



July 20, 2026

Nantucket Public School District
10 Surfside Road
Nantucket, MA 02554
Attention: Mr. Chip Clunie, Director of Facilities

Re: AHERA 3-Year Re-Inspections
Nantucket High School-10 Surfside Road
Cyrus Peirce Middle School-12 Surfside Road
Nantucket Elementary School-30 Surfside Road
Nantucket, MA 02554
VERTEX Project #113961

Dear Mr. Clunie,

The Vertex Companies, LLC (VERTEX) is pleased to present the enclosed Asbestos Hazard Emergency Response Act (AHERA) Re-inspection reports for the referenced schools listed above.

The included attachments within this Enclosure Letter are the Massachusetts Department of Labor Standards (MassDLS) Standardized Reinspection Summary Forms for each school completed by the Inspector and Management planner. The 3-Year AHERA Reinspection Reports are included under separate covers. Please note that the Designated Person will need to sign and date the Designated Person Assurances included within Appendix E of the reports under separate covers.

The Asbestos Management Plans (AMP) for the schools were not available at the time of the review except for the Nantucket Elementary School. Review of the AMP for the Nantucket Elementary School included limited information and was not currently up to date. Please note two (2) updated copies should be kept on file at the Main Office at the School and the Business Office. Please note that following but not limited to should be included and updated in AMP:

- LEA information and Designated Person Training
- AHERA Inspection Report
- Subsequent 3-Year Reinspection Reports
- 6-Month Periodic Surveillance
- Annual notification to parents, teachers and staff regarding the location of the Management Plan for review
- Two-Hour Awareness training for maintenance and custodial staff. Any new workers are required to receive this training at the start of employment. Training should include specific review of ACM in building they are working in.
- Outside Contractor Notification Acknowledgement Forms
- Bulk Sample Laboratory Results
- Documentation for minor and major fiber release episodes. This includes abatement work performed by outside contractors as well as work performed by 16-hour trained maintenance personnel no matter how small.

- Documentation for completion of response actions (i.e. clearance testing). This should always include applicable training and licensure documentation for whomever performs the work.

If you should have any questions or if we can be of additional assistance in any way, please contact us. Once again, thank you for your interest in The Vertex Companies, LLC.

Sincerely,

THE VERTEX COMPANIES, LLC

A handwritten signature in black ink, appearing to read 'JM', followed by a long horizontal line extending to the right.

Jason Mohre (MassDLS #s AI000262 and AP000080)
Project Lead

Attachments:

Nantucket High School AHERA Reinspection Summary Form July 2026
Nantucket Middle School (Cyrus Pierce) AHERA Reinspection Summary Form July 2026
Nantucket Elementary School AHERA Reinspection Summary Form July 2026
Inspector and Management Planner MassDLS Licensure

3 Year Reinspection
School: Nantucket High School
Address: 10 Surfside Road Nantucket, MA

Date of Reinspection: 7/9/26
Inspector Name: Jason Mohre

Inspector Signature:  _____

License #: AI000262

Material	Location (Homogeneous Area)	QTY	Friable	Phys Assess Category	Assumed ACM	Sample Date ACM Y or N	Recommendation	Amount/Location of Damage; Type of Damage	Schedule Begin/Complete	Special Cleaning
Black Floor Tile Mastic	Cafeteria, Classrooms 008 and 010	4,040 ft ²	N	5	N	(7/7/2020) Y	Continue O&M		July 2026-July 2029	N
Wood Flooring Materials	Gym	10,000 ft ²	N	5	Y		Continue O&M		July 2026-July 2029	N

Homogenous Area Hazard Assessment Category

- 1 = Damaged/Significantly Damaged Thermal System Insulation
- 2 = Damaged Friable Surfacing ACM
- 3 = Significantly Damaged Friable Surfacing ACM
- 4 = Damaged or Significantly Damaged Friable Miscellaneous ACM
- 5 = ACM with Potential for Damage
- 6 = ACM with Potential for Significant Damage
- 7 = Any Remaining Friable ACM or Friable Suspected ACM
- NA = Not Applicable

3 Year Reinspection
School: Cyrus-Peirce Middle School
Address: 12 Surfside Road Nantucket, MA

Date of Reinspection: 7/9/26
Inspector Name: Jason Mohre


Inspector Signature: _____ License #: AI000262

Material	Location (Homogeneous Area)	QTY	Friable	Phys Assess Category	Assumed ACM	Sample Date ACM Y or N	Recommendation	Amount/Location of Damage; Type of Damage	Schedule Begin/Complete	Special Cleaning
9" Black Floor Tile (Under Carpet)	CPS-10, CPS-11, CPS-12, CPS-13, CPS-15, CPS-17	4,365 ft²	N	5	N	(7/7/2020) Y	Continue O&M		July 2026/ July 2029	Y (Refer to O&M)
9" Gray/Blue Floor Tile (Under Carpet)	CPS-19	900 ft²	N	5	N	(7/7/2020) Y	Continue O&M		July 2026/ July 2029	Y (Refer to O&M)
9" Green Floor Tile (Under Carpet)	CPS-18	400 ft²	N	5	N	(7/7/2020) Y	Continue O&M		July 2026/ July 2029	Y (Refer to O&M)
Black Residual Mastic (Under 12" Floor Tile and/or Carpet)	Lobby, CPS-01-CPS-07 Hall, CPS-02, CPS-06, Cafeteria/Library Hall, Cafeteria, Nurse Office, Culinary Hall, Culinary Arts, Main Office-CPS-17 Hall, Main Office, Principal, Main Office Restroom, 50D, CPS-18, CPS-19-31 Hall, CPS-20, CPS-22, CPS-25, CPS-26, CPS-27, CPS-28, CPS-29, CPS-30, Back Hallway.	17,932 ft²	N	5	N	(7/7/2020) Y	Remove and Replace Damaged Contaminated 12" Overlaying Floor Tile And Continue O&M	12 ft²-Culinary Hall-Broken Tile 8 ft²-CPS-19-CPS-31 Hall-Broken Tile 2 ft²-CPS-26-Broken Tile 6 ft²-Back Hallway	July 2026/ January 2027	Y (Refer to O&M)
Wood Flooring Materials	Gym, Stage, CPS-06	7,400 ft²	N	5	Y		Continue O&M		July 2026/ July 2029	Y (Refer to O&M)
Lab Bench Top	CPS-25, CPS-27, CPS-31	210 ft²	N	5	Y		Continue O&M		July 2026/ July 2029	Y (Refer to O&M)

