



**TRANSMITTAL**

DATE: December 11, 2025

TO: Brent Paul  
Director of Facility Operations  
Lake Oswego School District  
Via Email: paulb@loswego.k12.or.us

FROM: Bob Kleckner  
*Bob Kleckner*

APEX PROJECT: 25015171 Task 001

RE: Lake Grove Elementary School – Stage Plaster Ceiling Bulk Sample Results

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Brent,

Attached is the Apex bulk sample inventory and associated laboratory report for the plaster/gypsum board ceiling samples collected on December 3<sup>rd</sup>, 2025. Both samples tested negative for asbestos. Please refer to the attached laboratory report for additional information.

Attachment(s): Apex Asbestos Bulk Sample Inventory  
Eurofins Analytical Laboratory Report

| <u>Code</u>   | <u>Material</u>    | <u>Location</u>                                                                                                                                                                | <u>Results</u>                         | <u>Lab</u>             |
|---------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------------------|
| 25015171-0001 | Gypsum and Plaster | Lake Grove Elementary School stage - near center of ceiling by water damaged area; white gypsum wallboard and joint compound with plaster skimcoat on gray plaster             |                                        | Eurofins LabCor<br>PDX |
|               |                    | <b>Layer:</b>                                                                                                                                                                  | <b>Description:</b>                    | <b>Analysis:</b>       |
|               |                    | Layer 1                                                                                                                                                                        | White Compound with White Paint        | No Asbestos Detected   |
|               |                    | Layer 2                                                                                                                                                                        | White Compound with Green Paint        | No Asbestos Detected   |
|               |                    | Layer 3                                                                                                                                                                        | White Powdery Material                 | No Asbestos Detected   |
|               |                    | Layer 4                                                                                                                                                                        | Light Gray Cementitious Material       | No Asbestos Detected   |
| 25015171-0002 | Gypsum and Plaster | Lake Grove Elementary School stage - 4' from damaged area at intersection of wall and ceiling; white gypsum wallboard and joint compound with plaster skimcoat on gray plaster |                                        | Eurofins LabCor<br>PDX |
|               |                    | <b>Layer:</b>                                                                                                                                                                  | <b>Description:</b>                    | <b>Analysis:</b>       |
|               |                    | Layer 1                                                                                                                                                                        | Off-White Compound on Paper with Paint | No Asbestos Detected   |
|               |                    | Layer 2                                                                                                                                                                        | Green Paint Debris                     | No Asbestos Detected   |
|               |                    | Layer 3                                                                                                                                                                        | White Powdery Material                 | No Asbestos Detected   |

Report for:

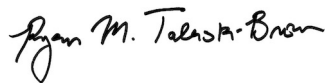
**John Yuly**  
**PBS Engineering and Environmental: Portland**  
4412 S Corbett Ave.  
Portland, OR 97239

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Regarding: Eurofins Built Environment Testing West, LLC  
Project: LAK032-0418019-25015171 Task 0001  
EML ID: 4332553

Approved by:

Dates of Analysis:  
Asbestos PLM: 12-11-2025



Technical Manager  
Ryan Talaski-Brown

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EB-AS-S-1267)  
NVLAP Lab Code 200741-0

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All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received and tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins Built Environment Testing West, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Client: PBS Engineering and Environmental: Portland  
C/O: John Yuly  
Re: LAK032-0418019-25015171 Task 0001

Date of Sampling: 12-04-2025  
Date of Receipt: 12-04-2025  
Date of Report: 12-11-2025

## ASBESTOS PLM REPORT

**Total Samples Submitted:** 2

**Total Samples Analyzed:** 2

**Total Samples with Layer Asbestos Content > 1%:** 0

### Location: 25015171-0001

Lab ID-Version‡: 21694763-1

| Sample Layers                        | Asbestos Content |
|--------------------------------------|------------------|
| White Compound with White Paint      | ND               |
| White Compound with Green Paint      | ND               |
| White Powdery Material               | ND               |
| Light Gray Cementitious Material     | ND               |
| <b>Sample Composite Homogeneity:</b> | Poor             |

### Location: 25015171-0002

Lab ID-Version‡: 21694764-1

| Sample Layers                          | Asbestos Content |
|----------------------------------------|------------------|
| Off-White Compound on Paper with Paint | ND               |
| Green Paint Debris                     | ND               |
| White Powdery Material                 | ND               |
| <b>Composite Non-Asbestos Content:</b> | 10% Cellulose    |
| <b>Sample Composite Homogeneity:</b>   | Poor             |

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

All components not quantified as asbestos content and non-asbestos content are considered to be non-fibrous matrix components. Matrix components may include, but are not limited to, gypsum, paint, silicate minerals, vinyl, binder, calcium carbonate, tar, and foam.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: PBS Engineering and Environmental: Portland  
C/O: John Yuly  
Re: LAK032-0418019-25015171 Task 0001

Date of Sampling: 12-04-2025  
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## **ASBESTOS PLM REPORT**

### **PROJECT ANALYST AND SIGNATORY REPORT**

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#### **Project Analyst**



**Analyst:** Tim Cammann

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# TRANSMITTAL AND CHAIN OF CUSTODY FOR ASBESTOS BULK SAMPLES

Project No.: LAK032-0418019-25015171 Task 0001

Individuals signing this form warrant that the information provided is correct and complete. The Sender should keep a copy and send the original. The Receiver should complete the form, keep a copy and return the original to the Sender. Receiver shall report damage of package immediately to Sender.

## SENDER

Date Sent: December 04, 2025

Apex Companies, LLC  
4412 S Corbett Avenue  
Portland, OR 97239  
503.248.1939, Fax: 866.727.0140

Name: [Signature]  
Authorized Signature: [Signature] Date: 12/4 Time: 4:10

Sender's ID No.

Brief Description

25015171-0001 \_\_\_\_\_  
25015171-0002 \_\_\_\_\_

## RECEIVER

Date Received: \_\_\_\_\_

Company: Eurofins LabCor PDX  
Address: 4321 S Corbett Avenue  
Portland, OR 97239  
(503) 224-5055

Name: Ryan Talbot Brown  
Authorized Signature: [Signature] Date: 12-4 Time: 4:20

Receiver's ID No.

Please analyze the enclosed 2 sample(s) for asbestos content using PLM with dispersion staining. Apex requests prior notification if samples will be disposed.

Request verbal results by: \_\_\_\_\_ AM/PM \_\_\_\_\_ Date.

Please fax and mail the results to the above address.

**TURNAROUND DESIRED:** 5 Day

**SPECIAL INSTRUCTIONS:** 0230