FULCRUM environmental consulting

Memorandum

Date	January 26, 2026
To	Adam Denney, Director of Facilities, Monroe School District
From	Tarell Manjarrez Fulcrum Environmental Consulting, Inc. Ryan K. Mathews, CIH, CHMM, Fulcrum Environmental Consulting, Inc.
Project	**4th Quarter 2025 Visual Inspection** Sky Valley Education Center 351 Short Columbia Street in Monroe, Washington
Findings	**Exterior and Interior Areas of Existing Epoxy Identified with Wear and Damage**

On December 22, 2025, Tarell Manjarrez, with Fulcrum Environmental Consulting, Inc. (Fulcrum) completed a visual inspection of the epoxy coating encapsulating polychlorinated biphenyl (PCB) caulk at the Sky Valley Education Center (SVEC) located at 351 Short Columbia Street in Monroe, Washington. Localized areas of the epoxy coatings were found in need of repair. Epoxy repairs were completed on December 30, 2025. The next inspection is scheduled for March 2026.

Background

On January 31, 2025, the Monroe School District submitted a Request for approval to identify and reapply epoxy in areas where it has deteriorated or been damaged. On February 28, 2025, the U.S. Environmental Protection Agency issued the February 28, 2025, *Amendment 1 to the Limited Approval of Polychlorinated Biphenyl Encapsulation and Sampling at Sky Valley Education Center, Monroe, WA, pursuant to 40 Code of Federal Regulations § 761.61(c) and 761.62(c). EPA ID: WAH000051422* (Approval).

In summer 2016 and then again in summer 2025, caulking and sealants were removed and two layers of epoxy coating were applied in order to encapsulate the adjacent building surfaces from which the PCB containing caulking and sealants were removed and which PCBs may have contaminated. The base layer is red epoxy, and the covering epoxy layer is tan or gray. The purpose of the visual inspection is to note any physical changes to the tan or gray covering layer, exposed areas of red base epoxy, or any areas where PCB containing dust may be released. Fulcrum completed a visual inspection of all epoxy coating locations to identify areas of damage to the tan and gray covering layers.

The inspection was completed following the procedures specified for Approval Standard Practice 4: *Semi-Annual Inspection and Monitoring Activities* in the Application. The limited RBDA Approval requires that inspection is completed quarterly and that repairs be completed within 14 days as provided in the *Approval of Proposed Summer 2025 Polychlorinated Biphenyl Work Tasks at Sky Valley Education Center, Monroe, WA, pursuant to 40 Code of Federal Regulations § 761.61(c) and 761.62(c). EPA ID: WAH000051422*.) on July 3, 2025.

All accessible areas of epoxy coatings were visually inspected.

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Exterior Epoxy Visual Inspection

Fulcrum identified 67 areas where the exterior gray epoxy coatings in the Admin, Annex, POD/Library, and Gymnasium buildings needed repair. The observed condition generally did not appear to be the result of physical damage, such as landscaping sprinklers, abrasion, impact, or other sources. In areas of large cracking, the red base layer was visible.

Epoxy coatings in need of repair were observed in the following locations:

- Admin: Cracking/chipping of the gray layer in 18 locations.
- Annex: Cracking/chipping of the gray layer in 14 locations.
- Gymnasium: Cracking/chipping of the gray layer in 17 locations.
- POD/Library: Cracking/chipping of the gray layer in 18 locations.

Typical dust accumulation was observed around exterior areas of epoxy. No visible epoxy debris was noted.

No damage to the red base layer was observed. All other interior epoxy coatings were observed to be intact condition at the time of the inspection. See Attachment A for representative photographs and Attachment B for field notes.

Interior Epoxy Visual Inspection

Fulcrum observed 15 areas of interior tan or gray epoxy coatings in the Gymnasium and POD/Library buildings that needed repair. The observed conditions did not appear to be a result of substrate adhesion/substrate preparation, rapid curing of the epoxy, thin application of the gray covering layer, or poor adhesion between the epoxy coating layers. Rather the chipping or cracking in the tan or gray covering layer was typically present and consistent with weathering.

Epoxy coatings were identified for repair at the following locations:

- Gymnasium: Cracking/chipping of the gray layer in 7 locations.
- POD/Library: Cracking/chipping of the gray layer in 8 locations.

No damage to the red base layer was observed. All other interior epoxy coatings were observed to be intact condition at the time of the inspection. See Attachment A for representative photographs and Attachment B for field notes.

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Repairs

On December 29 and 30, 2025, all areas of identified damage were coated with a red tinted layer of Sikaguard 62. All work was performed by Walker Specialty, Inc., the District's PCB contractor.

After allowing sufficient time for the red epoxy to become tack free, Walker Specialty applied the gray covering epoxy layer over the red tinted epoxy.

See Attachment A for photographs of the repaired locations.

Conclusions

The visual inspection of the exterior epoxy coatings found 67 locations of wear or damage to epoxy in the Admin, Annex, Gymnasium, and POD/Library.

The visual inspection of the interior epoxy coatings found 15 locations of wear or damage to epoxy in the Gymnasium and POD/Library.

The identified damages from the fourth quarter 2025 visual inspection have been repaired.

Fulcrum estimates that the 1st quarter 2026 inspection will be completed in March 2026.

If you have any questions, please contact me directly at ryan.mathews@efulcrum.net or 509.728.2424.

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Attachment A

Repair Location Photographs

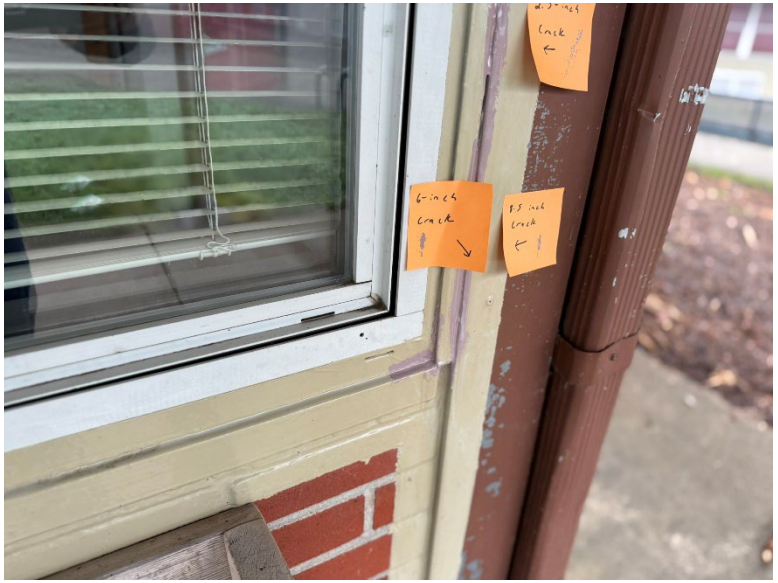
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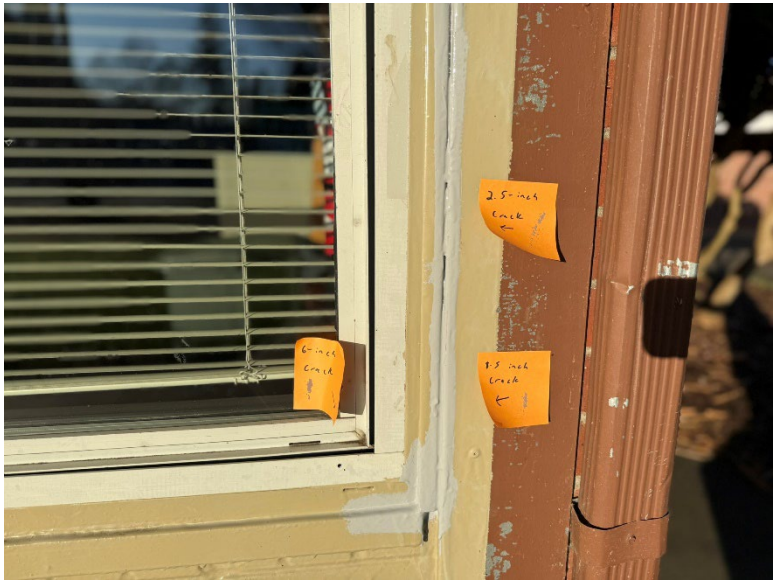
Admin South Exterior at east end of the building wall.



A 6-inch crack was identified on the epoxy coated area.



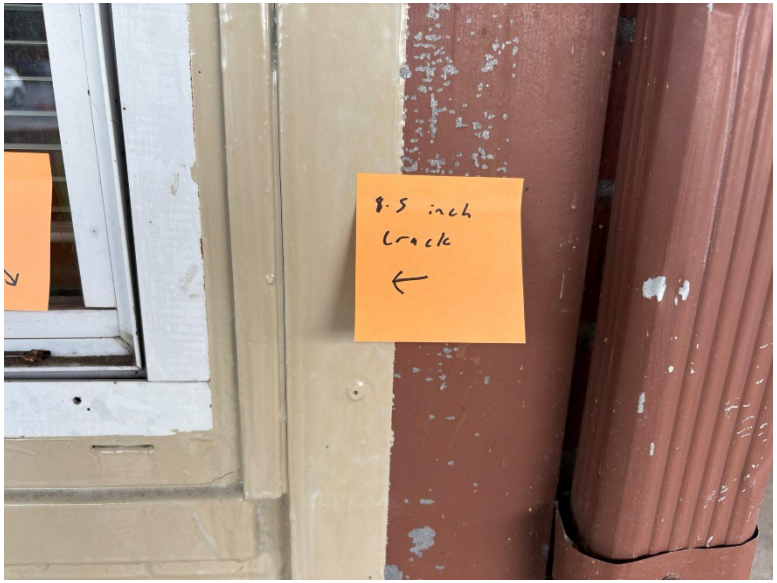
The 6-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



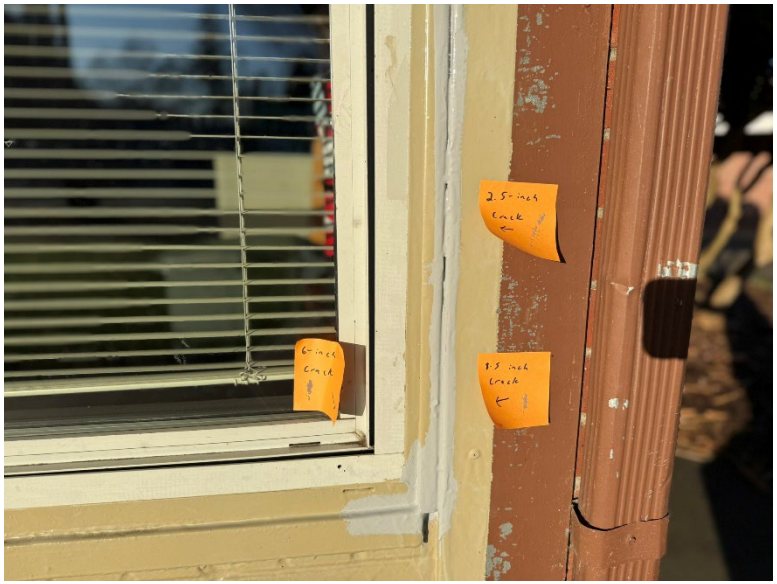
Admin South Exterior at east end of the building wall.



An 8.5-inch crack was identified on the epoxy coated area.



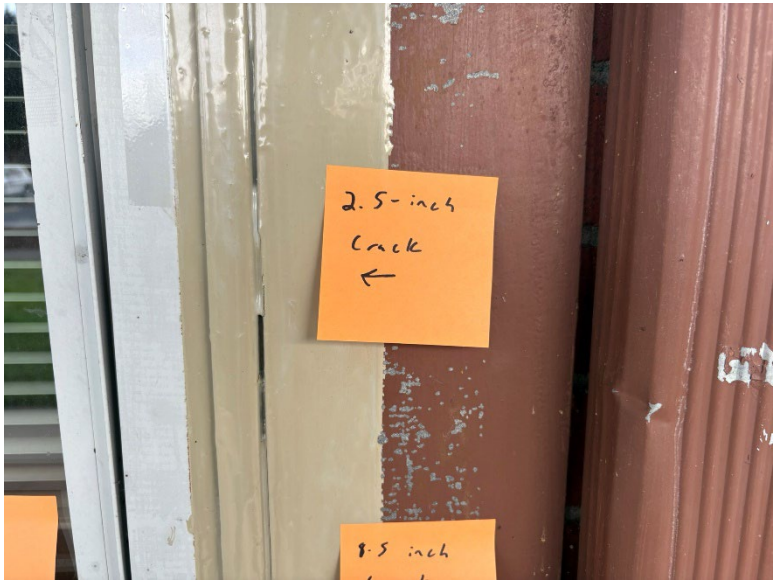
The 8.5-inch crack was coated with the Sikaguard 62 red epoxy base layer.



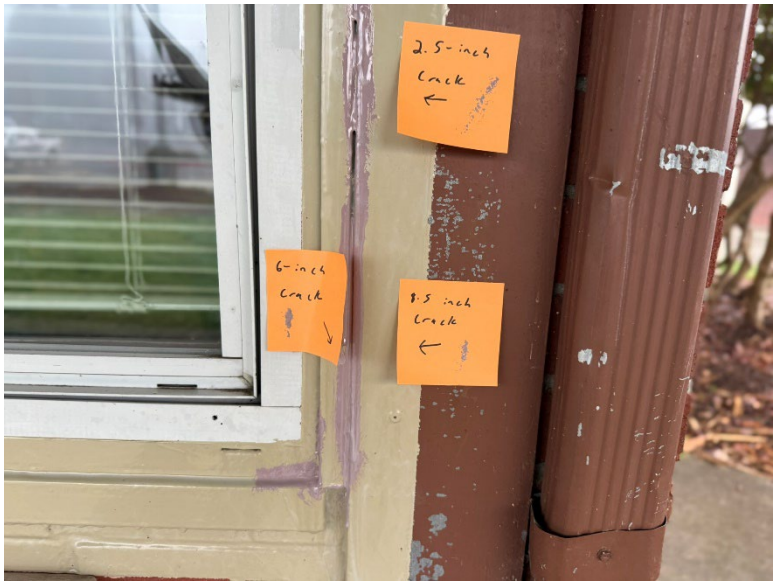
After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



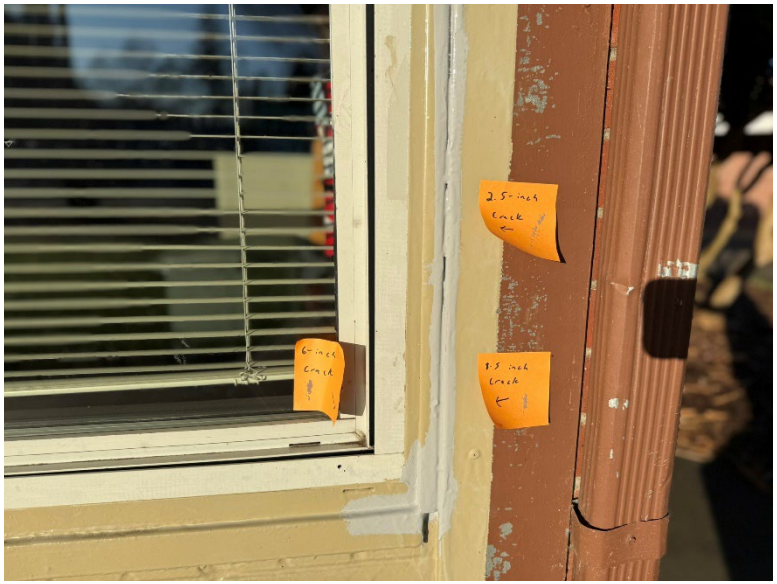
Admin South Exterior at east end of the building wall.



A 2.5-inch crack was identified on the epoxy coated area.



The 2.5-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Admin South Exterior at east end of the building wall.



