/
Asbestos Litigation Division

By: /s/ Stephen J. Sylvester

STEPHEN SYLVESTER, Chief
Environmental Bureau
Assistant Attorney General

Of Counsel:

Kevin Garstka
Christopher Grant
Caitlin Kelly
Assistant Attorneys General
Environmental Bureau
Illinois Attorney General's Office
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(773) 590-7013
(312) 415-7164
Kevin.Garstka@ilag.gov
Christopher.Grant@ilag.gov
Caitlin.Kelly@ilag.gov
Maria.Cacaccio@ilag.gov

IN THE CIRCUIT COURT FOR COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, CHANCERY DIVISION

PEOPLE OF THE STATE OF ILLINOIS,
ex rel. KWAME RAOUL, Attorney General
of the State of Illinois,

Plaintiff,

v.

RYZE PROPERTIES - HOMEWOOD LLC,
an Illinois limited liability company,

and

OUTLOOK DESIGN & CONSTRUCTION,
INC., an Illinois corporation,

Defendants.

No. 26 CH ____

VERIFIED COMPLAINT FOR INJUNCTIVE RELIEF AND CIVIL PENALTIES

EXHIBIT A

MARCH 2026 ASBESTOS INSPECTION REPORT



AMERICA ENVIRONMENTAL CONSTRUCTION

1821 W 51st St. Chicago, IL 60609* Office: (708) 446-8985 *Fax: (708) 401-1589 *Email: americaasbestos@gmail.com

ASBESTOS INSPECTION REPORT
737 Grant Ave. Apt 2B Chicago Heights, IL 60411
AEC PROJECT #AEC00331326SS



Prepared for:

Outlook Desing & Construction Inc.
47 W Polk St. Suite 205
Chicago, IL 60605
(773) 931-7726
Ljones@outlookdci.com

Prepared by:

America Environmental Construction Inc.
1821 W 51st St.
Chicago, IL 60609

March 16, 2026



737 Grant Ave. Apt# 2B Chicago Height, IL 60411

AEC Project# AEC00331326SS

AMERICA ENVIRONMENTAL CONSTRUCTION INC.

1821 W 51st St. Chicago, IL 60609* Office: (708) 446-8985 *Fax: (708) 401-1589 *Email: americaasbestos@gmail.com

March 16, 2026

Outlook Desing & Construction Inc.
47 W Polk St. Suite 205
Chicago , IL 60605
(773) 931-7726
Ljones@outlookdci.com

RE:

737 Grant Ave. Apt 2B Chicago Heights, IL 60411
AEC PROJECT #AEC00331326SS

Dear. Outlook Desing & Construction Inc.

Enclosed you will find the report entitled "Asbestos Inspection Report" for the subject property located at **737 Grant Ave. Apt 2B Chicago Heights, IL 60411**. All work was performed by an approved inspector licensed by the Illinois Department of Public Health (IDPH).

Please retain this copy for your files. Also maintain a copy on the subject property for review by building occupants or tradesmen who may disturb or come into contact with any environmental hazards during renovation, demolition, or routine activities.

I thank you for the opportunity to service your need for this asbestos inspection and look forward to further servicing you in the future.

Sincerely,

AMERICA ENVIRONMENTAL CONSTRUCTION.

Prepared by:

Julian Ramirez

FILED DATE: 7/15/2026 8:23 AM 2026CH06768

Table of Contents

- I. Inspection Information
- II. Executive Summary
- III. Methodology
- IV. Abatement History
- V. Assessments and Recommendations
- VI. Conclusion

Appendix A: Lab Results

Appendix B: Photos

Appendix C: Inspectors Accreditations

I. Inspection Information

1. **Description of Facility: Apartment Survey**

Construction date(s): 1970

Original building: Yes

Additions: No

Number of Floors: 3 Levels

2. **Client**

Outlook Desing & Construction Inc.

Project Name: **Apartment Survey**

Project Address: **737 Grant Ave. Apt 2B Chicago Heights, IL 60411**

Site Contact: **Outlook Desing & Construction Inc.**

Telephone #: **(773) 931-7726**

3. **Consultant**

America Environmental Construction Inc.

Contact: Julian Ramirez

Address: 1821 W 51st St.

City: Chicago State: IL Zip: 60609

Phone: (708) 446-8985

AEC Project #AEC00331326SS

4. **Inspector**

IDPH Licensed Inspector: Julian Ramirez

IDPH License Number: IL. Asbestos- **100-09827**

5. **Inspection Date(s): 3/12/2026**

II. Executive Summary

America Environmental Construction Inc. (AEC) was retained by **Outlook Desing & Construction Inc.** to perform an asbestos inspection of the subject property: **737 Grant Ave. Apt 2B Chicago Heights, IL 60411**. The purpose of this inspection is to identify asbestos containing material in the Home Foundation, assess the conditions, and recommend an appropriate response action.

The inspector has determined the following:

- A. The following homogeneous materials were observed during the inspection and are suspected to be ACM:
 - 1. *Suspect: Bathroom plaster*
 - 2. *Suspect: Kitchen plaster*
 - 3. *Suspect: Living room plaster*
 - 4. *Suspect: kitchen floor tile*
 - 5. *Suspect: Kitchen floor tile glue*

The inspector conducted an inspection of this property in accordance with the Illinois Department of Public Health (IDPH) regulations. This inspection was conducted by Julian Ramirez an Illinois Department of Public Health (IDPH) Inspector #100-09827 all work was performed under AEC Project #AEC00331326SS

III. Methodology

Tasks performed on-site included the following:

- 1. Collected bulk samples from suspect materials from areas described within.
- 2. Identify any conditions observed throughout the building that may affect renovation Activities, demolition, the sale of property, or building occupancy.
- 3. Inspect ACBM for appropriate response actions and cost estimates.

IV. Abatement History

No information available from any existing inspection reports or other documentation to reveal that any previous asbestos abatement has been conducted on this section of the property.

V. Recommendations

The inspector conducted the asbestos inspection of suspect ACBM materials throughout Home Foundation the property is located at: **737 Grant Ave. Apt 2B Chicago Heights, IL 60411** and the inspection was performed on **3/12/2026**. The property was unoccupied at the time of the inspection. Non-suspect building materials noted during the access throughout the facility. AEC recommends that any asbestos removal be performed by an IDPH licensed asbestos abatement contractor.

VI Conclusions

The asbestos inspection has been conducted for both damaged and non-damaged materials. A timely execution of the recommendations will enable the owner to reduce or eliminate the fear of exposure to visitors and building occupants who may come in contact with confirmed hazardous materials. The following materials tested **Negative in 3 areas, Positive in 2 areas** for Asbestos:

1. -:Negative: Bathroom plaster
2. -: Negative: Kitchen plaster
3. -:Positive: Living room plaster
4. -:Negative: kitchen floor tile
5. -:Positive: Kitchen floor tile glue

This inspection report should be kept at the subject property with a copy also in the building owners' possession for use when planning any renovation and/or demolition activities in areas where hazardous materials will be disturbed. If demolition projects are planned for the residence remove all hazardous materials that may be impacted before any such activity begins.