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- NA = Not Applicable

3 Year Reinspection
School: Nantucket Elementary School
Address: 30 Surfside Road Nantucket, MA

Date of Reinspection: 7/9/26
Inspector Name: Jason Mohre



Inspector Signature: _____ License #: AI000262

Material	Location (Homogeneous Area)	QTY	Friable	Phys Assess Category	Assumed ACM	Sample Date ACM Y or N	Recommendation	Amount/Location of Damage; Type of Damage	Schedule Begin/Complete	Special Cleaning
12” Beige Floor Tile and Mastic	Nurse Office, Main Office to Library Hall, Pre-K, Teachers Breakroom, Cranberry Corridor, A-Cluster Area, B-Cluster Area, Reading Room, C-Cluster Area, C-7 Storage	10,038 ft²	N	5	N	(7/7/2020) Y	Continue O&M		July 2026/ January 2029	Y (Refer to O&M)
12” Red Floor Tile and Mastic	Music Room	400 ft²	N	5	N	(7/7/2020) Y	Continue O&M		July 2026/ January 2029	Y (Refer to O&M)
Black Residual Mastic (Under 12” Floor Tile and/or Carpet)	Lobby, Cafeteria, Building Supervisor, D-1, D-2, D-3, D-4, D-5, D-6, D-Cluster Area, Electrical Closet 4, Academic Closet D, D-Well/Hall Area, D-E Hall, E-9-E-11 Hall, Electrical Room 5, E-1, E-2, E-3,E-4, E-5, E-6,E-7, E-8, E-14 Hall, E-Cluster Area/Hall/Closets, E-15 Tech and Dark Room, Bayberry Corridor, Early Childhood,	32,928 ft²	N	5	N	(7/7/2020) Y	Remove and Replace Damaged Contaminated 12” Overlaying Floor Tile And Continue O&M	36 ft²-Academic Closet D-Exposed Mastic/Broken Tile 18 ft²-Bayberry Corridor-Broken Tile 3 ft²-Classroom E-6-Broken Tile 1 ft²-Classroom E-7-Broken Tile	January 2027	Y (Refer to O&M)
Black Sink Mastic	A-Classrooms and Cluster Area, B-Classrooms and Cluster Area, C-Classrooms and Cluster Area, D-Classrooms and Cluster Area, E-Classrooms and Cluster Area, Library Area	64 Units	N	5	N	(7/7/2020) Y	Continue O&M		July 2026/ January 2029	N
Building Caulking	Main Office to Library Hall, Gym, D-Cluster/Hall Area, D-Well/Hall Area, D-E Hall, E-9-E-7 Hall, E-Cluster/Hall Area, Bayberry Corridor, A-Classrooms and Cluster Area, B-Classrooms and Cluster Area, C-Classrooms and Cluster Area, Library and Hall Area	1,600 lf	N	5	N	(7/7/2020) Y	Continue O&M		July 2026/ January 2029	N
Interior Door Caulking	A-Classrooms and Cluster Area, B-Classrooms and Cluster Area, C-Classrooms and Cluster Area, D-Classrooms and Cluster Area, E-Classrooms and Cluster Area, Library Area, Main Office, Principal’s Office, Nurse Office, Pre-K, Gym, Boys and Girls Locker Room, Kitchen, Cafeteria, Bayberry and Cranberry Corridors	3,009 lf	N	5	N	(7/7/2020) Y	Continue O&M		July 2026/ January 2029	N
Yellow Duct Mastic	Mechanical Penthouse	56 lf	N	5	N	(7/7/2020) Y	Continue O&M		July 2026/ January 2029	N
Wood Flooring Materials	Gym	8,640 ft²	N	5	Y		Continue O&M		July 2026/ January 2029	N
Lab Counter tops	E-1	140 ft²	N	5	Y		Continue O&M		July 2026/ January 2029	N
Pipe Fitting Insulation	Main Office to Library Hall, Library and Library Hall, A-Classrooms and Cluster Area, B-Classrooms and Cluster Area, C-Classrooms and Cluster Area, Music Room, Pre-K, Gym	445 Units	Y	6	Y/N	(7/7/2020) Y	Continue O&M		July 2026/ January 2029	Y (Refer to O&M)

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THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF LABOR AND WORKFORCE DEVELOPMENT
DEPARTMENT OF LABOR STANDARDS

Michael Flanagan
Director

ASBESTOS INSPECTOR

Jason Mohre

Eff.Date: 03/16/2026

Exp.Date: 03/16/2027

AI000262

Member C.O.N.E.S.



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THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF LABOR AND WORKFORCE DEVELOPMENT
DEPARTMENT OF LABOR STANDARDS

Michael Flanagan
Director

ASBESTOS MANAGEMENT PLANNER

Jason Mohre

Eff.Date: 03/16/2026

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AP000080

Member C.O.N.E.S.

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