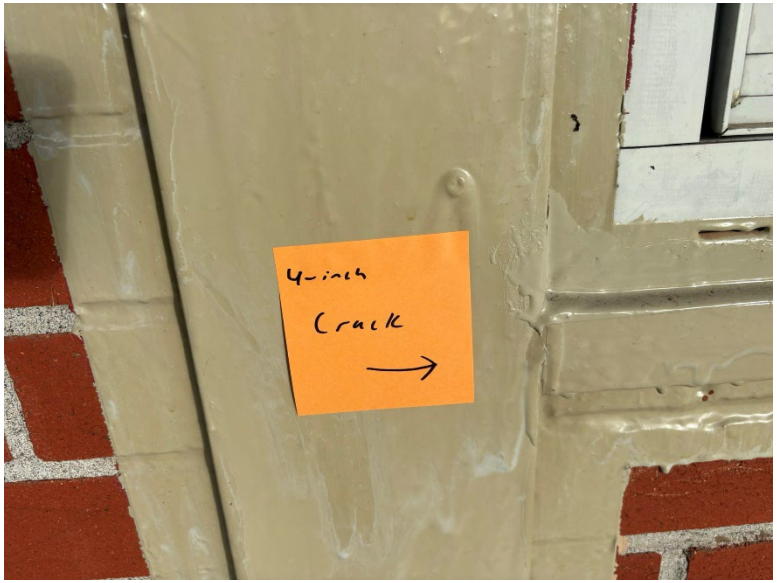
A 7-inch crack was identified on the epoxy coated area.



The 7-inch crack was coated with the Sikaguard 62 red epoxy base layer, then coated with a gray epoxy covering layer.



Admin South Exterior at east end of the building wall.



A 4-inch crack was identified on the epoxy coated area.



The 4-inch crack was coated with the Sikaguard 62 red epoxy base layer.



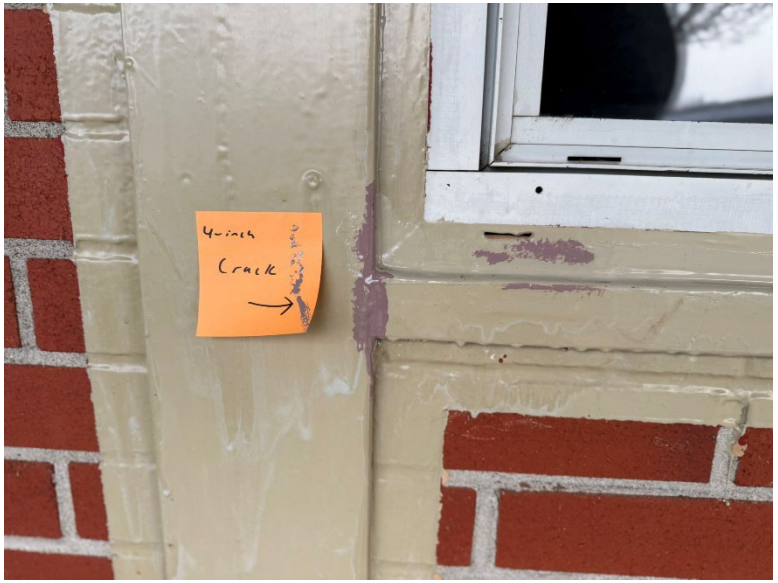
After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Admin South Exterior east of the main entry.



A 4-inch crack was identified on the epoxy coated area.



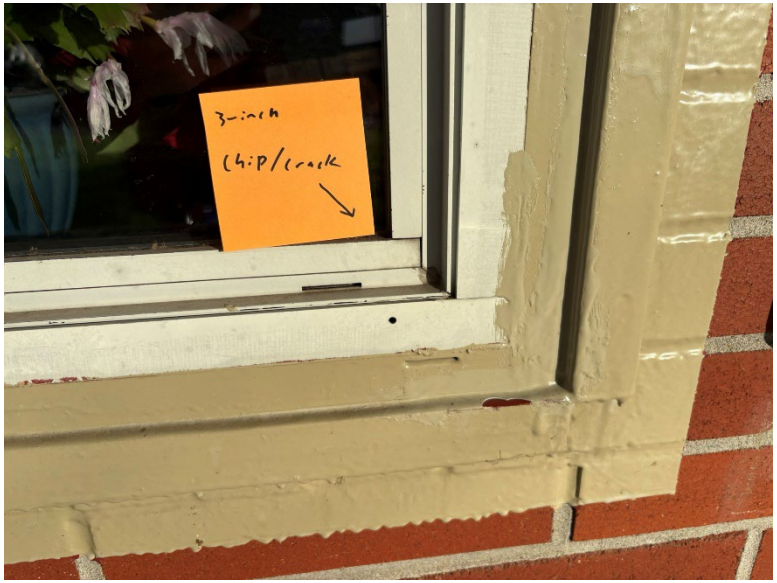
The 4-inch crack was coated with the Sikaguard 62 red epoxy base layer.



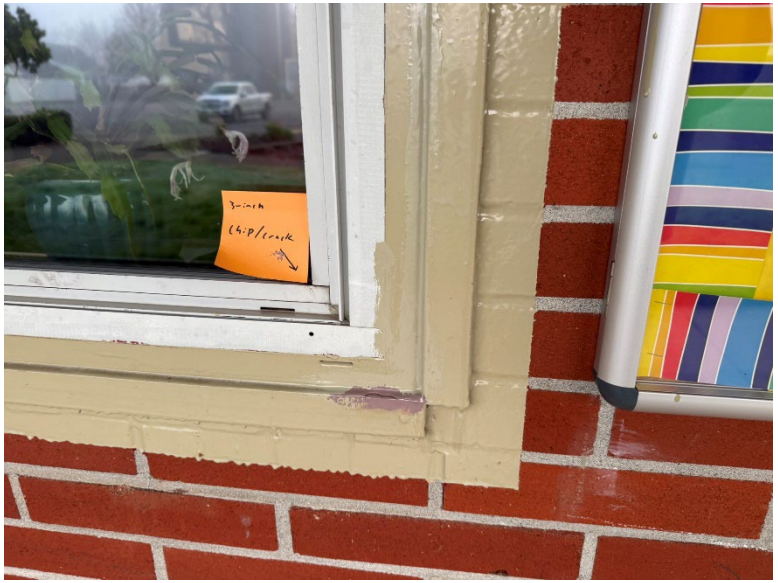
After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Admin South Exterior east of the main entry.



A 3-inch crack was identified on the epoxy coated area.



The 3-inch crack was coated with the Sikaguard 62 red epoxy base layer.



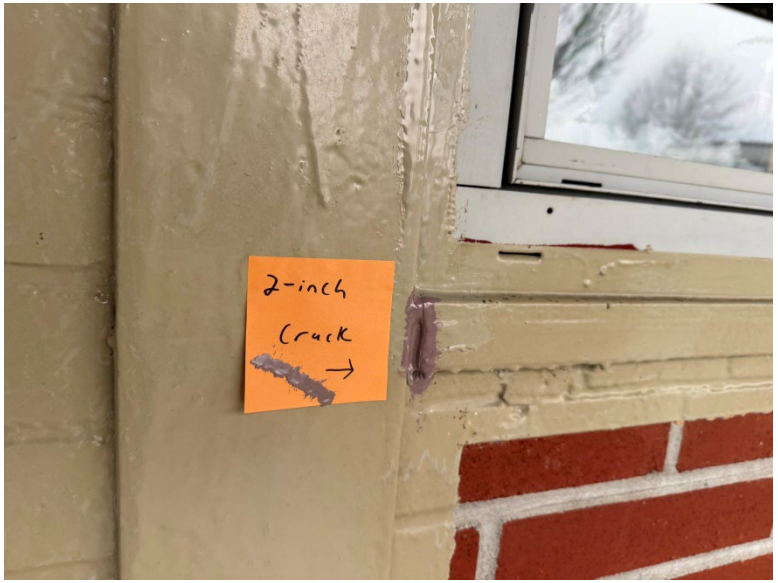
After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Admin South Exterior east of the main entry.



A 2-inch crack was identified on the epoxy coated area.



The 2-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Admin South Exterior at the east end of the building wall.



A ½-inch crack/chip was identified on the epoxy coated area.



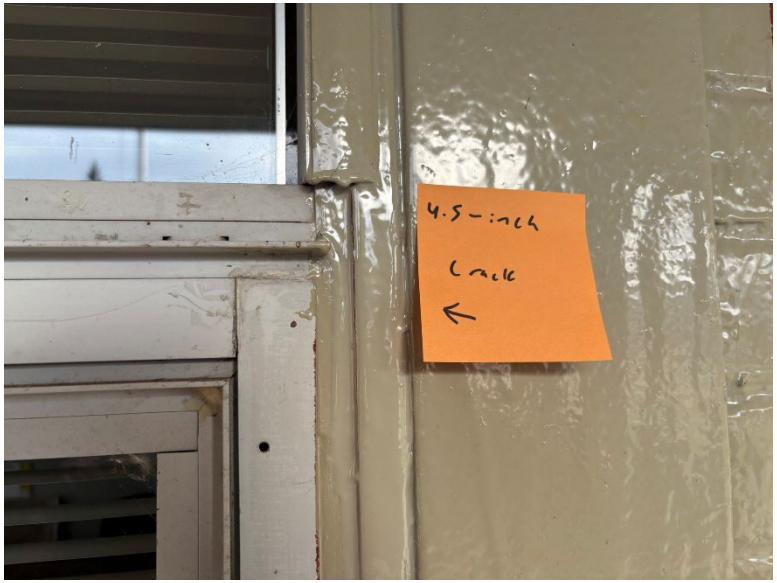
The ½-inch crack/chip was coated with the Sikaguard 62 red epoxy base layer.



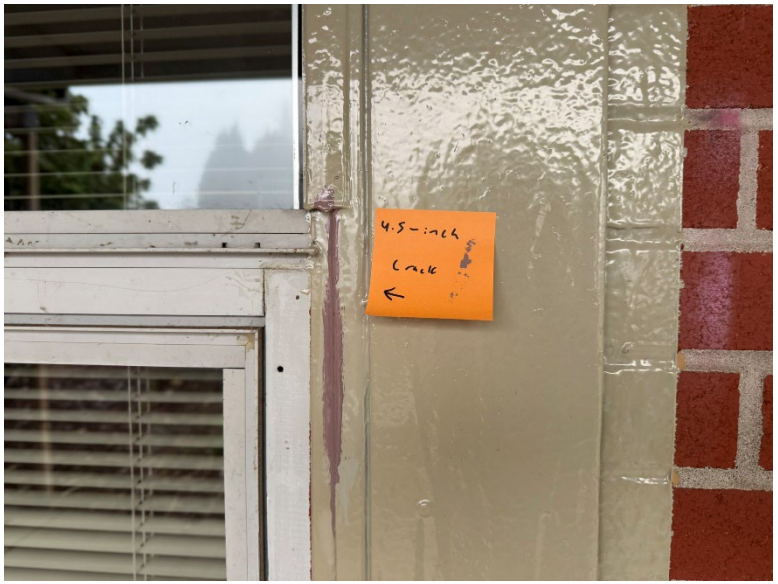
After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Admin South Exterior west of the main entry.



A 4.5-inch crack was identified on the epoxy coated area.



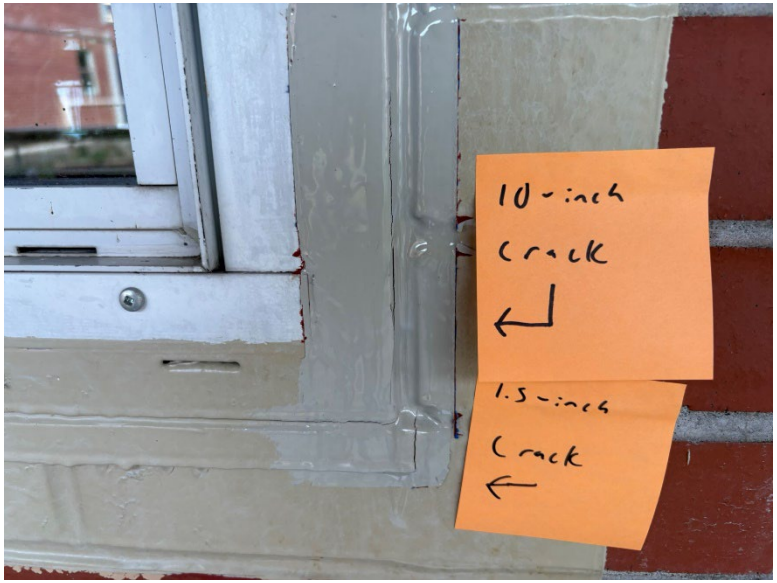
The 4.5-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



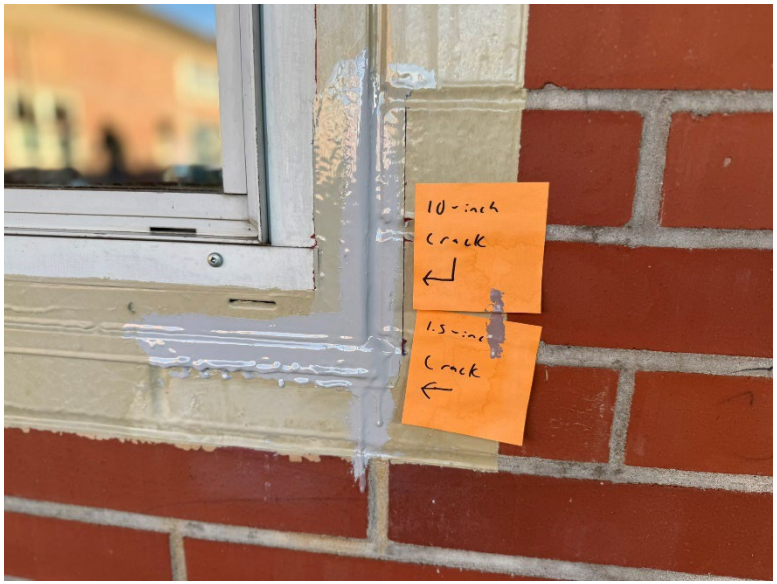
Admin West Exterior at the north end of the building wall.



A 10-inch crack was identified on the epoxy coated area.



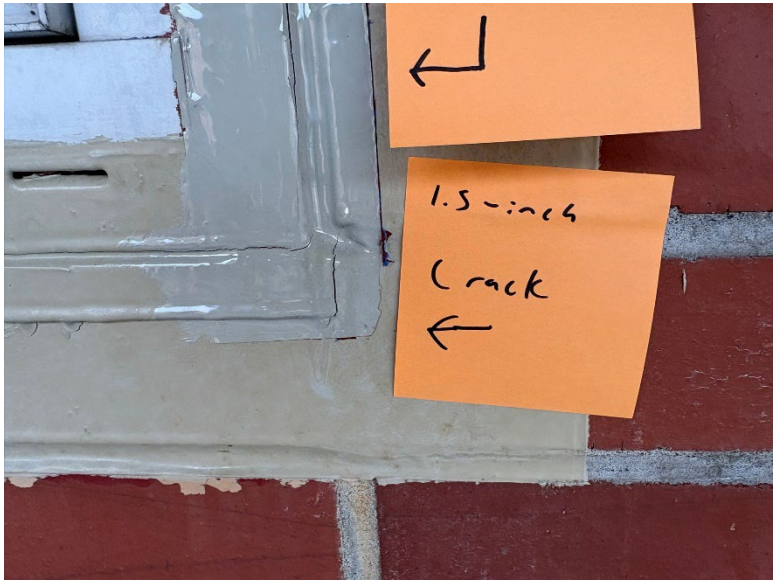
The 10-inch crack was coated with the Sikaguard 62 red epoxy base layer.