Submitted by:

America Environmental Construction Inc.



Julian Ramirez

IDPH Inspector

100-09827

APPENDIX A LAB RESULTS

STAT Analysis Corporation

2242 West Harrison St., Suite 200, Chicago, IL 60612-3766

Tel: (312) 733-0551 Fax: (312) 733-2386 STATinfo@STATAnalysis.com



NVLAP Lab Code 101202-0

ASBESTOS ANALYSIS BY POLARIZED LIGHT MICROSCOPY

Method: EPA/600/R-93/116

America Environmental Construction

1821 W 51st Street

Chicago, IL 60609

Phone: (708) 446-8985

Fax: (708) 401-1589

Reference: Apartment 2B

Location: 737 Grant Ave Chicago Heights IL 60411

Batch No.: 378277

Customer No.: 4870

Date Received: 03/13/2026

Date Analyzed: 03/16/2026

Date Reported: 03/16/2026

Turn Around Time: 24 Hour

Laboratory Sample	Customer Sample Number	Asbestos Components (%)	Non-Asbestos Components (%)
378277001	1	ND	Cellulose 5-10% Binder 90-95%
378277002	2	ND	Cellulose 5-10% Binder 90-95%
378277003	3	Chrysotile 1-5%	Binder 95-99%
378277004	4	ND	Binder 99-100%
378277005	5	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 :

Cesilia Aguilar / Microscopist

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

Page : _____ of _____

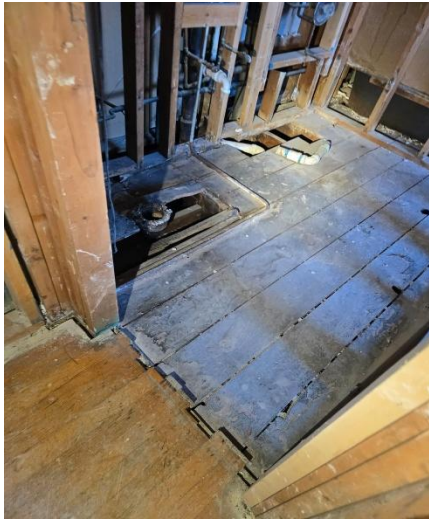
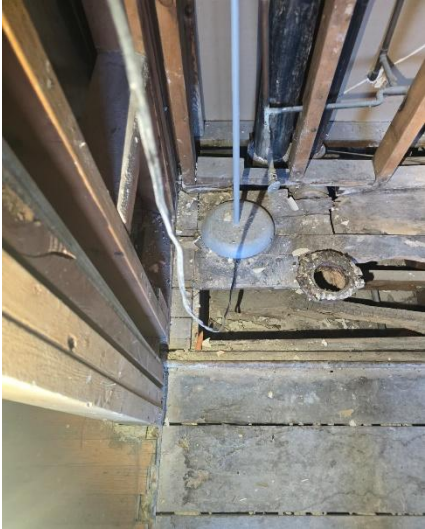
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Comments: please charge it to my card on file

APPENDIX B

PHOTOS

FILED DATE: 7/15/2026 8:23 AM 2026CH06768



APPENDIX C INSPECTOR ACCREDITATION



525-535 West Jefferson Street • Springfield, Illinois 62761-0001 • www.dph.illinois.gov

JULIAN A RAMIREZ

1/30/2024

ASBESTOS PROFESSIONAL LICENSE ID NUMBER: 09827

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

		ASBESTOS PROFESSIONAL LICENSE		ENDORSEMENTS	TC EXPIRES
ID NUMBER	ISSUED	EXPIRES		SUPERVISOR/WORKER	3/3/2024
100 - 09827	1/30/2024	05/15/2025		INSPECTOR	3/9/2024
JULIAN A RAMIREZ				PROJECT MANAGER	3/3/2024
Environmental Health				AIR SAMPLING PROFESSIONAL	
Alteration of 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.					

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
EMAIL Address: dph.asbestos@illinois.gov

PROTECTING HEALTH, IMPROVING LIVES
Nationally Accredited by PHAB

CERTIFICATE OF ACHIEVEMENT ASBESTOS ABATEMENT

Accredited by the Illinois Department of Public Health

This is to certify that JULIAN RAMIREZ
has completed the ASBESTOS INSPECTOR'S REFRESHER course and successfully passed the
examination on 04/17/2024 with a minimum score of 70% or better. Training was in accordance
with U.S. E.P.A. 40 CFR 763 Subpart E, Appendix C, Asbestos Containing Materials in Schools:
Model Accreditation Plan, TSCA II, Authorized by both AHERA & ASHARA.



04/17/2024

Course Dates:

04/17/2025

Expires:

2404BIR03

Certificate Number:

A handwritten signature in black ink, appearing to read 'N. Peneff', is written over a horizontal line.

Director of Training

Nicholas J. Peneff

Doctor of Public Health

Phone: 312-491-0081

FORM # A-010B



AMERICA ENVIRONMENTAL CONSTRUCTION

1821 W 51st St. Chicago, IL 60609* Office: (708) 446-8985 *Fax: (708) 401-1589 *Email: americaasbestos@gmail.com

ASBESTOS INSPECTION REPORT
737 Grant Ave. Apt 1B Chicago Heights, IL 60411
AEC PROJECT #AEC03132026SS



Prepared for:

Outlook Desing & Construction Inc.
47 W Polk St. Suite 205
Chicago, IL 60605
(773) 931-7726
Ljones@outlookdci.com

Prepared by:

America Environmental Construction Inc.
1821 W 51st St.
Chicago, IL 60609

March 16, 2026



737 Grant Ave Apt# 1B Chicago Height, IL 60411

AEC Project# AEC03132026SS

AMERICA ENVIRONMENTAL CONSTRUCTION INC.

1821 W 51st St. Chicago, IL 60609* Office: (708) 446-8985 *Fax: (708) 401-1589 *Email: americaasbestos@gmail.com

March 16, 2026

Outlook Desing & Construction Inc.
47 W Polk St. Suite 205
Chicago, IL 60605
(773) 931-7726
Ljones@outlookdci.com

RE:

737 Grant Ave. Apt 1B Chicago Heights, IL 60411
AEC PROJECT #AEC03132026SS

Dear. Outlook Desing & Construction Inc.

Enclosed you will find the report entitled "Asbestos Inspection Report" for the subject property located at **737 Grant Ave. Apt 1B Chicago Heights, IL 60411**. All work was performed by an approved inspector licensed by the Illinois Department of Public Health (IDPH).

Please retain this copy for your files. Also maintain a copy on the subject property for review by building occupants or tradesmen who may disturb or come into contact with any environmental hazards during renovation, demolition, or routine activities.

I thank you for the opportunity to service your need for this asbestos inspection and look forward to further servicing you in the future.

Sincerely,

AMERICA ENVIRONMENTAL CONSTRUCTION.