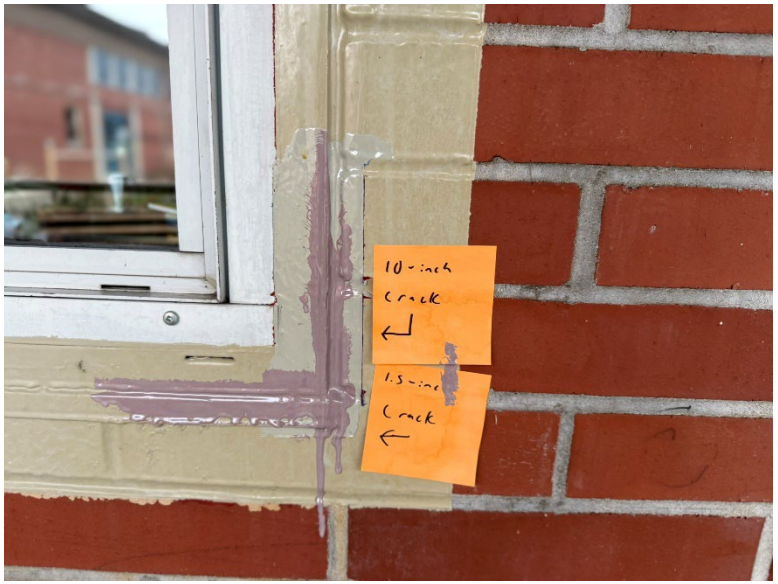
After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



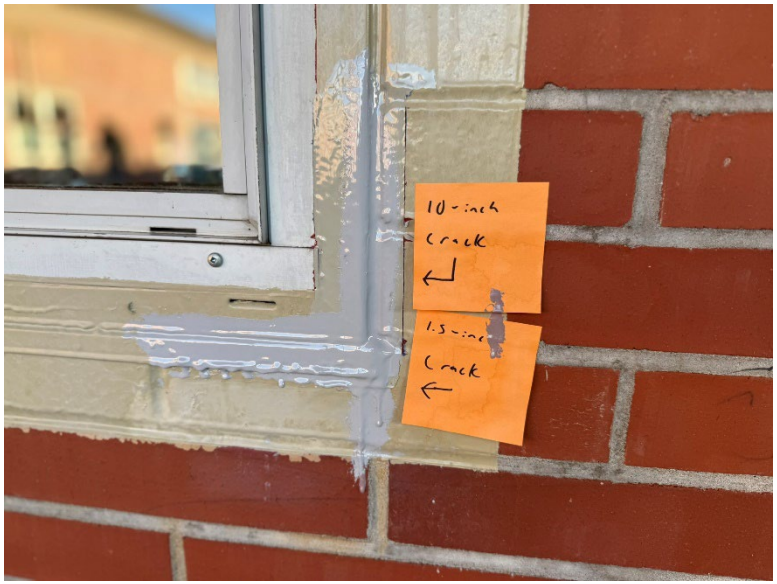
Admin West Exterior at the north end of the building wall.



A 1.5-inch crack was identified on the epoxy coated area.



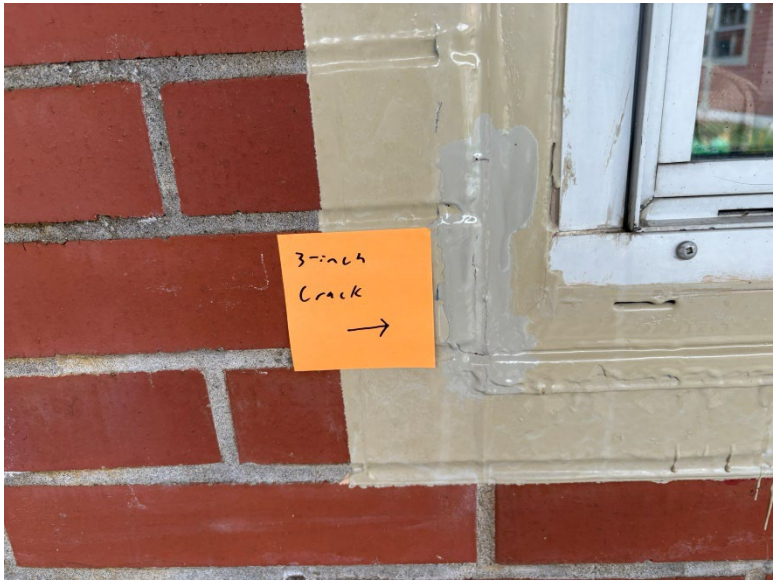
The 1.5-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Admin West Exterior at the north end of the building wall.



A 3-inch crack was identified on the epoxy coated area.



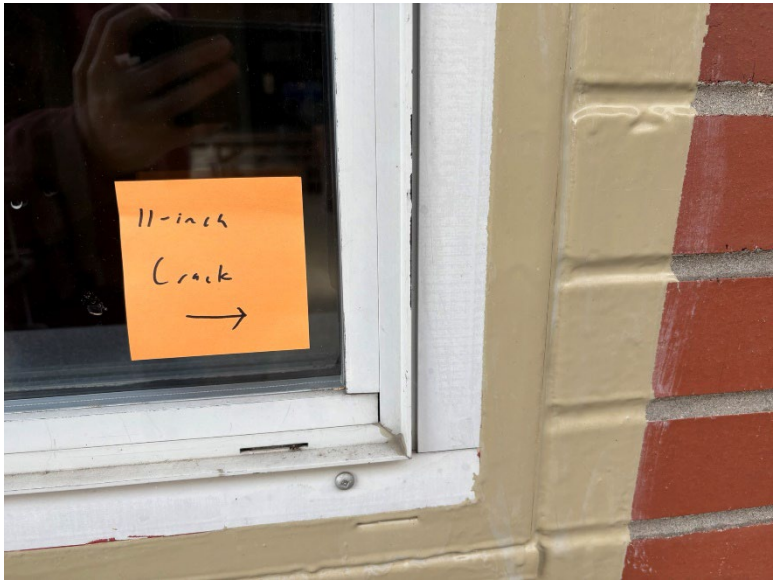
The 3-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Admin North Exterior west of the staff entry.



An 11-inch crack was observed on the epoxy coated area.



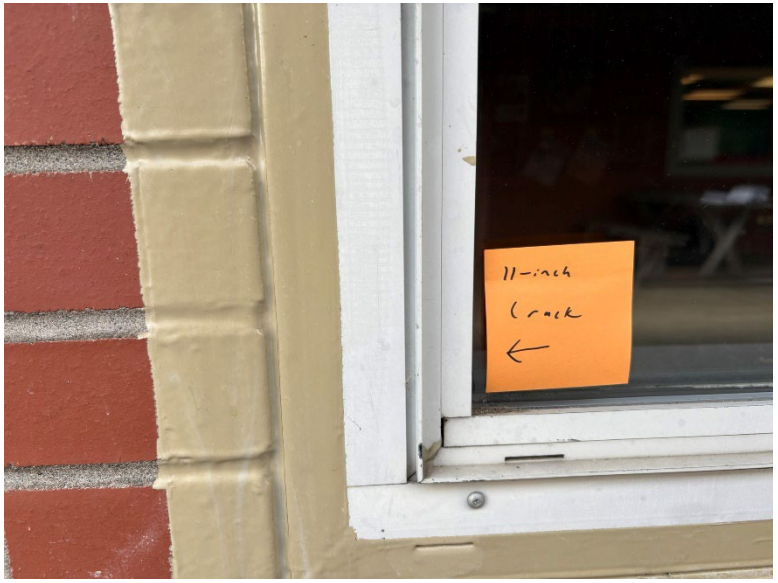
The 11-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Admin North Exterior west of the staff entry.



An 11-inch crack was identified on the epoxy coated area.



The 11-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Admin North Exterior west of the staff entry.



A 10-inch crack was identified on the epoxy coated area.



The 10-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Admin North Exterior east end of building.



A 1.5-inch crack was identified on the epoxy coated area.



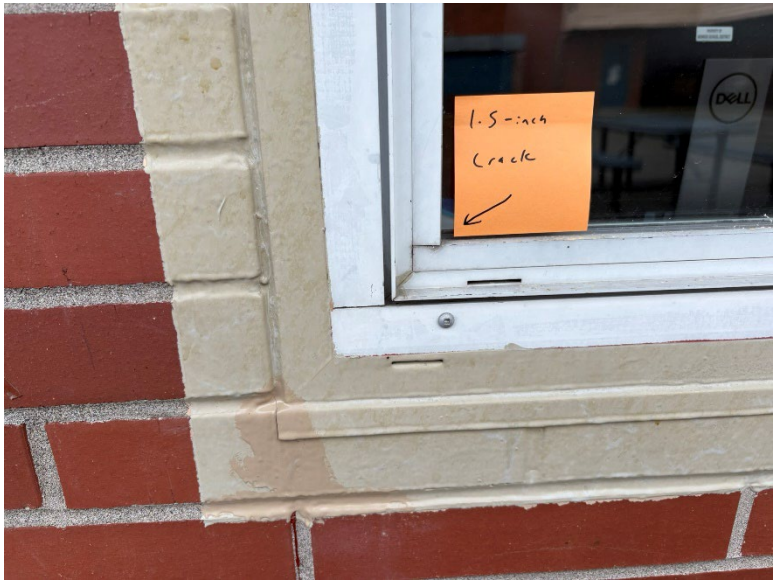
The 1.5-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



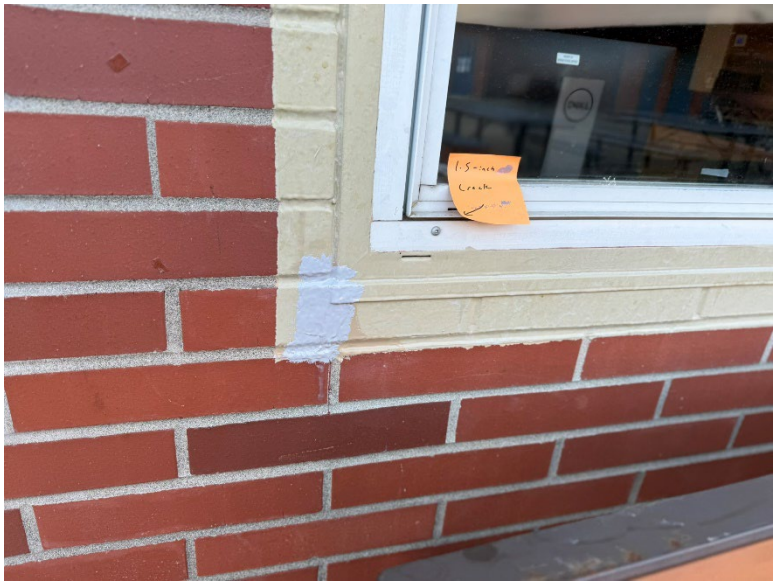
Admin North Exterior east end of building.



A 1.5-inch crack was identified on the epoxy coated area.



The 1.5-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Annex North Exterior east of entrance.



A 15-inch crack was identified on the epoxy coated area.



The 15-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Annex North Exterior east of entrance.



A 7-inch crack was identified on the epoxy coated area.



The 7-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Annex North Exterior east of entrance.



A 1-inch chip was identified on the epoxy coated area.



The 1-inch chip was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Annex North Exterior at east of Greenhouse.



A 5-inch chip was identified on the epoxy coated area.



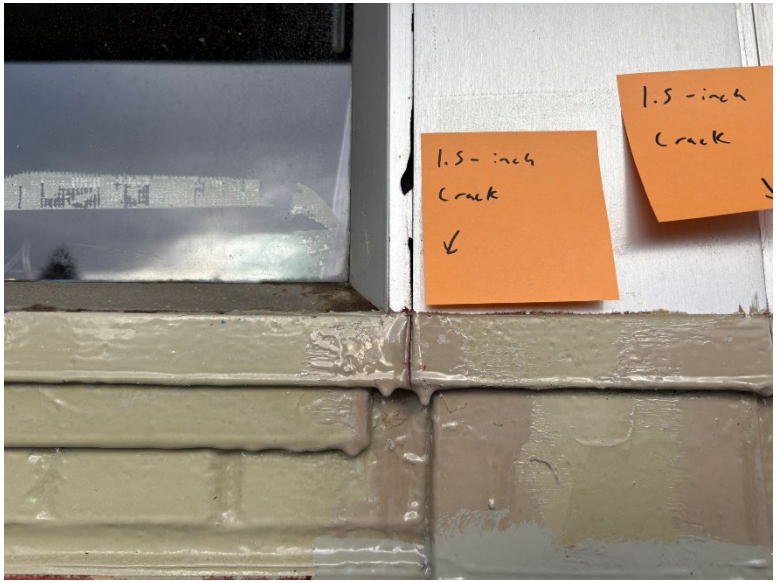
The 5-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Annex South Exterior at Annex E window.



A 1.5-inch crack was identified on the epoxy coated area.



The 1.5-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Annex South Exterior at Annex E window.



A 1.5-inch crack was identified on the epoxy coated area.



The 1.5-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Annex South Exterior at Annex E window.



Two 1.5-inch cracks were identified on the epoxy coated area.



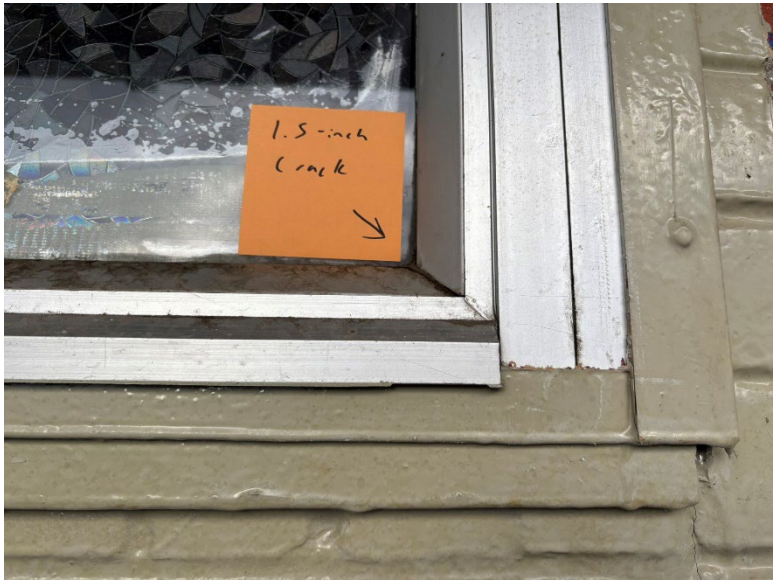
The cracks were coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Annex South Exterior at Annex E window.



A 1.5-inch crack was identified on the epoxy coated area.



The 1.5-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Annex South Exterior at Annex E window.



A 2.5-inch crack was identified on the epoxy coated area.



The 2.5-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Annex South Exterior at Annex D window.



A 1.5-inch crack was identified on the epoxy coated area.



The 1.5-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Annex South Exterior at Annex D window.



A ¼-inch chip was identified on the epoxy coated area.



The ¼-inch chip was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Annex South Exterior at Annex D window.



An 8-inch crack was identified on the epoxy coated area.



The 8-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Annex South Exterior at Annex D window.



A 10-inch crack was identified on the epoxy coated area.



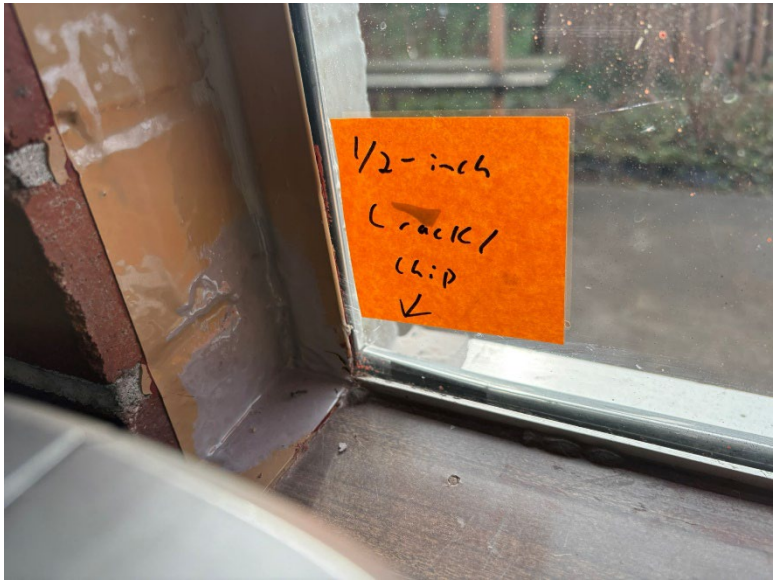
The 10-inch crack was coated with the Sikaguard 62 red epoxy base layer.



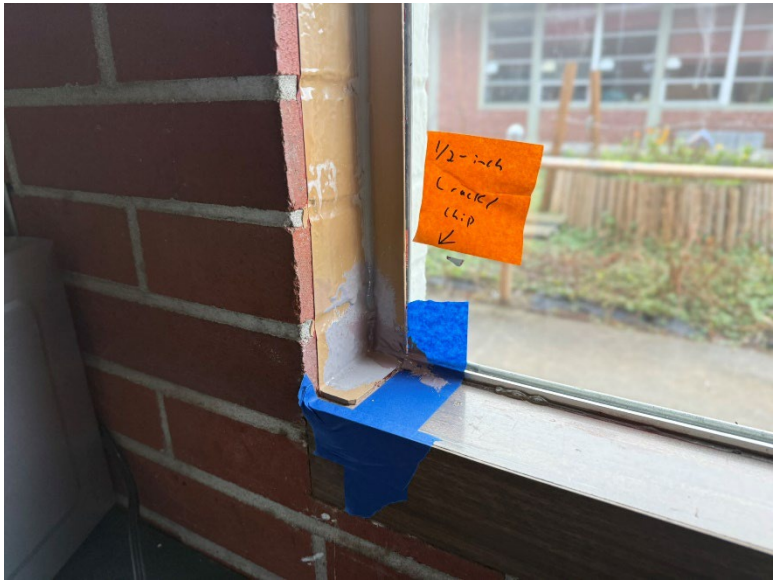
After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Gymnasium Interior Gathering Room east window.



A ½-inch crack/chip was identified on the epoxy coated area.



The ½-inch crack/chip was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



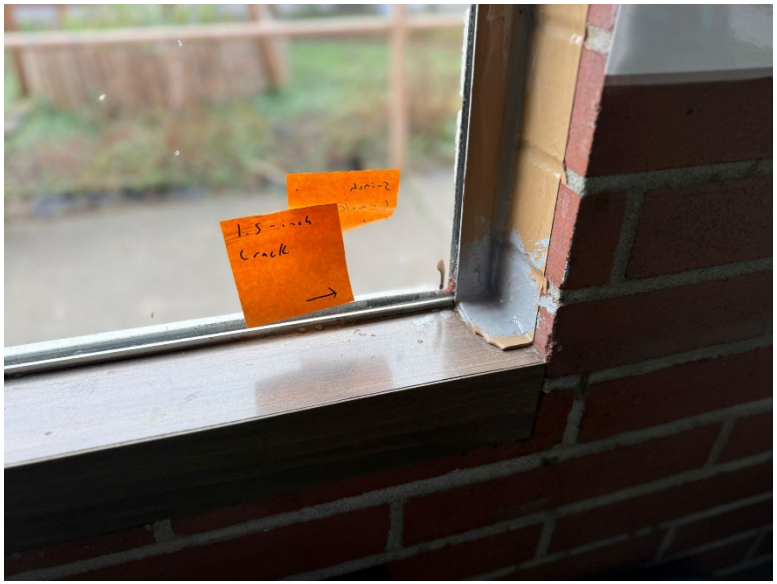
Gymnasium Interior Gathering Room east window.



A 1.5-inch crack was identified on the epoxy coated area.



The 1.5-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Gymnasium boys locker room.



A 1-inch chip was identified on the epoxy coated area.



The 1-inch chip was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Admin South Exterior at east end of the building wall.



A 7-inch chip was identified on the epoxy coated area.



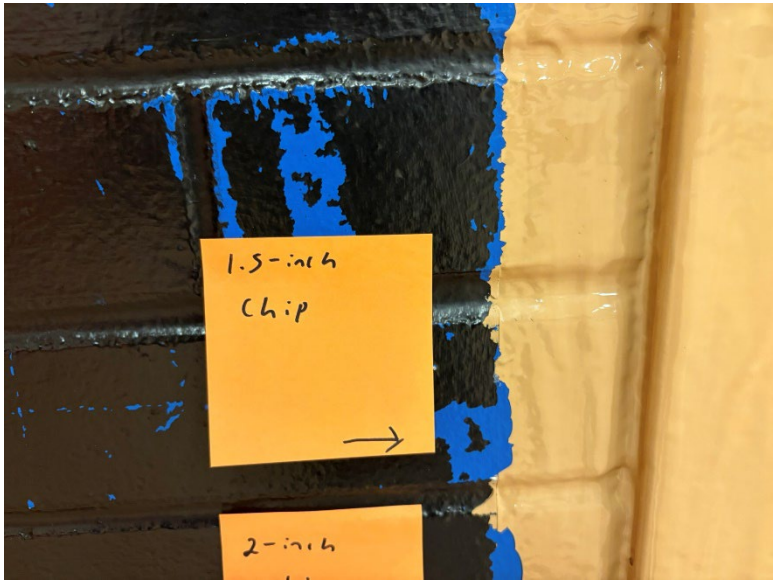
The 7-inch chip was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



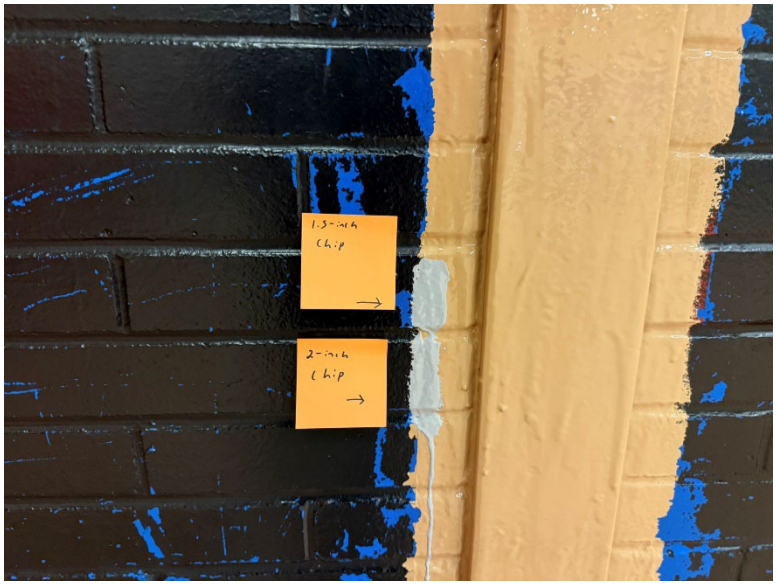
Gymnasium south of locker rooms.



A 1.5-inch chip was identified on the epoxy coated area.



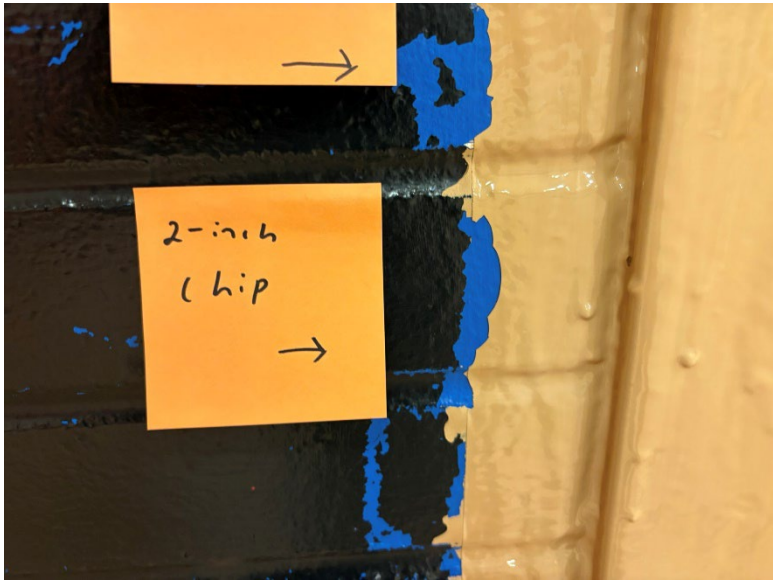
The 1.5-inch chip was coated with the Sikaguard 62 red epoxy base layer.



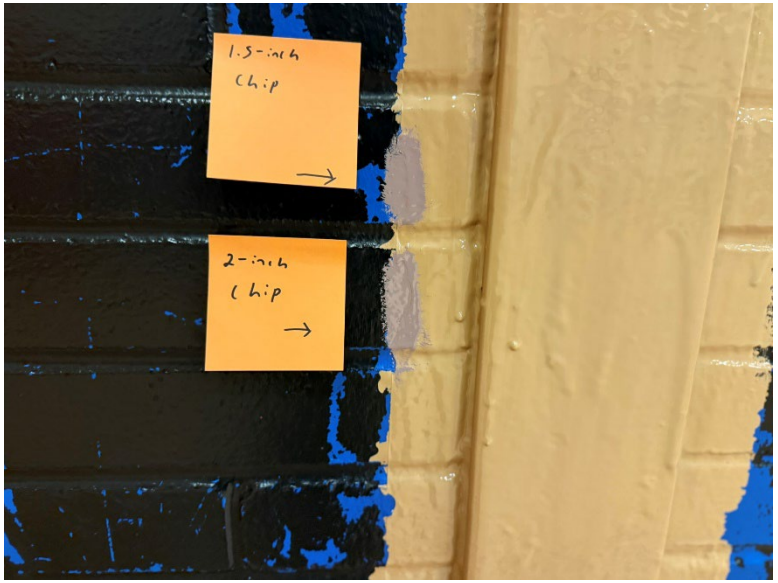
After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



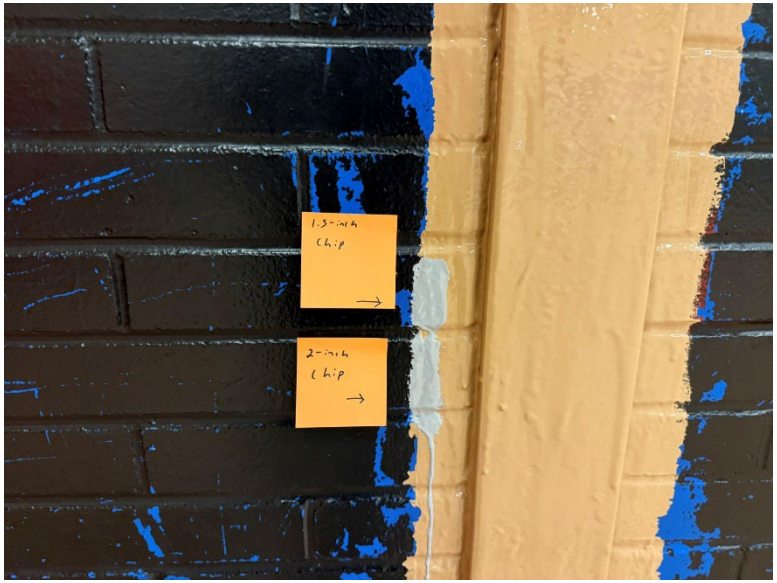
Gymnasium south of locker rooms.



A 2-inch chip was identified on the epoxy coated area.



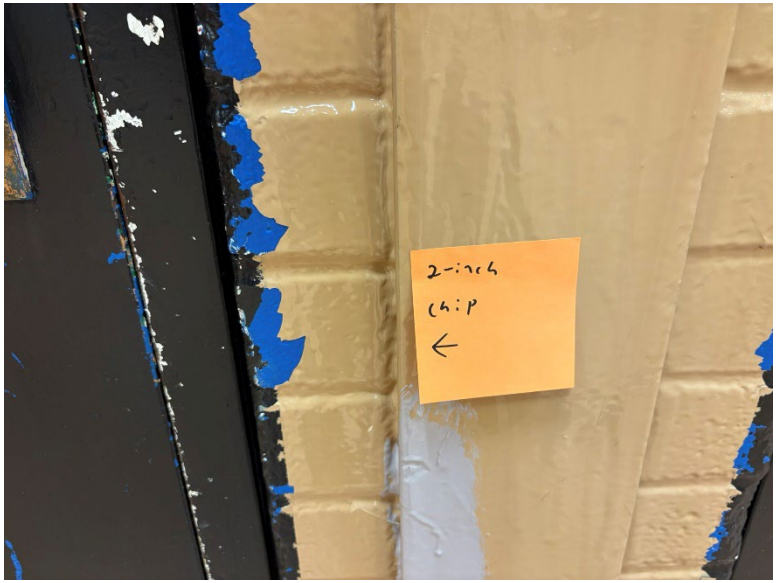
The 2-inch chip coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Gymnasium between locker room doors.



A 2-inch chip was identified on the epoxy coated area.



The 2-inch chip was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Gymnasium South Exterior by east entrance.



A 2-inch crack was identified on the epoxy coated area.



The 2-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Gymnasium South Exterior by east entrance.



A 2-inch crack was identified on the epoxy coated area.



The 2-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Gymnasium South Exterior by east entrance.



A 7-inch crack was identified on the epoxy coated area.



The 7-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



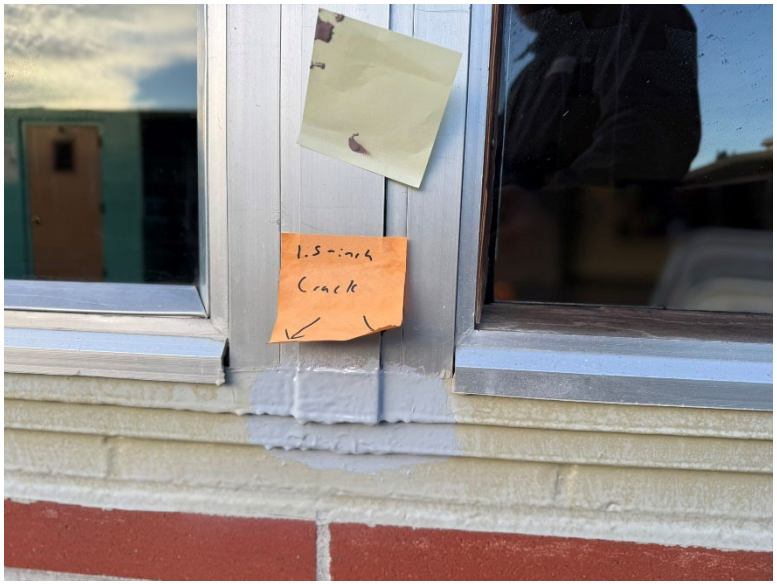
Gymnasium South Exterior by east entrance.



Two 1.5-inch cracks were identified on the epoxy coated area.



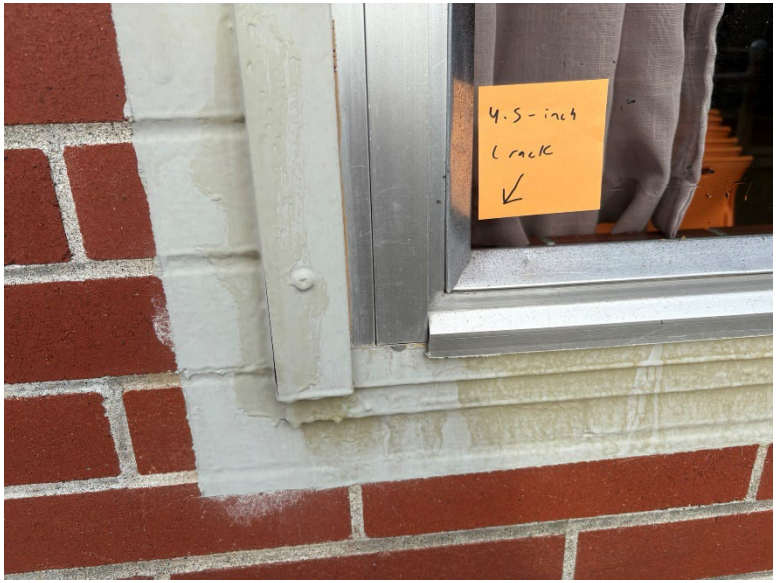
The cracks were coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



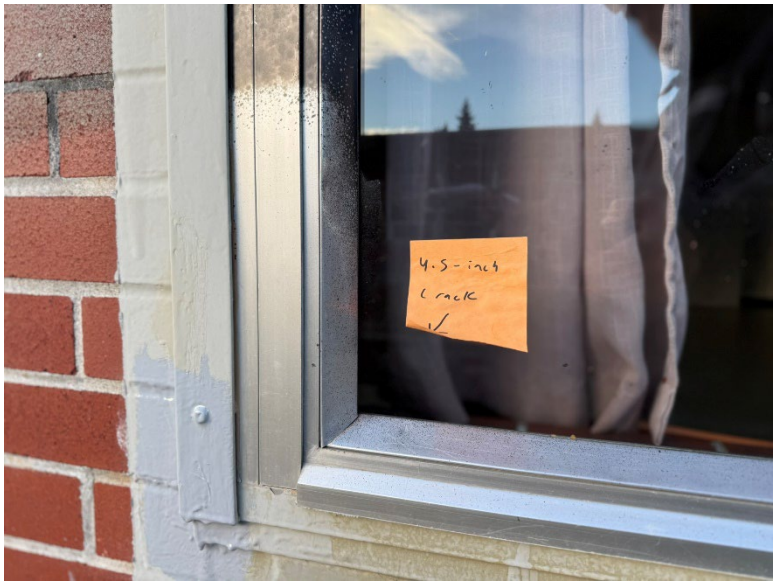
Gymnasium South Exterior by east entrance.