Prepared by:

Julian Ramirez

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I. Inspection Information

1. **Description of Facility: Apartment Survey**

Construction date(s): 1970

Original building: Yes

Additions: No

Number of Floors: Levels 3

2. **Client**
Outlook Desing & Construction Inc.

Project Name: **Apartment Survey**

Project Address: **737 Grant Ave. Apt 1B Chicago Heights, IL 60411**

Site Contact: **Outlook Desing & Construction Inc.**

Telephone #: **(773) 931-7726**

3. **Consultant**

America Environmental Construction Inc.

Contact: Julian Ramirez

Address: 1821 W 51st St.

City: Chicago State: IL Zip: 60609

Phone: (708) 446-8985

AEC Project #AEC03132026SS

4. **Inspector**

IDPH Licensed Inspector: Julian Ramirez

IDPH License Number: IL. Asbestos- 100-09827

5. **Inspection Date(s): 3/12/2026**

II. Executive Summary

America Environmental Construction Inc. (AEC) was retained by **Outlook Desing & Construction Inc.** to perform an asbestos inspection of the subject property: **737 Grant Ave. Apt 1B Chicago Heights, IL 60411**. The purpose of this inspection is to identify asbestos containing material in the Home Foundation, assess the conditions, and recommend an appropriate response action.

The inspector has determined the following:

- A. The following homogeneous materials were observed during the inspection and are suspected to be ACM:
1. *Suspect: Bathroom plaster*
 2. *Suspect: Kitchen plaster*
 3. *Suspect: Grey bathroom floor tile*
 4. *Suspect: Grey bathroom floor tile mastic*
 5. *Suspect: Tan bathroom floor tile*
 6. *Suspect: Tan bathroom floor tile mastic*
 7. *Suspect: Kitchen floor*
 8. *Suspect: Kitchen floor mastic*

The inspector conducted an inspection of this property in accordance with the Illinois Department of Public Health (IDPH) regulations. This inspection was conducted by Julian Ramirez an Illinois Department of Public Health (IDPH) Inspector #100-09827 all work was performed under AEC Project #AEC03132026SS

III. Methodology

Tasks performed on-site included the following:

1. Collected bulk samples from suspect materials from areas described within.
2. Identify any conditions observed throughout the building that may affect renovation Activities, demolition, the sale of property, or building occupancy.
3. Inspect ACBM for appropriate response actions and cost estimates.

IV. Abatement History

No information available from any existing inspection reports or other documentation to reveal that any previous asbestos abatement has been conducted on this section of the property.

V. Recommendations

The inspector conducted the asbestos inspection of suspect ACBM materials throughout Home Foundation the property is located at: **737 Grant Ave. Apt 1B Chicago Heights, IL 60411** and the inspection was performed on **3/12/2026**. The property was unoccupied at the time of the inspection. Non-suspect building materials noted during the access throughout the facility. AEC recommends that any asbestos removal be performed by an IDPH licensed asbestos abatement contractor.

VI Conclusions

The asbestos inspection has been conducted for both damaged and non-damaged materials. A timely execution of the recommendations will enable the owner to reduce or eliminate the fear of exposure to visitors and building occupants who may come in contact with confirmed hazardous materials. The following materials tested **Negative in 5 areas, Positive in 2 areas** for Asbestos:

1. **-:Positive: Bathroom plaster**
2. **-: Negative: Kitchen plaster**
3. **-:Negative: Grey bathroom floor tile**
4. **-: Negative :Grey bathroom floor tile mastic**
5. **-:Negative :Tan bathroom floor tile**
6. **-:Positive :Tan bathroom floor tile mastic**
7. **-: Negative : Kitchen floor**
8. **-: Negative : Kitchen floor mastic**

This inspection report should be kept at the subject property with a copy also in the building owners' possession for use when planning any renovation and/or demolition activities in areas where hazardous materials will be disturbed. If demolition projects are planned for the residence remove all hazardous materials that may be impacted before any such activity begins.

Submitted by:

America Environmental Construction Inc.



Julian Ramirez

IDPH Inspector

100-09827

APPENDIX A LAB RESULTS

**Analysis Corporation**

2242 West Harrison St., Suite 200, Chicago, IL 60612-3766

Tel: (312) 733-0551 Fax: (312) 733-2386 STATinfo@STATAnalysis.com



NVLAP Lab Code 101202-0

ASBESTOS ANALYSIS BY POLARIZED LIGHT MICROSCOPY

Method: EPA/600/R-93/116

America Environmental Construction

1821 W 51st Street

Chicago, IL 60609

Phone: (708) 446-8985

Fax: (708) 401-1589

Reference: Apartment 1B

Location: 737 Grant Ave Chicago Heights IL 60411

Batch No.: 378278

Customer No.: 4870

Date Received: 03/13/2026

Date Analyzed: 03/16/2026

Date Reported: 03/16/2026

Turn Around Time: 24 Hour

Laboratory Sample	Customer Sample Number	Asbestos Components (%)	Non-Asbestos Components (%)
378278001	1	Chrysotile 1-5%	Binder 95-99%
378278002	2	ND	MMMF 5-10% Binder 90-95%
378278003	3 GY Tile	ND	Binder 99-100%
378278004	3 Gy Tile Mastic	ND	Cellulose 1-5% Binder 95-99%
378278005	3 TN Tile	ND	Binder 99-100%
378278006	3 TN Tile Mastic	Chrysotile 1-5%	Binder 95-99%
378278007	4	ND	Binder 99-100%
378278008	4 Mastic	ND	Cellulose 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 :

Cesilia Aguilar / Microscopist

TAT Analysis Corporation2242 W. Harrison, Suite 200, Chicago, Illinois 60612
e-mail address: STATInfo@STATAnalysis.com