A 4.5-inch crack was identified on the epoxy coated area.



The 4.5-inch crack was coated with the Sikaguard 62 red epoxy base layer.



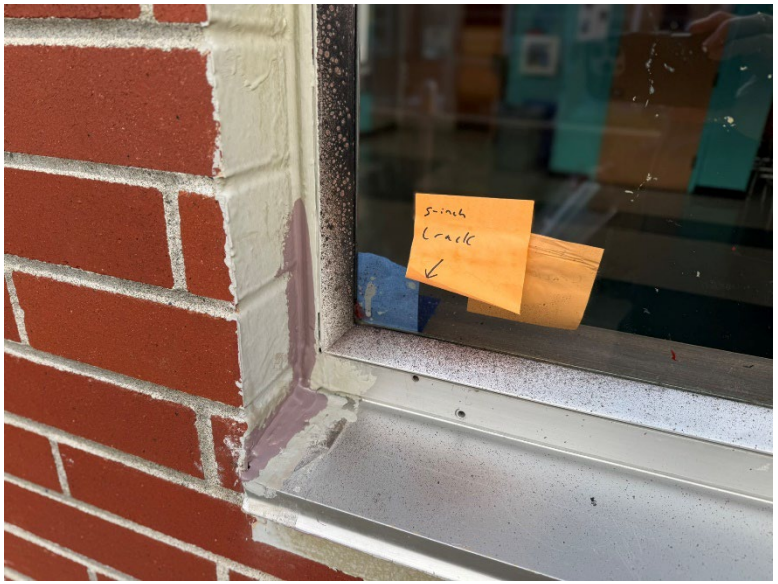
After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



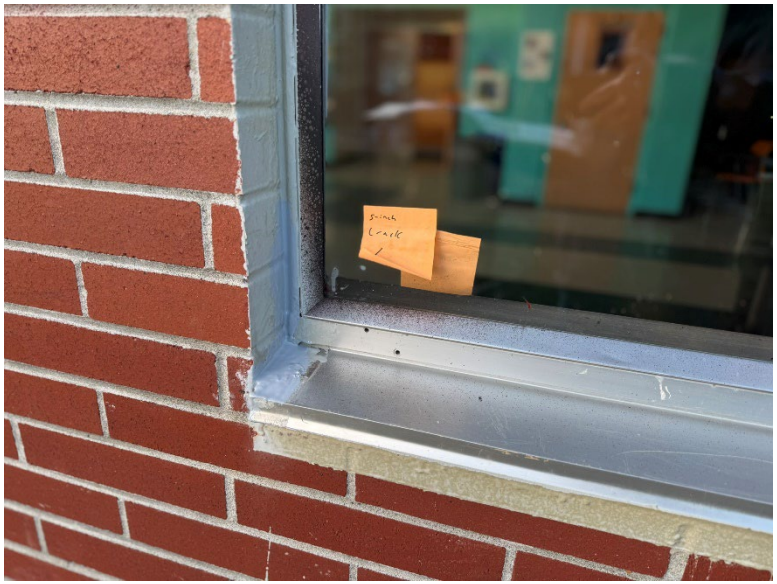
Gymnasium South Exterior east of central entrance.



A 5-inch crack was identified on the epoxy coated area.



The 5-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Gymnasium South Exterior east of central entrance.



A 1-inch chip was observed on the epoxy coated area.



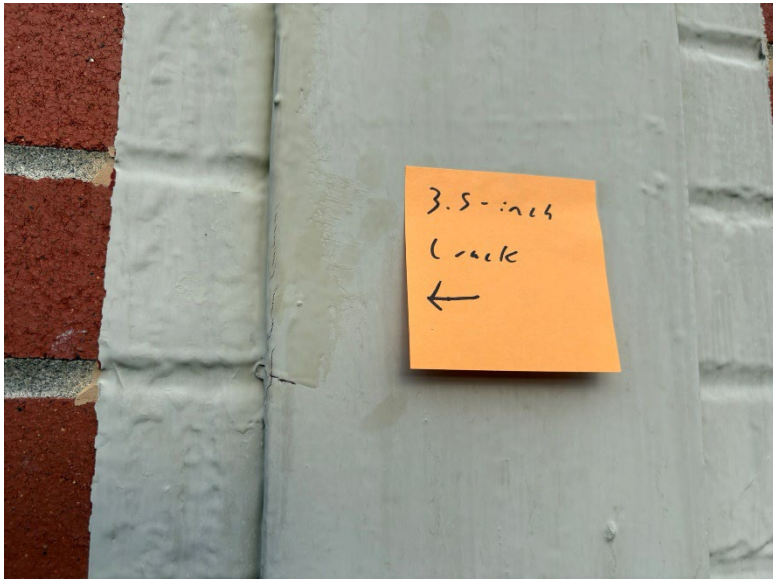
The 1-inch chip was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Gymnasium South Exterior east of central entrance.



A 3.5-inch crack was identified on the epoxy coated area.



The 3.5-inch crack coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Gymnasium South Exterior east of central entrance.



A 7.5-inch crack was identified on the epoxy coated area.



The 7.5-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



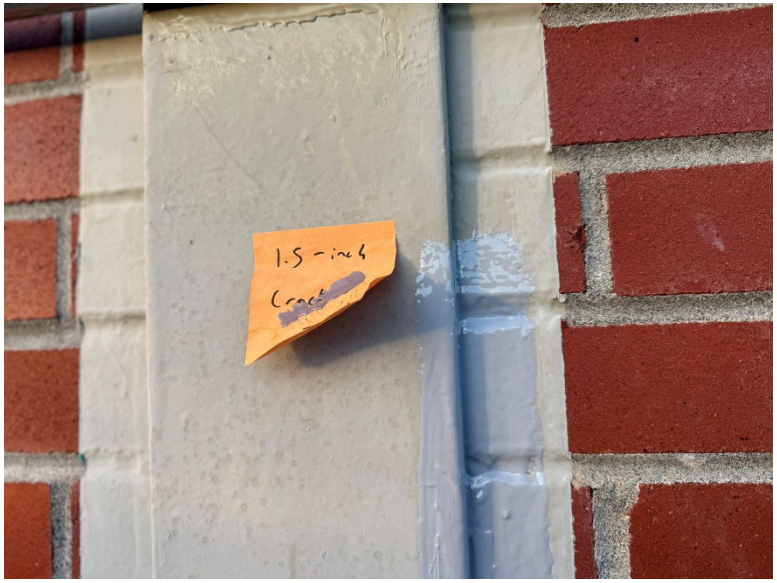
Gymnasium South Exterior west of central entrance.



A 1.5-inch crack was identified on the epoxy coated area.



The 1.5-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Gymnasium South Exterior west of central entrance.



A 2-inch crack was identified on the epoxy coated area.



The 2-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Gymnasium South Exterior west of central entrance.



A 1.5-inch crack/chip was identified on the epoxy coated area.



The 1.5-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Gymnasium South Exterior underlying drain by west entrance.



A 15-inch crack/chip was identified on the epoxy coated area.



The 15-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Gymnasium West Exterior at CTE room window.



A 1.5-inch crack was identified on the epoxy coated area.



The 1.5-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



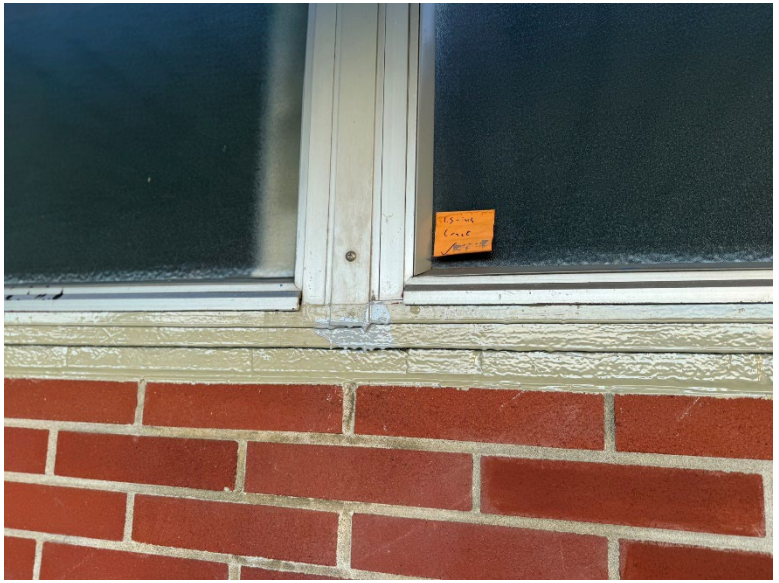
Gymnasium West Exterior at CTE room window.



A 1.5-inch crack was identified on the epoxy coated area.



The 1.5-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Gymnasium West Exterior at CTE room window.



A 1.5-inch crack was identified on the epoxy coated area.



The 1.5-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



Pod Exterior Classroom 1 door.



A 3-inch chip was identified on the epoxy coated area.



The 3-inch chip was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



POD Exterior Classroom 3 window system.



A 12-inch crack was identified on the epoxy coated area.



The 12-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



POD Exterior south boys' restroom.



A 4-inch crack was identified on the epoxy coated area.



The 4-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



POD Exterior Classroom 5 window system.



A 12-inch crack was identified on the epoxy coated area.



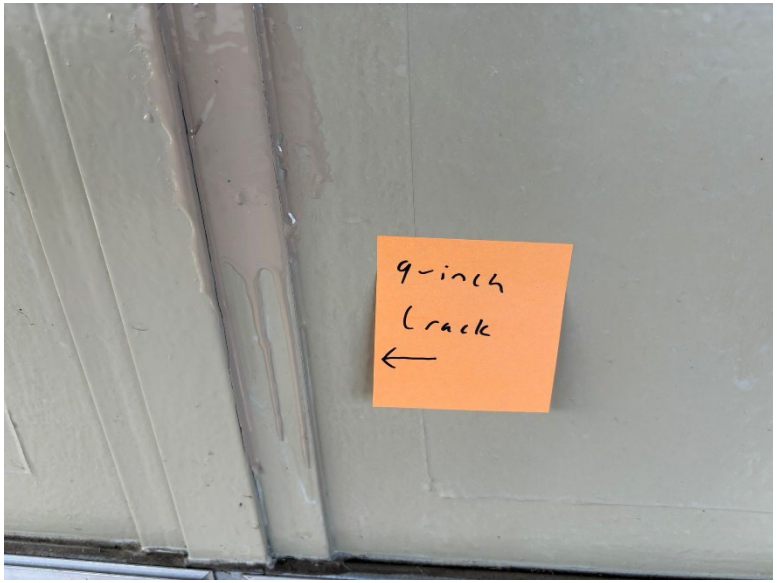
The 12-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



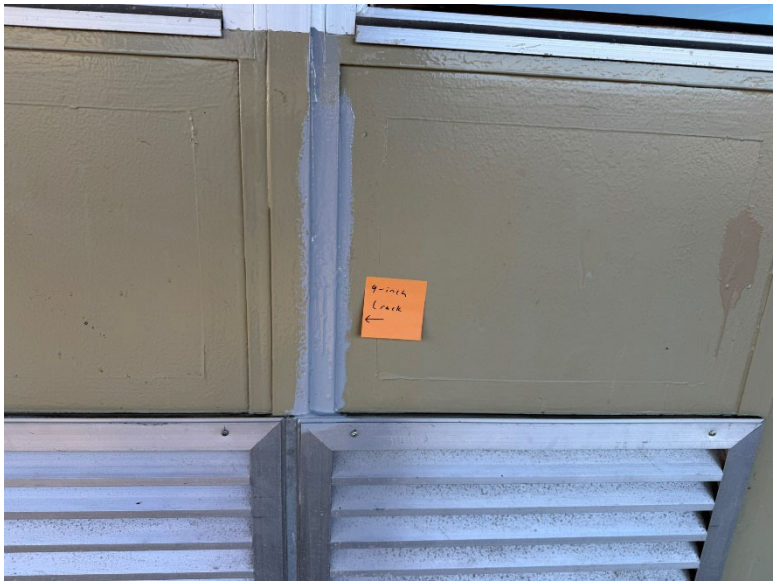
POD Exterior Classroom 6 window system.



A 9-inch crack was identified on the epoxy coated area.



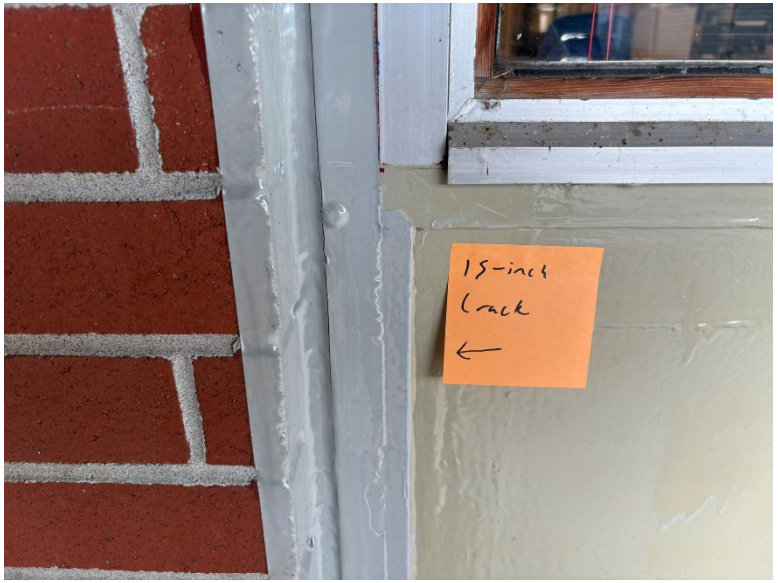
The 9-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



POD Exterior Classroom 8 window system.



A 15-inch chip was identified on the epoxy coated area.



The 15-inch chip was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



POD Exterior Classroom 10 window system.



A 15-inch crack was identified on the epoxy coated area.



The 15-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



POD Exterior Classroom 14 window system.



A 3-inch chip was identified on the epoxy coated area.



The 3-inch chip was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



POD Exterior Classroom 15 window system.



A 16-inch crack was identified on the epoxy coated area.



The 16-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



POD Exterior Classroom 17 window system.



A 3-inch crack was identified on the epoxy coated area.



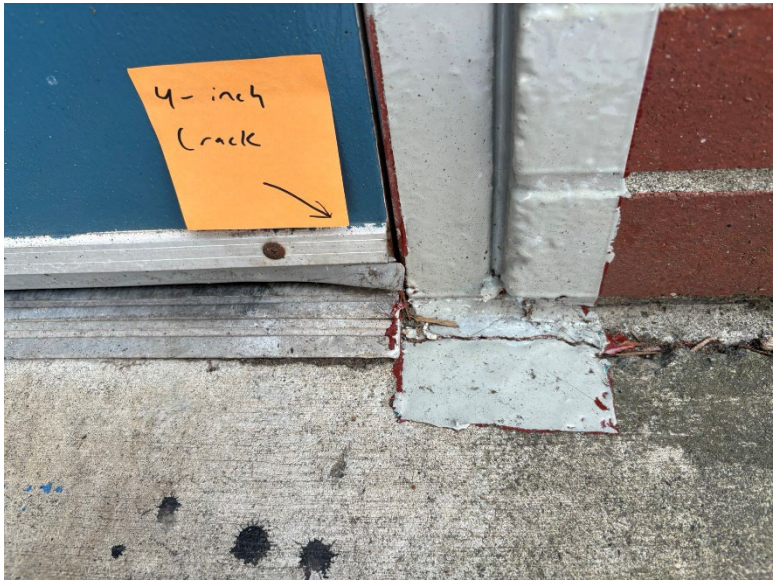
The 3-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



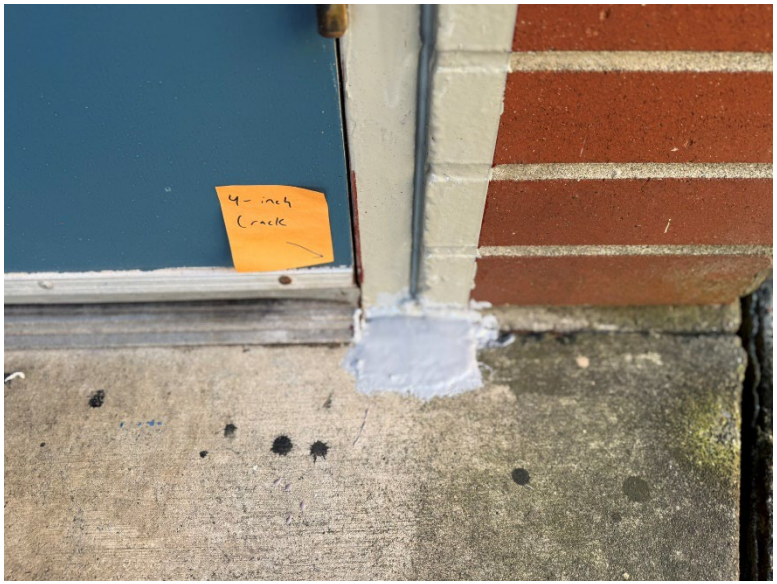
POD Exterior North girls' restroom.



A 4-inch crack was identified on the epoxy coated area.



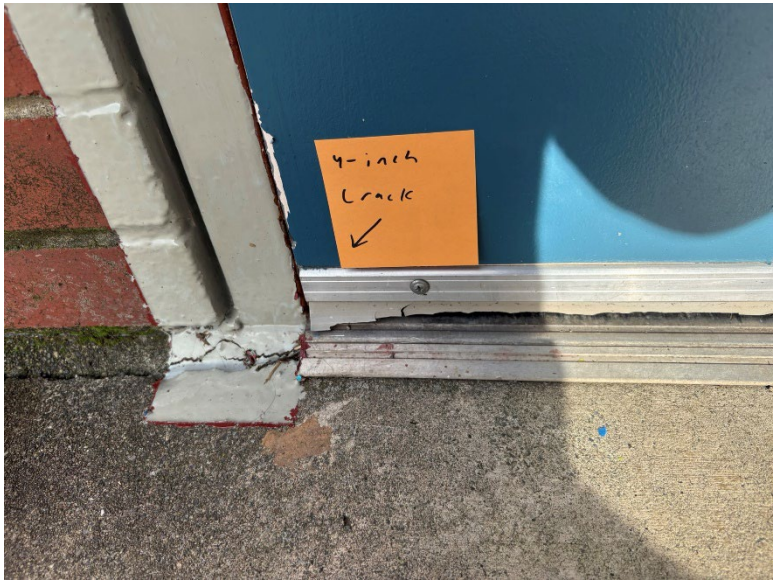
The 4-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



POD Exterior North boys restroom.



A 4-inch crack was identified on the epoxy coated area.



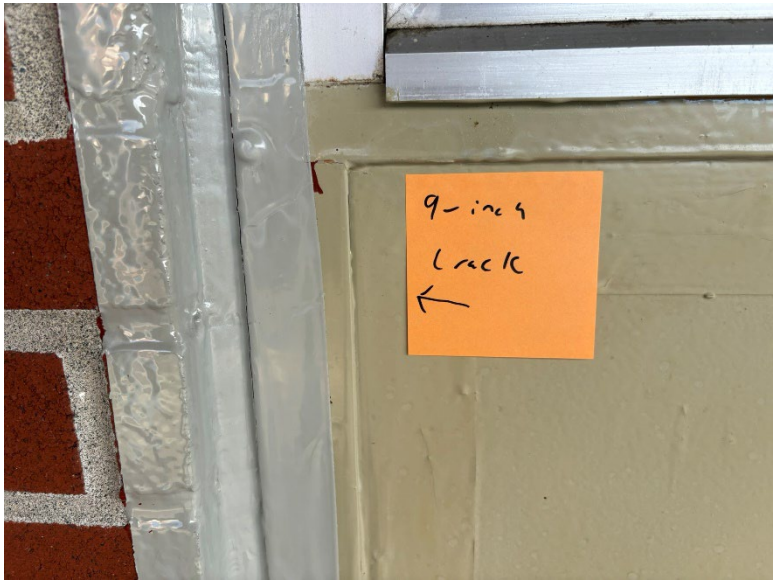
The 4-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



POD Exterior Classroom 18 window system.



A 9-inch crack was identified on the epoxy coated area.



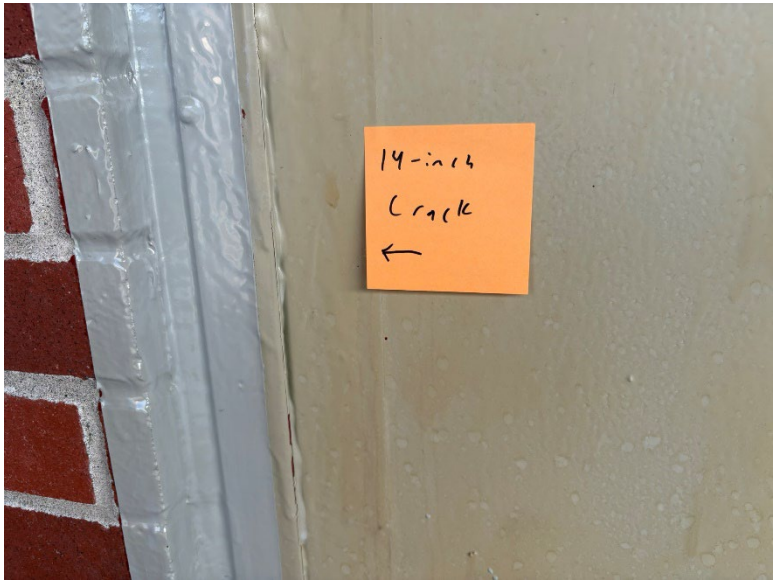
The 9-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



POD Exterior Classroom 18 window system.



A 14-inch crack was observed on the epoxy coated area.



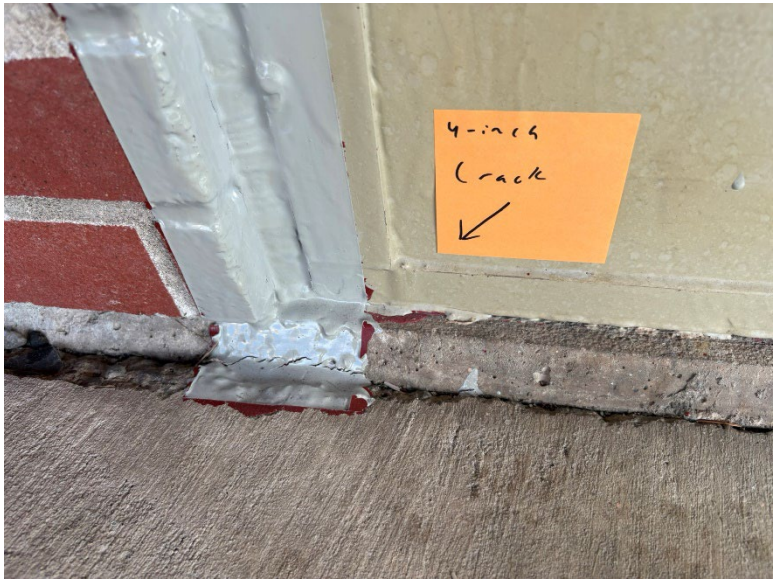
The 14-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



POD Exterior Classroom 18 window system.



A 4-inch crack was identified on the epoxy coated area.



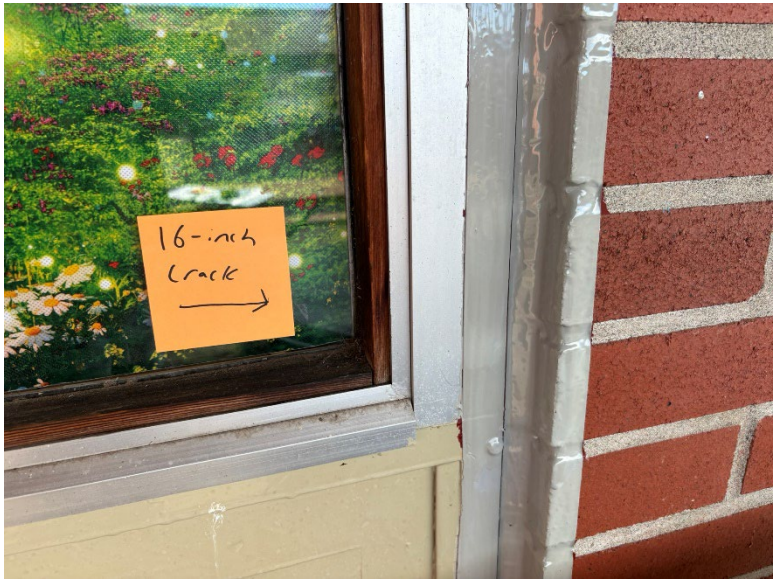
The 4-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



POD Exterior Classroom 18 window system.



A 16-inch crack was identified on the epoxy coated area.



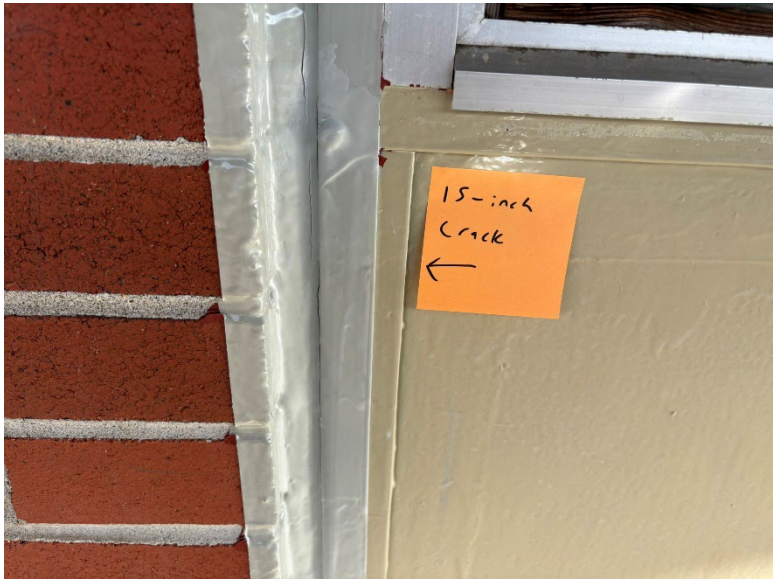
The 16-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



POD Exterior Classroom 19 window system.



A 15-inch crack was identified on the epoxy coated area.



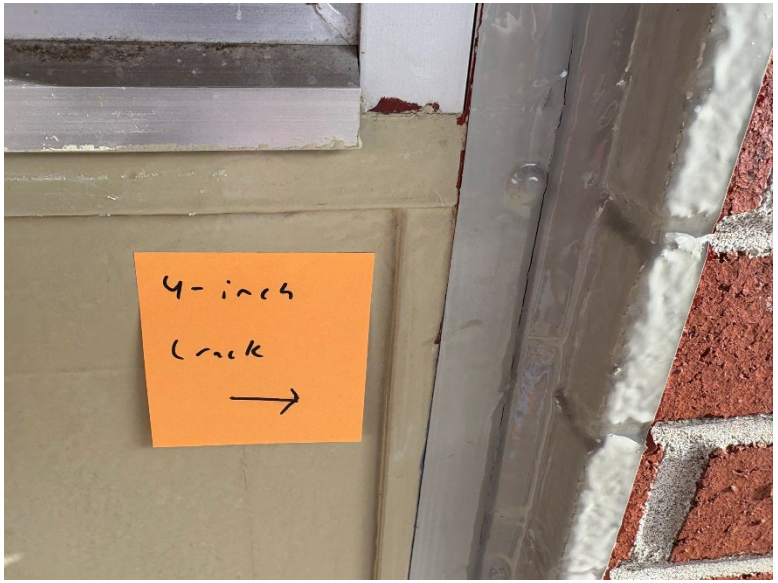
The 15-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



POD Exterior Classroom 19 window system.



A 4-inch crack was identified on the epoxy coated area.



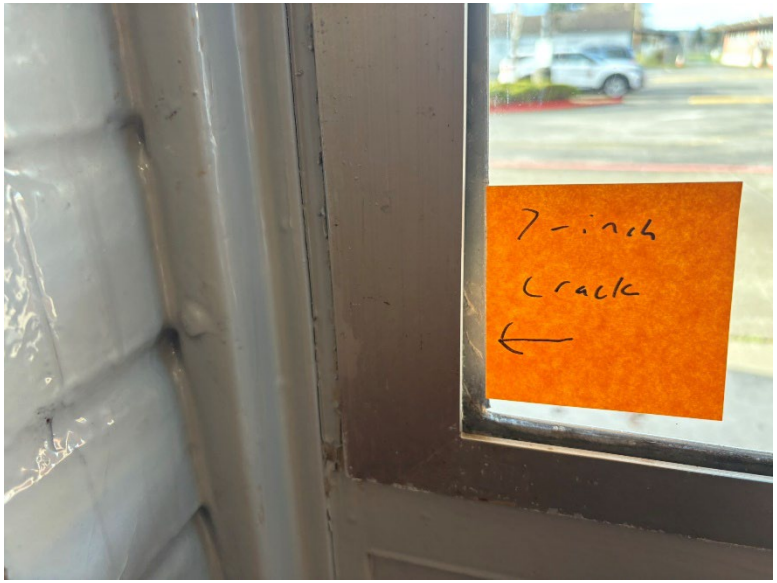
The 4-inch crack was coated with the Sikaguard 62 red epoxy base layer.



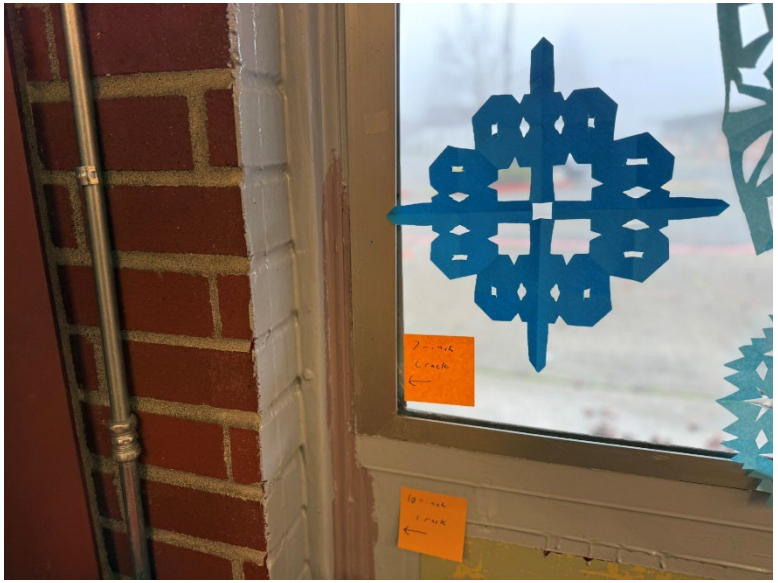
After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



POD Interior Classroom 3.



A 7-inch crack was identified on the epoxy coated area.