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

CHAIN OF CUSTODY RECORDPage: 1 of 1

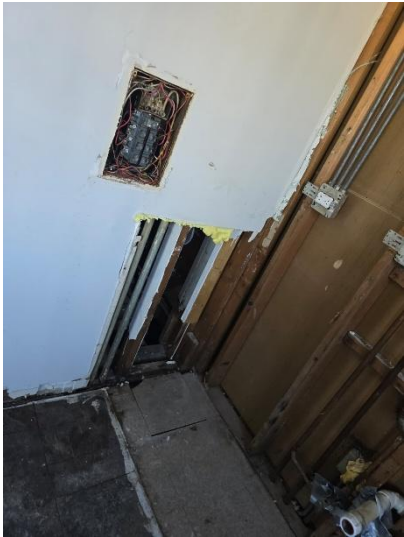
Client: AMERICA Environmental Construction inc				Turn Around: Immediate: ☐ 4 Hrs: ☐ 8 Hrs: ☐ 24 Hrs: ☒ 1 Day: ☐ 2 Days: ☐ 3 Days: ☐ 5 Days: ☐	
Street Address: 1821 W 51st street				Note: Not all turn around times are available for all analysis.	
City, State, Zip: Chicago IL 60609				Reinquired by: <u>John</u> Date/Time: <u>3/13/2008 8:13</u>	
Phone: (708) 446-8985				Received by: <u>Must</u> Date/Time: <u>3/13/2008 8:13</u>	
Fax: (708) 775-6025				Reinquired by: <u>Must</u> Date/Time: <u>3/13/2008 8:13</u>	
Project Number: americasbestos@gmail.com				Received by: <u>Must</u> Date/Time: <u>3/13/2008 8:13</u>	
Project Name: Project Location: 737 Grant Ave Chicago Heights IL 60411				Reinquired by: <u>Must</u> Date/Time: <u>3/13/2008 8:13</u>	
Project Manager: Julian Ramirez				Received by: <u>Must</u> Date/Time: <u>3/13/2008 8:13</u>	
P.O. Number: Apartment 1B				Reinquired by: <u>Must</u> Date/Time: <u>3/13/2008 8:13</u>	
Comments:				Received by: <u>Must</u> Date/Time: <u>3/13/2008 8:13</u>	
Office Use Only Below:				Received by: <u>Must</u> Date/Time: <u>3/13/2008 8:13</u>	
Batch No.: 378278				Received by: <u>Must</u> Date/Time: <u>3/13/2008 8:13</u>	
Samples Acceptable: ☒ Yes ☐ No				Received by: <u>Must</u> Date/Time: <u>3/13/2008 8:13</u>	
Checked by (Initial/Date): <u>JS 3/13/08</u>				Received by: <u>Must</u> Date/Time: <u>3/13/2008 8:13</u>	
Reported By (Initial/Date/Time/Method):				Received by: <u>Must</u> Date/Time: <u>3/13/2008 8:13</u>	
Client Sample Number/Description:				Received by: <u>Must</u> Date/Time: <u>3/13/2008 8:13</u>	
Date Taken		Time On Off		Rate (ppm)	
Volume (Liters)		Area Wiped (ft ²)		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:					
1. Bathroom plaster		03/12/26			
2. Kitchen plaster		03/12/26			
3. Bathroom floor tile & glue		03/12/26			
4. Kitchen floor tile & glue		03/12/26			

Comments: please charge it to my card on file

APPENDIX B

PHOTOS

FILED DATE: 7/15/2026 8:23 AM 2026CH06768



APPENDIX C INSPECTOR ACCREDITATION



525-535 West Jefferson Street • Springfield, Illinois 62761-0001 • www.dph.illinois.gov

JULIAN A RAMIREZ

1/30/2024

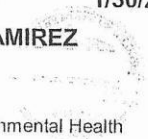
ASBESTOS PROFESSIONAL LICENSE ID NUMBER: 09827

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

		ASBESTOS PROFESSIONAL LICENSE		ENDORSEMENTS	TC EXPIRES
ID NUMBER	ISSUED	EXPIRES		SUPERVISOR/WORKER	3/3/2024
100 - 09827	1/30/2024	05/15/2025		INSPECTOR	3/9/2024
JULIAN A RAMIREZ				PROJECT MANAGER	3/3/2024
				AIR SAMPLING PROFESSIONAL	
Environmental Health				Alteration of 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.	

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
EMAIL Address: dph.asbestos@illinois.gov

PROTECTING HEALTH, IMPROVING LIVES
Nationally Accredited by PHAB

CERTIFICATE OF ACHIEVEMENT ASBESTOS ABATEMENT

Accredited by the Illinois Department of Public Health

This is to certify that JULIAN RAMIREZ
has completed the ASBESTOS INSPECTOR'S REFRESHER course and successfully passed the
examination on 04/17/2024 with a minimum score of 70% or better. Training was in accordance
with U.S. E.P.A. 40 CFR 763 Subpart E, Appendix C, Asbestos Containing Materials in Schools:
Model Accreditation Plan, TSCA II, Authorized by both AHERA & ASHARA.



37 S Ashland Ave, Chicago, IL 60607 • www.public-health-safety.com

04/17/2024

Course Dates:

04/17/2025

Expires:

2404BIR03

Certificate Number:

Nicholas J. Penneff

Director of Training
Nicholas J. Penneff
Doctor of Public Health

Phone: 312-491-0081

FORM # A-010B



AMERICA ENVIRONMENTAL CONSTRUCTION

1821 W 51st St. Chicago, IL 60609* Office: (708) 446-8985 *Fax: (708) 401-1589 *Email: americaasbestos@gmail.com

ASBESTOS INSPECTION REPORT
737 Grant Ave. Apt 3E Chicago Heights, IL 60411
AEC PROJECT #AEC0301326SS



Prepared for:

Outlook Desing & Construction Inc.
47 W Polk St. Suite 205
Chicago, IL 60605
(773) 931-7726
Ljones@outlookdci.com

Prepared by:

America Environmental Construction Inc.
1821 W 51st St.
Chicago, IL 60609

March 16, 2026



737 Grant Ave. Apt# 3E Chicago Height, IL 60411

AEC Project# AEC0301326SS

AMERICA ENVIRONMENTAL CONSTRUCTION INC.

1821 W 51st St. Chicago, IL 60609* Office: (708) 446-8985 *Fax: (708) 401-1589 *Email: americaasbestos@gmail.com

March 16, 2026

Outlook Desing & Construction Inc.
47 W Polk St. Suite 205
Chicago , IL 60605
(773) 931-7726
Ljones@outlookdci.com

RE:

737 Grant Ave. Apt 3E Chicago Heights, IL 60411
AEC PROJECT #AEC0301326SS

Dear. Outlook Desing & Construction Inc.

Enclosed you will find the report entitled "Asbestos Inspection Report" for the subject property located at **737 Grant Ave. Apt 3E Chicago Heights, IL 60411**. All work was performed by an approved inspector licensed by the Illinois Department of Public Health (IDPH).

Please retain this copy for your files. Also maintain a copy on the subject property for review by building occupants or tradesmen who may disturb or come into contact with any environmental hazards during renovation, demolition, or routine activities.

I thank you for the opportunity to service your need for this asbestos inspection and look forward to further servicing you in the future.

Sincerely,

AMERICA ENVIRONMENTAL CONSTRUCTION.

Prepared by:

Julian Ramirez

FILED DATE: 7/15/2026 8:23 AM 2026CH06768

Table of Contents

- I. Inspection Information
- II. Executive Summary
- III. Methodology
- IV. Abatement History
- V. Assessments and Recommendations
- VI. Conclusion

Appendix A: Lab Results

Appendix B: Photos

Appendix C: Inspectors Accreditations

I. Inspection Information

1. **Description of Facility: Apartment Survey**

Construction date(s): 1970

Original building: Yes

Additions: No

Number of Floors: 3 Levels

2. **Client**
Outlook Desing & Construction Inc.

Project Name: **Apartment Survey**

Project Address: **737 Grant Ave. Apt 3E Chicago Heights, IL 60411**

Site Contact: **Outlook Desing & Construction Inc.**

Telephone #: **(773) 931-7726**

3. **Consultant**

America Environmental Construction Inc.

Contact: Julian Ramirez

Address: 1821 W 51st St.

City: Chicago State: IL Zip: 60609

Phone: (708) 446-8985

AEC Project #AEC0301326SS

4. **Inspector**

IDPH Licensed Inspector: Julian Ramirez

IDPH License Number: IL. Asbestos- **100-09827**

5. **Inspection Date(s): 3/12/2026**

II. Executive Summary

America Environmental Construction Inc. (AEC) was retained by **Outlook Desing & Construction Inc.** to perform an asbestos inspection of the subject property: **737 Grant Ave. Apt 3E Chicago Heights, IL 60411**. The purpose of this inspection is to identify asbestos containing material in the Home Foundation, assess the conditions, and recommend an appropriate response action.

The inspector has determined the following:

- A. The following homogeneous materials were observed during the inspection and are suspected to be ACM:
 - 1. *Suspect: Kitchen floor tile*
 - 2. *Suspect: Kitchen floor tile mastic*
 - 3. *Suspect: kitchen plaster*
 - 4. *Suspect: Living room plaster*
 - 5. *Suspect: Bathroom plaster*

The inspector conducted an inspection of this property in accordance with the Illinois Department of Public Health (IDPH) regulations. This inspection was conducted by Julian Ramirez an Illinois Department of Public Health (IDPH) Inspector #100-09827 all work was performed under AEC Project #AEC0301326SS

III. Methodology

Tasks performed on-site included the following:

- 1. Collected bulk samples from suspect materials from areas described within.
- 2. Identify any conditions observed throughout the building that may affect renovation Activities, demolition, the sale of property, or building occupancy.
- 3. Inspect ACBM for appropriate response actions and cost estimates.

IV. Abatement History

No information available from any existing inspection reports or other documentation to reveal that any previous asbestos abatement has been conducted on this section of the property.

V. Recommendations

The inspector conducted the asbestos inspection of suspect ACBM materials throughout Home Foundation the property is located at: **737 Grant Ave. Apt 3E Chicago Heights, IL 60411** and the inspection was performed on **3/12/2026**. The property was unoccupied at the time of the inspection. Non-suspect building materials are noted during the access throughout the facility. AEC recommends that any asbestos removal be performed by an IDPH licensed asbestos abatement contractor.

VI Conclusions

The asbestos inspection has been conducted for both damaged and non-damaged materials. A timely execution of the recommendations will enable the owner to reduce or eliminate the fear of exposure to visitors and building occupants who may come in contact with confirmed hazardous materials. The following materials tested **Negative in two areas, Positive in three areas** for Asbestos:

1. -: **Negative: Kitchen floor tile**
2. -: **Postive: Kitchen floor tile mastic**
3. -: **Positive: Kitchen plaster**
4. -: **Positive: Living room plaster**
5. -: **Negative: Bathroom plaster**

This inspection report should be kept at the subject property with a copy also in the building owners' possession for use when planning any renovation and/or demolition activities in areas where hazardous materials will be disturbed. If demolition projects are planned for the residence remove all hazardous materials that may be impacted before any such activity begins.

Submitted by:

America Environmental Construction Inc.



Julian Ramirez

IDPH Inspector

100-09827

APPENDIX A LAB RESULTS

**Analysis Corporation**

2242 West Harrison St., Suite 200, Chicago, IL 60612-3766

Tel: (312) 733-0551 Fax: (312) 733-2386 STATinfo@STATAnalysis.com



NVLAP Lab Code 101202-0

ASBESTOS ANALYSIS BY POLARIZED LIGHT MICROSCOPY

Method: EPA/600/R-93/116

America Environmental Construction

1821 W 51st Street

Chicago, IL 60609

Phone: (708) 446-8985

Fax: (708) 401-1589

Reference: Apartment 3E

Location: 737 Grant Ave Chicago Heights IL 60411

Batch No.: 378276

Customer No.: 4870

Date Received: 03/13/2026

Date Analyzed: 03/16/2026

Date Reported: 03/16/2026

Turn Around Time: 24 Hour

Laboratory Sample	Customer Sample Number	Asbestos Components (%)	Non-Asbestos Components (%)
378276001	1	ND	Binder 99-100%
378276002	1M	Chrysotile 1-5%	Binder 95-99%
378276003	2	Chrysotile 1-5%	Binder 95-99%
378276004	3	Chrysotile 1-5%	Binder 95-99%
378276005	4	ND	Cellulose 5-10% Binder 90-95%

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 :

Cesilia Aguilar / Microscopist

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

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

CHAIN OF CUSTODY RECORD

Page: _____ of _____

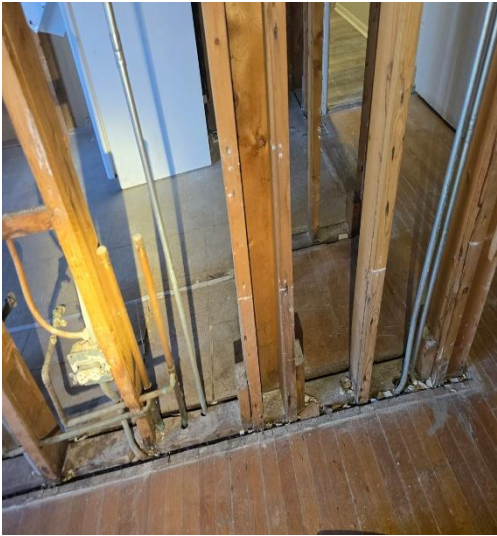
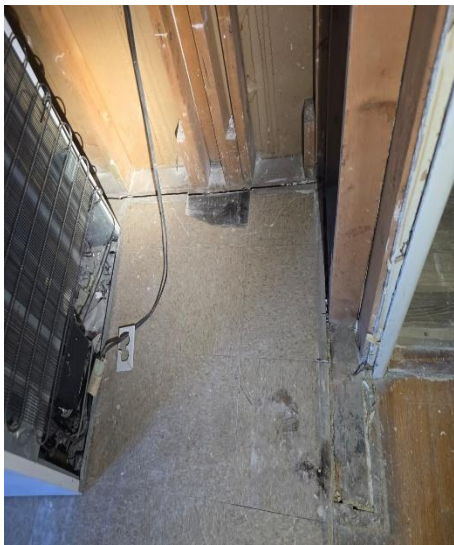
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Comments: please charge it to my card on file

APPENDIX B

PHOTOS

FILED DATE: 7/15/2026 8:23 AM 2026CH06768



APPENDIX C

INSPECTOR ACCREDITATION



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JULIAN A RAMIREZ

1/30/2024

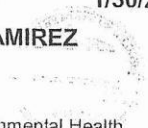
ASBESTOS PROFESSIONAL LICENSE ID NUMBER: 09827

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

		ASBESTOS PROFESSIONAL LICENSE		ENDORSEMENTS SUPERVISOR/WORKER INSPECTOR	TC EXPIRES 3/3/2024 3/9/2024
ID NUMBER 100 - 09827	ISSUED 1/30/2024	EXPIRES 05/15/2025	PROJECT MANAGER 3/3/2024 AIR SAMPLING PROFESSIONAL		
JULIAN A RAMIREZ 					
Environmental Health		Alteration of 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.			