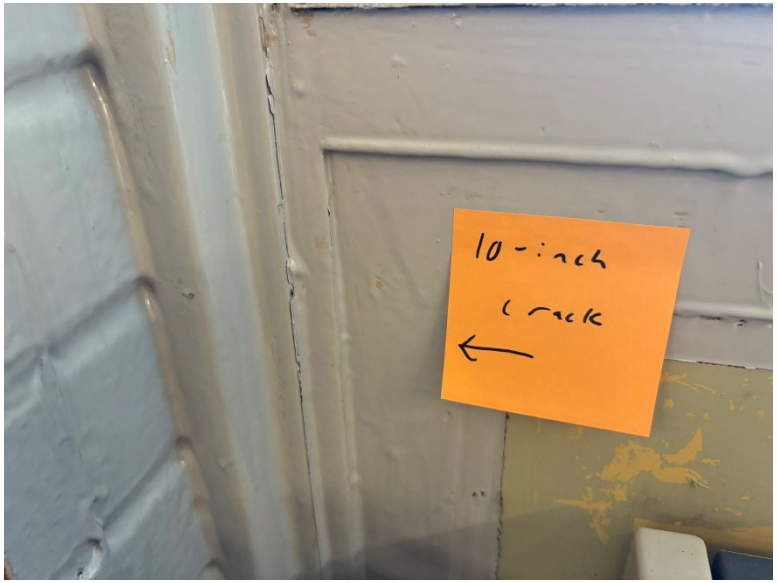
The 7-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



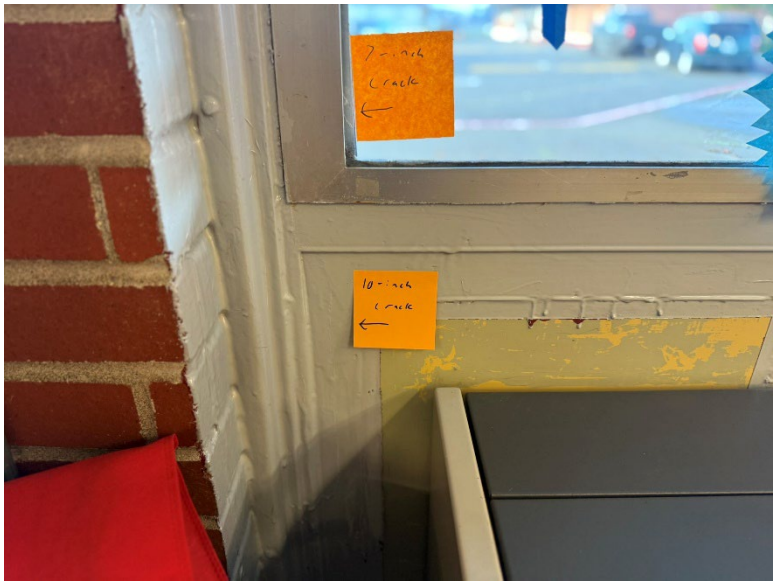
POD Interior Classroom 3.



A 10-inch crack/chip was identified on the epoxy coated area.



The 10-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



POD Interior Classroom 3.



A 7-inch crack was identified on the epoxy coated area.



The 7-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



POD Interior Classroom 6.



A 7-inch crack was identified on the epoxy coated area.



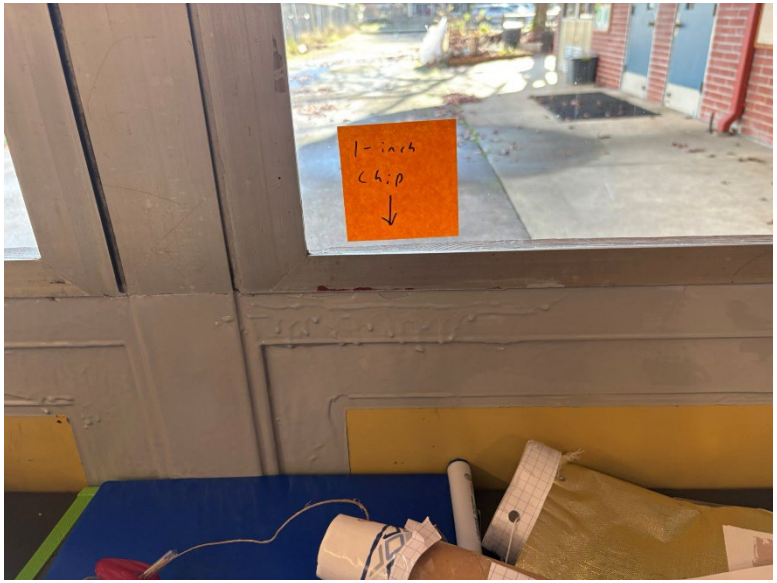
The 7-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



POD Interior Classroom 8.



A 1-inch chip was identified on the epoxy coated area.



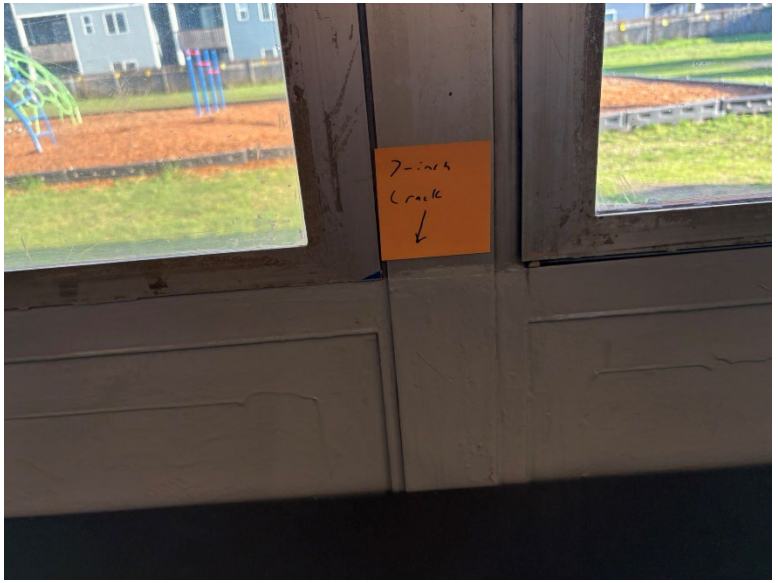
The 1-inch chip was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



POD Interior Classroom 11.



A 7-inch crack was identified on the epoxy coated area.



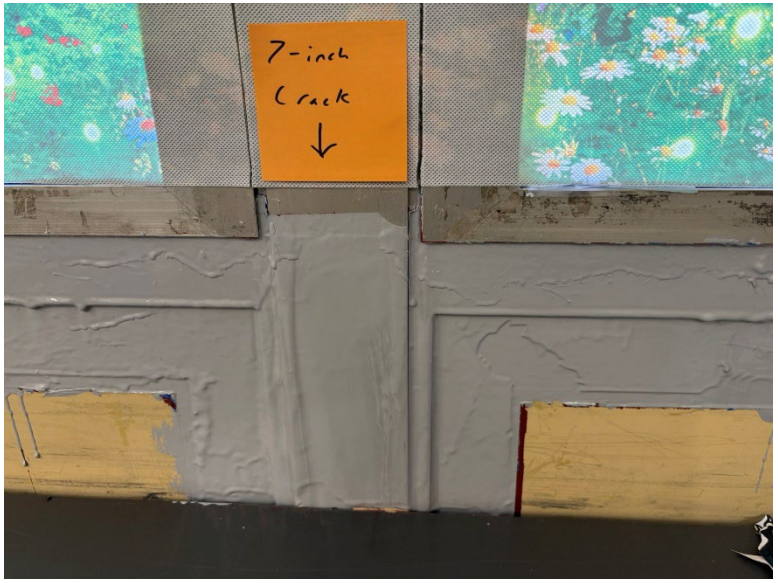
The 7-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



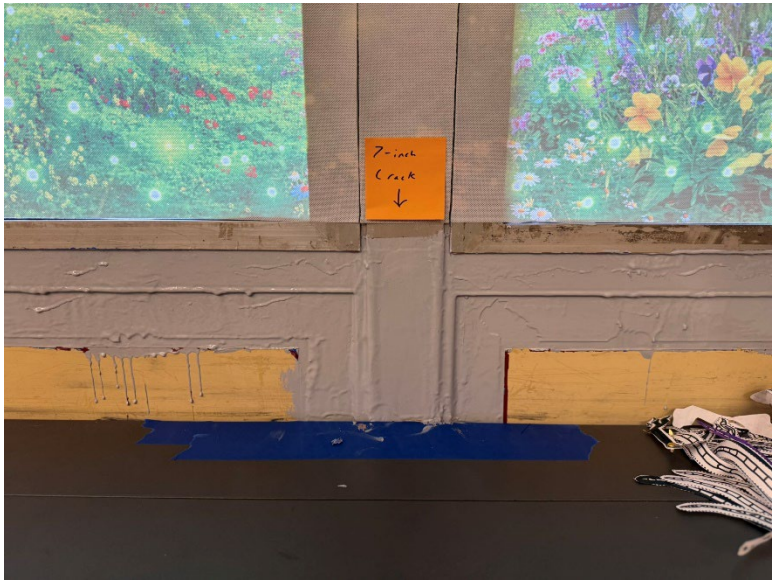
POD Interior Classroom 18.



A 7-inch crack was identified on the epoxy coated area.



The 7-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.



POD Interior Classroom 19.



A 7-inch crack was identified on the epoxy coated area.



The 7-inch crack was coated with the Sikaguard 62 red epoxy base layer.



After allowing sufficient time for the red base layer to dry, a second layer of Sikaguard 62 gray epoxy covering layer was applied.

FULCRUM
environmental consulting

Attachment B

Field Notes

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406 North 2nd Street
Yakima, Washington 98901
efulcrum.net

Inspection Summary

Inspector Tarell Manjarrez Date Completed: 12-22-25

Administration (ADM)

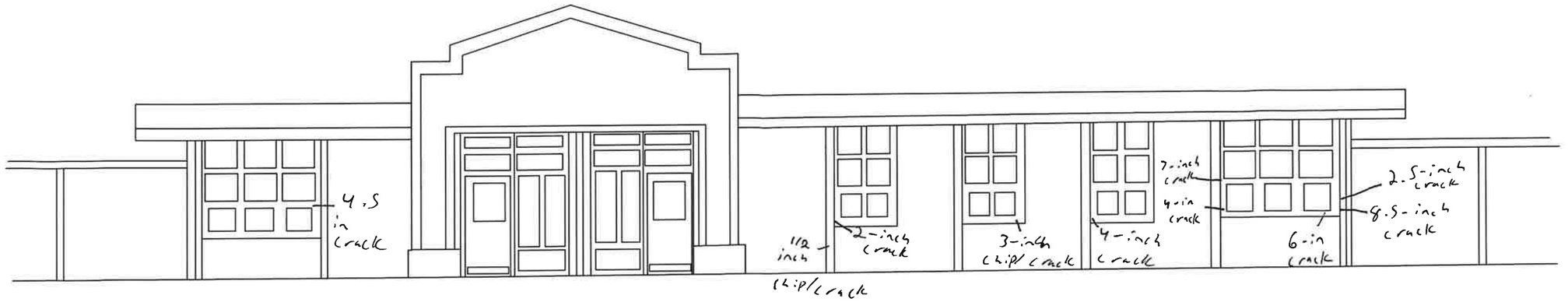
Room/Area	Condition of Epoxy	# of Damage Locations	Damage Description(s) (ex: ½-inch crack)	# of Locations < 1 SF/LF	# of Locations > 1 SF/LF	Is Dust or Debris Visible within 2-feet of the epoxy	Photo Collected?	Damage Documented on Elevation Map?
Administration	Good	0		0	0	Yes	—	—
Office – Director	Good	0				Yes	—	—
Conference Room	Good	0				Yes	—	—
Office – Counselor 1	Good	0				Yes	—	—
Office – Counselor 2	Good	0				Yes	—	—
Office – Assistant Director	Good	0				Yes	—	—
Staff Room	Good	0				Yes	—	—
Conference B	Good	0				Yes	—	—
Nurse	Good	0				Yes	—	—
Exterior – North	Good 65%	5	10-inch crack, 11-inch, 11-inch, 1.5-inch 1.5-inch	5		Yes	✓	✓
Exterior – South	Good 65%	10	2.5-inch crack, 8.5-in, 6-inch, 4-inch, 7-inch, 4-inch, 3-inch, chip/crack, 2-inch, 1/2-inch, 4.5-inch	10		Yes	✓	✓
Exterior – West	Good 65%	3	10-inch crack, 1.5 inch crack, 3-inch crack	3		Yes	✓	✓
Conference C	Good	0		0		Yes		

Notes:

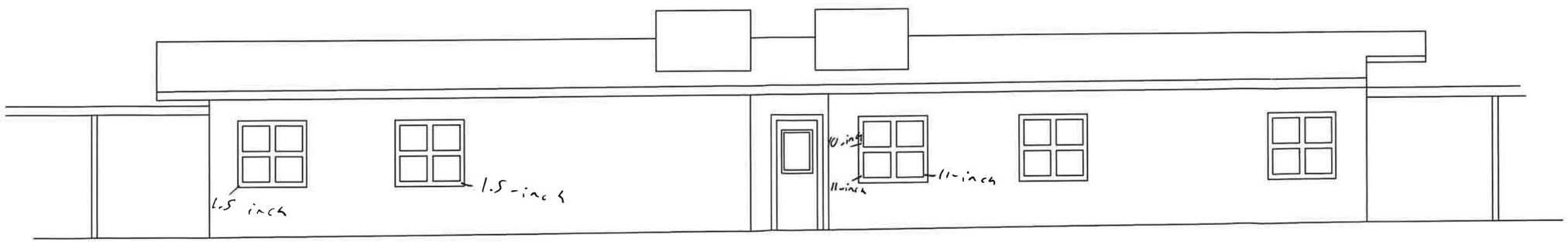
All interior epoxy was covered with desk items or office supplies.

Exterior damage was mixed between last quarters torch ups & Summer 2024 gray coating.