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
 EMAIL Address: dph.asbestos@illinois.gov

PROTECTING HEALTH, IMPROVING LIVES
Nationally Accredited by PHAB

CERTIFICATE OF ACHIEVEMENT ASBESTOS ABATEMENT

Accredited by the Illinois Department of Public Health

This is to certify that JULIAN RAMIREZ
has completed the ASBESTOS INSPECTOR'S REFRESHER course and successfully passed the
examination on 04/17/2024 with a minimum score of 70% or better. Training was in accordance
with U.S. E.P.A. 40 CFR 763 Subpart E, Appendix C, Asbestos Containing Materials in Schools:
Model Accreditation Plan, TSCA II, Authorized by both AHERA & ASHARA.



37 S Ashland Ave, Chicago, IL 60607 • www.public-health-safety.com

04/17/2024

Course Dates:

04/17/2025

Expires:

2404BIR03

Certificate Number:

A handwritten signature in black ink, appearing to read "N. Peneff".

Director of Training
Nicholas J. Peneff
Doctor of Public Health

Phone: 312-491-0081

FORM # A-010B



AMERICA ENVIRONMENTAL CONSTRUCTION

1821 W 51st St. Chicago, IL 60609* Office: (708) 446-8985 *Fax: (708) 401-1589 *Email: americaasbestos@gmail.com

ASBESTOS INSPECTION REPORT
737 Grant Ave. Apt 2A Chicago Heights, IL 60411
AEC PROJECT #AEC33132026SS



Prepared for:

Outlook Desing & Construction Inc.
47 W Polk St. Suite 205
Chicago, IL 60605
(773) 931-7726
Ljones@outlookdci.com

Prepared by:

America Environmental Construction Inc.
1821 W 51st St.
Chicago, IL 60609

March 16, 2026



737 Grant Ave. Apt 2A Chicago Height, IL 60411

AEC Project# AEC33132026SS

AMERICA ENVIRONMENTAL CONSTRUCTION INC.

1821 W 51st St. Chicago, IL 60609* Office: (708) 446-8985 *Fax: (708) 401-1589 *Email: americaasbestos@gmail.com

March 16, 2026

Outlook Desing & Construction Inc.
47 W Polk St. Suite 205
Chicago , IL 60605
(773) 931-7726
Ljones@outlookdci.com

RE:

737 Grant Ave. Apt 2A Chicago Heights, IL 60411
AEC PROJECT #AEC33132026SS

Dear. Outlook Desing & Construction Inc.

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Please retain this copy for your files. Also maintain a copy on the subject property for review by building occupants or tradesmen who may disturb or come into contact with any environmental hazards during renovation, demolition, or routine activities.

I thank you for the opportunity to service your need for this asbestos inspection and look forward to further servicing you in the future.

Sincerely,

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Prepared by:

Julian Ramirez

FILED DATE: 7/15/2026 8:23 AM 2026CH06768

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I. Inspection Information

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Construction date(s): 1970

Original building: Yes

Additions: No

Number of Floors: 3 Levels

2. **Client**
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Project Name: **Apartment Survey**

Project Address: **737 Grant Ave. Apt 2A Chicago Heights, IL 60411**

Site Contact: **Outlook Desing & Construction Inc.**

Telephone #: **(773) 931-7726**

3. **Consultant**

America Environmental Construction Inc.

Contact: Julian Ramirez

Address: 1821 W 51st St.

City: Chicago State: IL Zip: 60609

Phone: (708) 446-8985

AEC Project #AEC33132026SS

4. **Inspector**

IDPH Licensed Inspector: Julian Ramirez

IDPH License Number: IL. Asbestos- **100-09827**

5. **Inspection Date(s): 3/12/2026**

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 - 3. *Suspect: Living room plaster*

The inspector conducted an inspection of this property in accordance with the Illinois Department of Public Health (IDPH) regulations. This inspection was conducted by Julian Ramirez an Illinois Department of Public Health (IDPH) Inspector #100-09827 all work was performed under AEC Project #AEC33132026SS

III. Methodology

Tasks performed on-site included the following:

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3. -:**Negative: Living room plaster**

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Submitted by:

America Environmental Construction Inc.



Julian Ramirez

IDPH Inspector

100-09827

APPENDIX A LAB RESULTS

STAT Analysis Corporation

2242 West Harrison St., Suite 200, Chicago, IL 60612-3766

Tel: (312) 733-0551 Fax: (312) 733-2386 STATinfo@STATAnalysis.com



NVLAP Lab Code 101202-0

ASBESTOS ANALYSIS BY POLARIZED LIGHT MICROSCOPY

Method: EPA/600/R-93/116

America Environmental Construction

1821 W 51st Street

Chicago, IL 60609

Phone: (708) 446-8985

Fax: (708) 401-1589

Reference: Apartment 2A

Location: 737 Grant Ave Chicago Heights IL 60411

Batch No.: 378280

Customer No.: 4870

Date Received: 03/13/2026

Date Analyzed: 03/16/2026

Date Reported: 03/16/2026

Turn Around Time: 24 Hour

Laboratory Sample	Customer Sample Number	Asbestos Components (%)	Non-Asbestos Components (%)
378280001	1	ND	Cellulose 10-15% Binder 85-90%
378280002	2	ND	Cellulose 10-15% Binder 85-90%
378280003	3	ND	Cellulose 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.

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 :

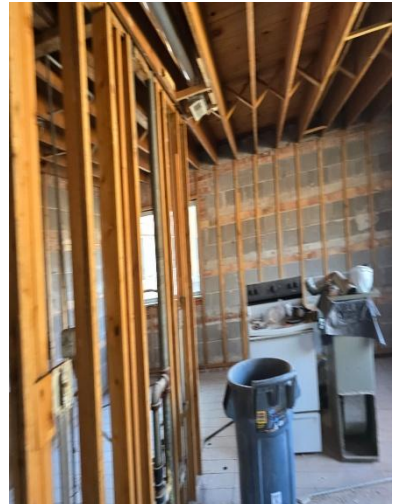

Daniel Mikos / Microscopy Manager

Date: 03/16/2026

Page : ____ of ____

APPENDIX B

PHOTOS



APPENDIX C INSPECTOR ACCREDITATION



525-535 West Jefferson Street • Springfield, Illinois 62761-0001 • www.dph.illinois.gov

JULIAN A RAMIREZ

1/30/2024

ASBESTOS PROFESSIONAL LICENSE ID NUMBER: 09827

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

		ASBESTOS PROFESSIONAL LICENSE		ENDORSEMENTS	TC EXPIRES
ID NUMBER	ISSUED	EXPIRES		SUPERVISOR/WORKER	3/3/2024
100 - 09827	1/30/2024	05/15/2025		INSPECTOR	3/9/2024
JULIAN A RAMIREZ				PROJECT MANAGER	3/3/2024
Environmental Health				AIR SAMPLING PROFESSIONAL	
Alteration of 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.					

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
EMAIL Address: dph.asbestos@illinois.gov

PROTECTING HEALTH, IMPROVING LIVES
Nationally Accredited by PHAB

CERTIFICATE OF ACHIEVEMENT ASBESTOS ABATEMENT

Accredited by the Illinois Department of Public Health

This is to certify that JULIAN RAMIREZ
has completed the ASBESTOS INSPECTOR'S REFRESHER course and successfully passed the
examination on 04/17/2024 with a minimum score of 70% or better. Training was in accordance
with U.S. E.P.A. 40 CFR 763 Subpart E, Appendix C, Asbestos Containing Materials in Schools:
Model Accreditation Plan, TSCA II, Authorized by both AHERA & ASHARA.



37 S Ashland Ave, Chicago, IL 60607 • www.public-health-safety.com

04/17/2024

Course Dates:

04/17/2025

Expires:

2404BIR03

Certificate Number:

Phone: 312-491-0081

FORM # A-010B

Nicholas J. Penneff
Director of Training

Nicholas J. Penneff

Doctor of Public Health



AMERICA ENVIRONMENTAL CONSTRUCTION

1821 W 51st St. Chicago, IL 60609* Office: (708) 446-8985 *Fax: (708) 401-1589 *Email: americaasbestos@gmail.com

ASBESTOS INSPECTION REPORT
737 Grant Ave. Dumpster Debris Chicago Heights, IL 60411
AEC PROJECT #AEC3132026SS



Prepared for:

Outlook Desing & Construction Inc.
47 W Polk St. Suite 205
Chicago, IL 60605
(773) 931-7726
Ljones@outlookdci.com

Prepared by:

America Environmental Construction Inc.
1821 W 51st St.
Chicago, IL 60609

March 16, 2026



AMERICA ENVIRONMENTAL CONSTRUCTION INC.

1821 W 51st St. Chicago, IL 60609* Office: (708) 446-8985 *Fax: (708) 401-1589 *Email: americaasbestos@gmail.com

March 16, 2026

Outlook Desing & Construction Inc.
47 W Polk St. Suite 205
Chicago, IL 60605
(773) 931-7726
Ljones@outlookdci.com

RE:

737 Grant Ave. Dumpster Debris Chicago Heights, IL 60411
AEC PROJECT #AEC3132026SS

Dear. Outlook Desing & Construction Inc.

Enclosed you will find the report entitled "Asbestos Inspection Report" for the subject property located at **737 Grant Ave. Dumpster Debris Chicago Heights, IL 60411**. All work was performed by an approved inspector licensed by the Illinois Department of Public Health (IDPH).

Please retain this copy for your files. Also maintain a copy on the subject property for review by building occupants or tradesmen who may disturb or come into contact with any environmental hazards during renovation, demolition, or routine activities.

I thank you for the opportunity to service your need for this asbestos inspection and look forward to further servicing you in the future.

Sincerely,

AMERICA ENVIRONMENTAL CONSTRUCTION.

Prepared by:

Julian Ramirez

Table of Contents

- I. Inspection Information
- II. Executive Summary
- III. Methodology
- IV. Abatement History
- V. Assessments and Recommendations
- VI. Conclusion

Appendix A: Lab Results

Appendix B: Photos

Appendix C: Inspectors Accreditations

I. Inspection Information

1. **Description of Facility: Dumpster Debris Survey**

Construction date(s): 1970

Original building: Yes

Additions: No

Number of Floors: 0 Levels

2. **Client**

Outlook Desing & Construction Inc.

Project Name: **Dumpster Debris Survey**

Project Address: **737 Grant Ave. Dumpster Debris Chicago Heights, IL 60411**

Site Contact: **Outlook Desing & Construction Inc.**

Telephone #: **(773) 931-7726**

3. **Consultant**

America Environmental Construction Inc.

Contact: Julian Ramirez

Address: 1821 W 51st St.

City: Chicago State: IL Zip: 60609

Phone: (708) 446-8985

AEC Project #AEC3132026SS

4. **Inspector**

IDPH Licensed Inspector: Julian Ramirez

IDPH License Number: IL. Asbestos- **100-09827**

5. **Inspection Date(s): 3/12/2026**

II. Executive Summary

America Environmental Construction Inc. (AEC) was retained by **Outlook Desing & Construction Inc.** to perform an asbestos inspection of the subject property: **737 Grant Ave. Dumpster Debris Chicago Heights, IL 60411** The purpose of this inspection is to identify asbestos containing material in the Home Foundation, assess the conditions, and recommend an appropriate response action.

The inspector has determined the following:

- A. The following homogeneous materials were observed during the inspection and are suspected to be ACM:
 - 1. *Suspect: Dry Wall*
 - 2. *Suspect: Dry Wall*
 - 3. *Suspect: Plaster*

The inspector conducted an inspection of this property in accordance with the Illinois Department of Public Health (IDPH) regulations. This inspection was conducted by Julian Ramirez an Illinois Department of Public Health (IDPH) Inspector #100-09827 all work was performed under AEC Project #AEC3132026SS

III. Methodology

Tasks performed on-site included the following:

- 1. Collected bulk samples from suspect materials from areas described within.
- 2. Identify any conditions observed throughout the building that may affect renovation Activities, demolition, the sale of property, or building occupancy.
- 3. Inspect ACBM for appropriate response actions and cost estimates.

IV. Abatement History

No information available from any existing inspection reports or other documentation to reveal that any previous asbestos abatement has been conducted on this section of the property.

V. Recommendations

The inspector conducted the asbestos inspection of suspect ACBM materials throughout Home Foundation the property is located at: **737 Grant Ave. Dumpster Debris Chicago Heights, IL 60411** and the inspection was performed on **3/12/2026**. The property was unoccupied at the time of the inspection. Non-suspect building materials noted during the access throughout the facility. AEC recommends that any asbestos removal be performed by an IDPH licensed asbestos abatement contractor.

VI Conclusions

The asbestos inspection has been conducted for both damaged and non-damaged materials. A timely execution of the recommendations will enable the owner to reduce or eliminate the fear of exposure to visitors and building occupants who may come in contact with confirmed hazardous materials. The following materials tested **Negative in 3 areas**, for Asbestos:

1. -: Negative Dry Wall
2. -: Negative Dry Wall
3. -: Negative Plaster

This inspection report should be kept at the subject property with a copy also in the building owners' possession for use when planning any renovation and/or demolition activities in areas where hazardous materials will be disturbed. If demolition projects are planned for the residence remove all hazardous materials that may be impacted before any such activity begins.

Submitted by:

America Environmental Construction Inc.



Julian Ramirez

IDPH Inspector

100-09827

APPENDIX A LAB RESULTS

**Analysis Corporation**

2242 West Harrison St., Suite 200, Chicago, IL 60612-3766

Tel: (312) 733-0551 Fax: (312) 733-2386 STATinfo@STATAnalysis.com



NVLAP Lab Code 101202-0

ASBESTOS ANALYSIS BY POLARIZED LIGHT MICROSCOPY

Method: EPA/600/R-93/116

America Environmental Construction

1821 W 51st Street

Chicago, IL 60609

Phone: (708) 446-8985

Fax: (708) 401-1589

Reference: Dumpster Debris

Location: 737 Grant Ave Chicago Heights IL 60411

Batch No.: 378279

Customer No.: 4870

Date Received: 03/13/2026

Date Analyzed: 03/16/2026

Date Reported: 03/16/2026

Turn Around Time: 24 Hour

Laboratory Sample	Customer Sample Number	Asbestos Components (%)	Non-Asbestos Components (%)
378279001	1	ND	Cellulose 5-10% Binder 90-95%
378279002	2	ND	Cellulose 1-5% Binder 95-99%
378279003	3	ND	Cellulose 5-10% Binder 90-95%

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 :

Cesilia Aguilar / Microscopist

TAT Analysis Corporation

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

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

CHAIN OF CUSTODY RECORDPage: 1 of 1

Turn Around: Immediate: ☐ 4 Hrs: ☐ 8 Hrs: ☐ 24 Hrs: ☒ 1 Day: ☐ 2 Days: ☐ 3 Days: ☐ 5 Days: ☐
 Date Due: _____

Note: Not all turn around times are available for all analysis.

OFFICE USE ONLY BELOW:Batch No.: **378279**Relinquished by: John Doe Date/Time: 3/12/26Received by: John Doe Date/Time: 3/12/26 3:13

Relinquished by: _____ Date/Time: _____

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Relinquished by: _____ Date/Time: _____

Received by: _____ Date/Time: _____

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Relinquished by: _____ Date/Time: _____

Received by: _____ Date/Time: _____

Relinquished by: _____ Date/Time: _____

Samples Acceptable: ☒ Yes ☐ NoChecked by (Initial/Date): John Doe

OC for Initial/Date/Time/Method:

Reported By (Initial/Date/Time/Method):

Comments:

Client Sample Number/Description:

Date Taken

Time On

Off

Rate (lpm)

Volume (Liters)

Area Wiped (ft²)

Laboratory Sample No.

PCM Asbestos

PLM Asbestos (Bulk)

PLM Point Count

PLM Gravimetric

TEM Air Asbestos

TEM Bulk Asbestos

TEM Gravimetric Asp.

TEM Microvac Asp.

TEM Water

Other:

1.-drywall

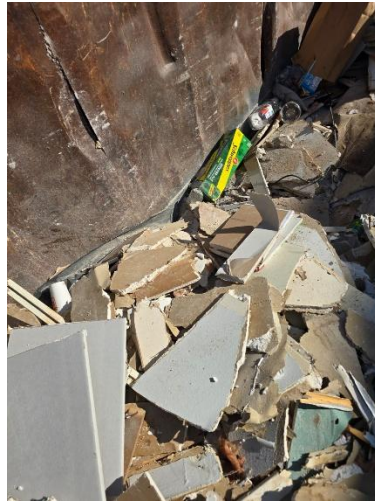
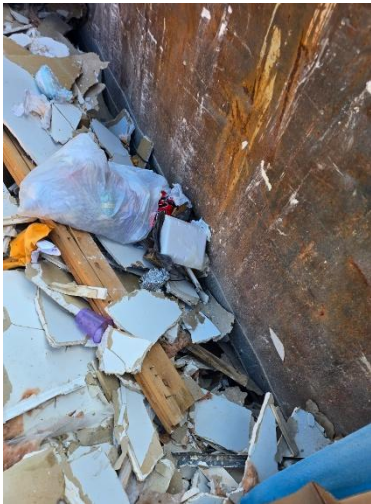
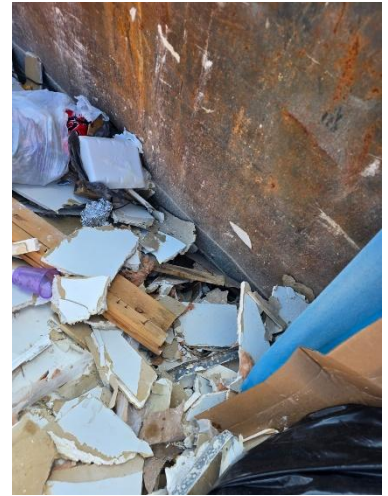
2.-drywall

3.-plaster

Comments: please charge it to my card on file

APPENDIX B

PHOTOS



APPENDIX C INSPECTOR ACCREDITATION



525-535 West Jefferson Street • Springfield, Illinois 62761-0001 • www.dph.illinois.gov

JULIAN A RAMIREZ

1/30/2024

ASBESTOS PROFESSIONAL LICENSE ID NUMBER: 09827

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

		ASBESTOS PROFESSIONAL LICENSE		ENDORSEMENTS	TC EXPIRES
ID NUMBER	ISSUED	EXPIRES		SUPERVISOR/WORKER	3/3/2024
100 - 09827	1/30/2024	05/15/2025		INSPECTOR	3/9/2024
JULIAN A RAMIREZ				PROJECT MANAGER	3/3/2024
Environmental Health				AIR SAMPLING PROFESSIONAL	
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EMAIL Address: dph.asbestos@illinois.gov

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This is to certify that JULIAN RAMIREZ
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with U.S. E.P.A. 40 CFR 763 Subpart E, Appendix C, Asbestos Containing Materials in Schools:
Model Accreditation Plan, TSCA II, Authorized by both AHERA & ASHARA.



37 S Ashland Ave, Chicago, IL 60607 • www.public-health-safety.com

04/17/2024

Course Dates:

04/17/2025

Expires:

2404BIR03

Certificate Number:

A handwritten signature in black ink, appearing to read "N. Peneff".

Phone: 312-491-0081

Director of Training

Nicholas J. Peneff

Doctor of Public Health

FORM # A-010B

IN THE CIRCUIT COURT FOR COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, CHANCERY DIVISION

PEOPLE OF THE STATE OF ILLINOIS,
ex rel. KWAME RAOUL, Attorney General
of the State of Illinois,

Plaintiff,

v.

RYZE PROPERTIES - HOMEWOOD LLC,
an Illinois limited liability company,

and

OUTLOOK DESIGN & CONSTRUCTION,
INC., an Illinois corporation,

Defendants.

No. 26 CH ____

VERIFICATION

I, Quinlan Chiu, do state as follows:

1. I am currently employed by the Illinois Environmental Protection Agency.
2. I have direct and personal knowledge as to communications and circumstances surrounding the release of asbestos that began on or before February 2026 and continued until approximately March 12, 2026, at the fifteen-unit apartment building located at 737 Grant Ave., Chicago Heights, Illinois.
3. I have read the foregoing Verified Complaint for Injunctive Relief and Civil Penalties ("Verified Complaint"), and I am aware of the contents thereof.
4. The factual matters set forth in Paragraphs 8, 11 through 18, and 20 through 26 of Count I are true in substance and in fact, to the best of my knowledge, information and belief.
5. Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and

correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certified as aforesaid that she verily believes the same to be true.



Quinlan Chiu
Illinois Environmental Protection Agency

Dated: 7/14/26