Total: (18)



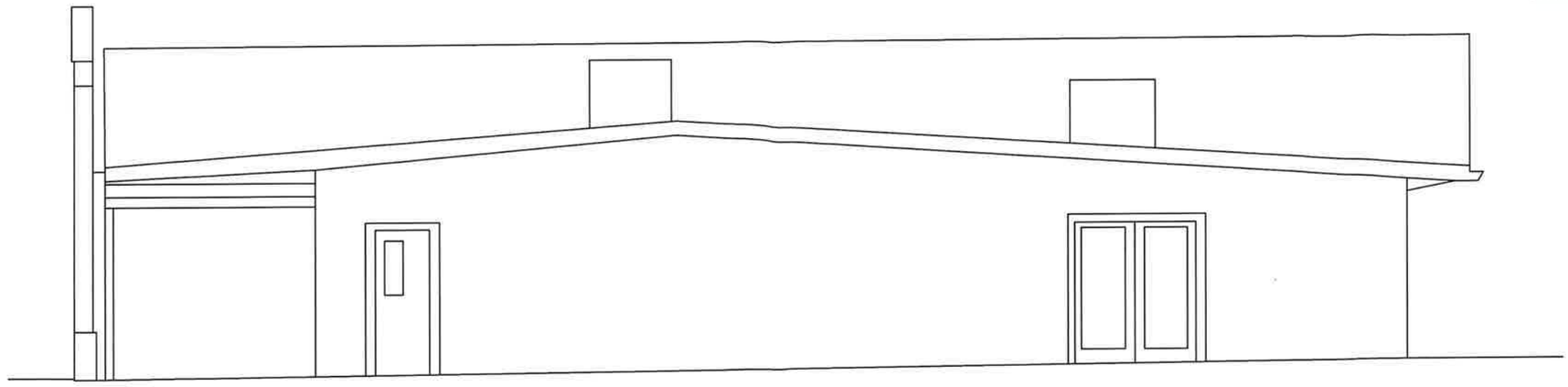
South Elevation



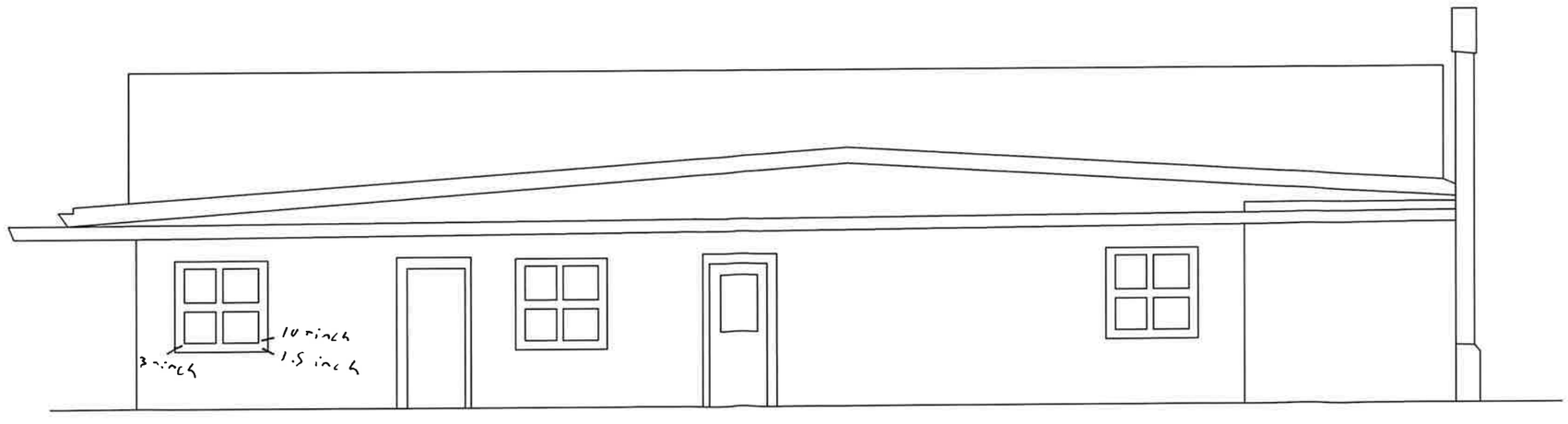
North Elevation

SVEC - Admin North & South Elevation

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East Elevation



West Elevation

SVEC - Admin East & West Elevation

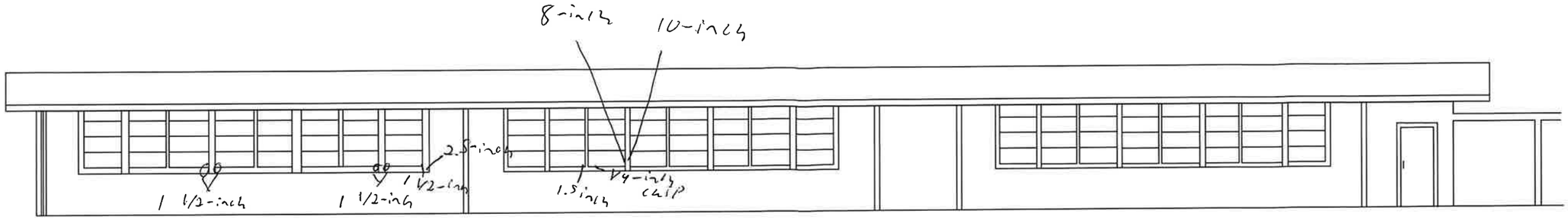
Inspection Summary

Inspector TM Date Completed: 12-22-25

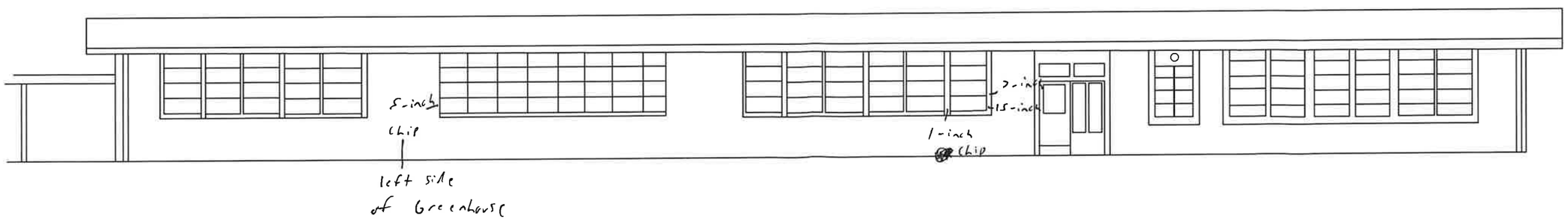
Annex (ANX)

Room/Area	Condition of Epoxy	# of Damage Locations	Damage Description(s) (ex: ½-inch crack)	# of Locations < 1 SF	# of Locations > 1 SF	Is Dust or Debris Visible within 2-feet of the epoxy	Photo Collected?	Damage Documented on Elevation Map?
Room E – West	Good 95%	0		0	0	Yes	—	—
Room E – East	Good	0		0	0		—	—
Room F	Good	0		0	0		—	—
Prep Room (F)	Good	0		0	0		—	—
Main Entrance	Good	0		0	0	Yes	—	—
Annex B	Good	0		0	0	Yes	—	—
Exterior – North	Good	4	5-inch crack, 15-inch crack, 3-inch crack 1-inch chip	4	0		✓	✓
Exterior – South	Good →	10	1.5-inch, 1.5-inch, 1.5-inch, 1.5-inch, 1.5-inch, 1.5-inch, 2.5-inch, 1.5-inch, 1/4-inch, 8-inch, 10-inch	10	0	↓	✓	✓

Notes: Total (14)



South Elevation



North Elevation

SVEC - Annex North & South Elevation

Inspection Summary

Inspector Tm Date Completed: 12-22-25

Pod Classroom Building (POD)

Room/Area	Condition of Epoxy	# of Damage Locations	Damage Description(s) (ex: ½-inch crack)	# of Locations < 1 SF	# of Locations > 1 SF	Is Dust or Debris Visible within 2-feet of the epoxy	Photo Collected?	Damage Documented on Elevation Map?
Classroom 1	Good condition	0		0	0	Yes	–	–
Classroom 2		0		0			–	–
Classroom 3		3	7-inch crack, 10-inch crack, 7-inch crack	3			✓	–
Classroom 4		0		0			–	–
Classroom 5		0		0			–	–
Classroom 6		1	7-inch crack	1			✓	–
Classroom 7		0		0			–	–
Classroom 8		1	1-inch chip	1			✓	–
Classroom 9		0		0			–	–
Classroom 10		0		0			–	–
Classroom 11		1	7-inch crack	1			✓	–
Classroom 12		0		0			–	–
Classroom 13		0		0			–	–
Classroom 14		0		0			–	–
Classroom 15		0		0			–	–
Classroom 16		0		0			–	–
Classroom 17		0		0			–	–
Classroom 18		1	7-inch crack	1			✓	–
Classroom 19		1	7-inch crack	1			✓	–
Classroom 20		0		0			–	–

Notes: Total (8)

Inspection Summary

Inspector T m Date Completed: 12-22-25

Pod Exterior (POD)

Room/Area	Condition of Epoxy	# of Damage Locations	Damage Description(s) (ex: ½-inch crack)	# of Locations < 1 SF	# of Locations > 1 SF	Is Dust or Debris Visible within 2-feet of the epoxy	Photo Collected?	Damage Documented on Elevation Map?
Exterior Classroom 1	Good 65%	1	3-inch chip	1	0	Yes	✓	—
Exterior Classroom 2		0		0			—	—
Exterior Classroom 3		1	12-inch crack	1			✓	—
Exterior Classroom 4		0		0			—	—
Exterior Classroom 5		1	12-inch crack	1			✓	—
Exterior Classroom 6		1	9-inch crack	1			✓	—
Exterior Classroom 7		0		0			—	—
Exterior Classroom 8		1	15-inch crack	1			✓	—
Exterior Classroom 9		0		0			—	—
Exterior Classroom 10		1	15-inch crack	1			✓	—
Exterior Classroom 11		0		0			—	—
Exterior Classroom 12		0		0			—	—
Exterior Classroom 13		0		0			—	—
Exterior Classroom 14		1	3-inch chip	1			✓	—
Exterior Classroom 15		1	16-inch crack	1			✓	—
Exterior Classroom 16		0		0			—	—
Exterior Classroom 17		1	3-inch crack	1			✓	—
Exterior Classroom 18		4	4-inch crack, 9-inch, 16-inch,	4			✓	—
Exterior Classroom 19		2	15-inch crack, 4-inch crack	2			✓	—
Exterior Classroom 20		0		0			—	—
North Boy's Restroom		1	4-inch crack	1			✓	—
North Girl's restroom		1	4-inch crack	1			✓	—
South Hallway (Boy's side)		1	4-inch crack	1			✓	—
South Hallway (Girl's side)		0		0			—	—
Main Entry		0						
SE Exit		0						
NE Exit		0						

Total (18)

Inspection Summary

Inspector TM Date Completed: 12-22-25

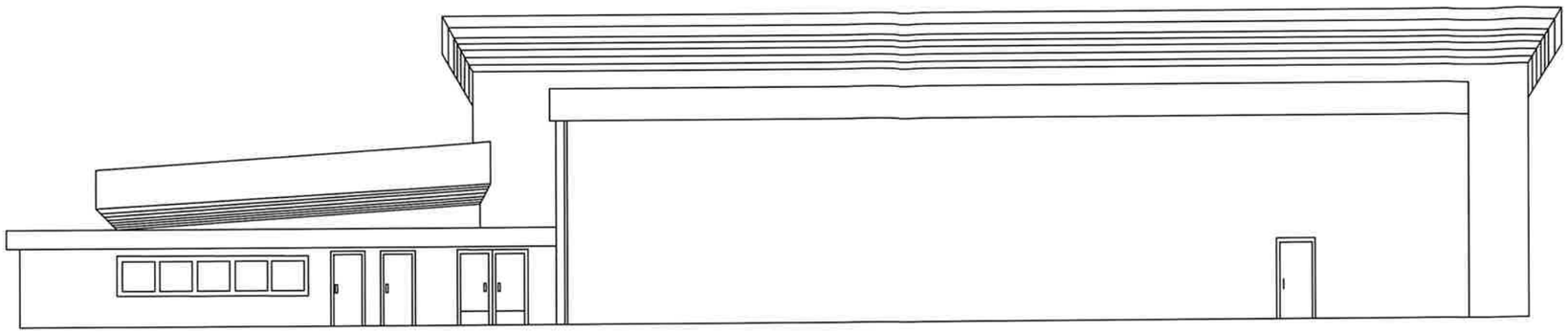
Gymnasium Building (GYM)

Room/Area	Condition of Epoxy	# of Damage Locations	Damage Description(s) (ex: ½-inch crack)	# of Locations < 1 SF	# of Locations > 1 SF	Is Dust or Debris Visible within 2-feet of the epoxy	Photo Collected?	Damage Documented on Elevation Map?
1980 Gym	Good 65%	3	2-inch chip, 2-inch chip 1.5-inch chip.	3	0	Yes	✓	✓
Archery Room								
Daycare		0		0	0		—	—
Gathering Area		2	1/2-inch crack/chip, 1.5-inch crack	2	0		✓	✓
CTE		0		0	0		—	—
Weight Room Storage (Between Daycare and Boy's Locker Room)		0		0	0		—	—
Exterior – South		14	See elevation map	14	0		✓	✓
Exterior – West		3	3x - 1.5 inch crack	3	0		✓	✓
Exterior – North		6		0	0		—	—
Girls CR		6		0	0		—	—
Boys CR		2	1-inch chip 2-inch chip	2	0		✓	✓

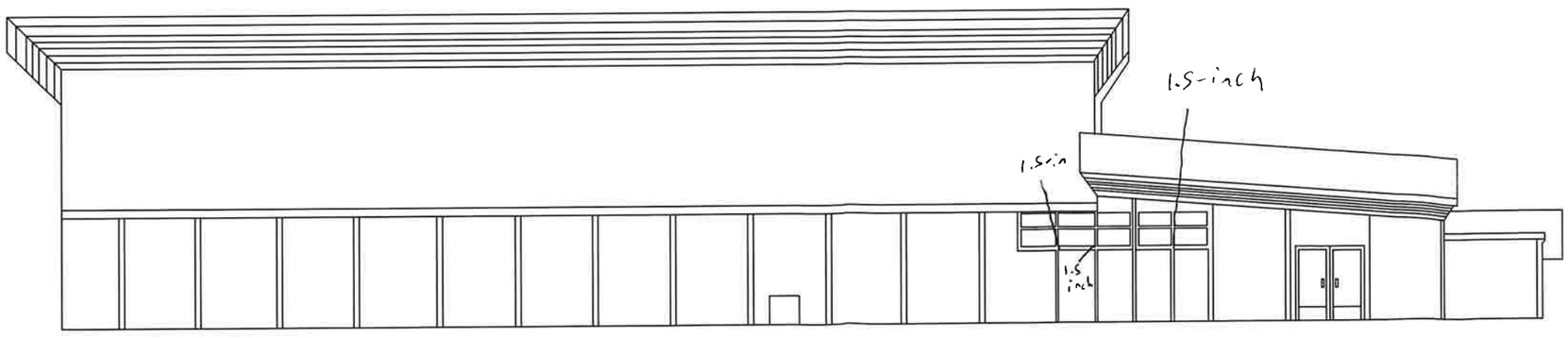
No access

Notes:

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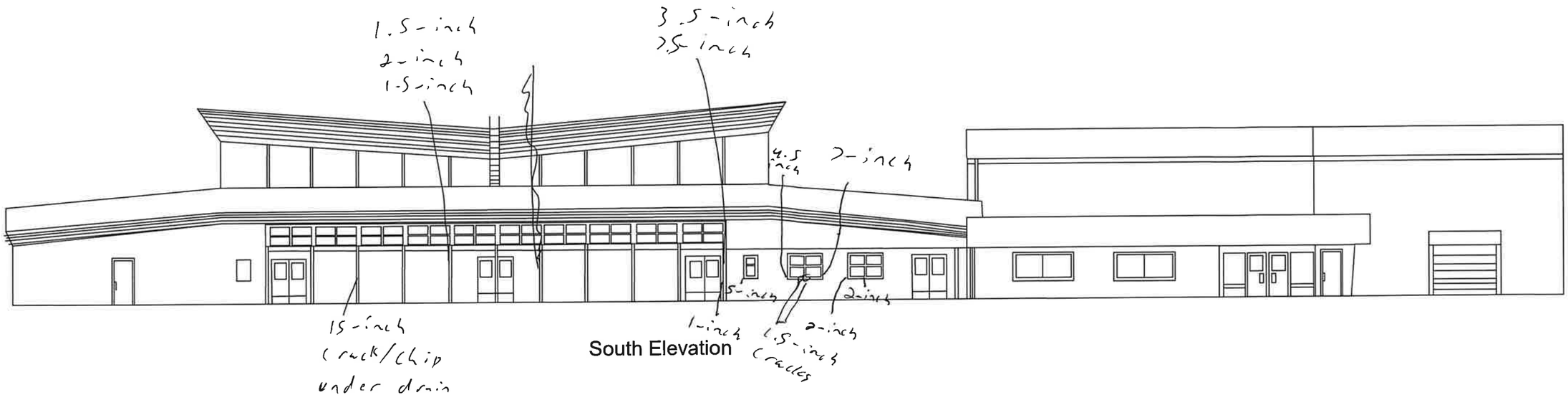
East Elevation



West Elevation

SVEC - GYM East & West Elevation

FULCRUM
environmental consulting



South Elevation



North Elevation

SVEC - GYM North & South Elevation

Inspection Summary

Inspector TM Date Completed: 12-22-25

Technology Building (TECH)

Room/Area	Condition of Epoxy	# of Damage Locations	Damage Description(s) (ex: ½-inch crack)	# of Locations < 1 SF	# of Locations > 1 SF	Is Dust or Debris Visible within 2-feet of the epoxy	Photo Collected?	Damage Documented on Elevation Map?
Exterior – West	Good	0	—	—	—	Yes ↓	—	—
Exterior – East	Good	0	—	—	—	↓	—	—

Notes: