



Project: Courtyards of Carlisle CA – Siding Project

Project #: 14372-04

Inspector: Luis Sanchez

Date: Nov 6, 8, 9, 2023

Weather: Sunny & Cloudy, 60s°F

Field Report 1

ACTIVITIES:

Purpose of Visit: To oversee the progress of roof replacement

Attending:

Victor, Lemus Construction
Alvin, Lemus (cell: 267-796-3826)
3 Siding Crews (15 workers)

Lemus started the siding replacement project at Buildings 9 (1239-1243/92-96), 10 (105-109/111-115) on November 6th, and Building 11 (99-103/93-97) on November 9th on Courtyard Drive. Lemus is having three siding crews, Blue, Green, and Yellow. Kipcon went over the materials and specification details with Lemus Construction supervisor. The siding crews started with the existing siding demolition, including the existing stucco on some walls and box windows.

It should be noted that existing windows were not properly flashed in the past and water resistant barrier material was not observed throughout the walls after the siding and stucco was removed. Also many existing windows were observed to be failing. Existing sheathing and framing was observed to be damaged at the bottom of those windows, including the box windows with stucco and sections where kick-out flashings are missing on the roofs.

After the existing siding and stucco was removed, siding crews properly installed new water resistant barrier (Tyvek) and temporally put plastic tarps at the damaged sections. On November 9th, siding crews started with the damaged sheathing replacement and new windows/doors installation at Units 96 and 105.

These existing conditions will need to be communicated to the homeowners in case they want to replace their windows and notify Lemus Construction. Even though new water resistant barrier is being installed and those deteriorated windows are being flashed, it does not guaranteed that those existing windows will not leak in the future. In the event that homeowners decline to replace their existing deteriorated windows, homeowners will need to be liable.

Refer to the captions in the attached Photo Log for more information.

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PHOTO LOG:



Photo #1: Onsite operations showing the staging area at the big cul-de-sac on Court Lane.



Photo #2: Overview of new materials at the parking area by Building 18 on Court Lane.



Photo #3: Overview of specified CertainTeed Monogram vinyl siding, Sterling Gray.



Photo #4: Overview of new pvc trim material, Azek.

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Photo #5: Overview of new Water Resistant Barrier, Tyvek.



Photo #6: Overview of new sheathing.

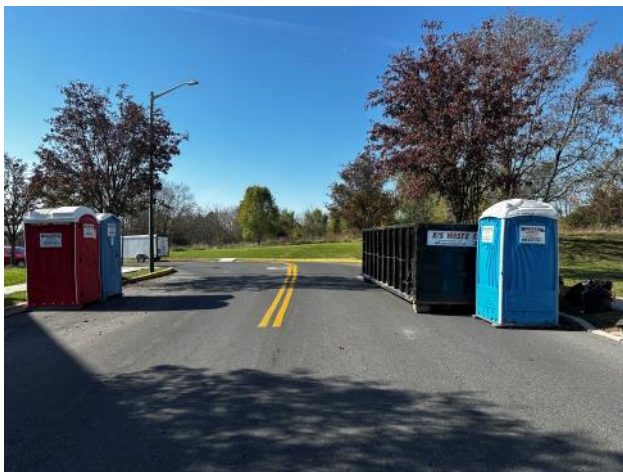


Photo #7: Overview of portable toilets and a dumpster on Courtyard Drive.



Photo #8: Overview of another dumpster on Franklin Street.

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Photo #9: Overview of Lemus Siding Crew (Blue) working at Building 9 (1239-1243/92-96 Courtyard Drive).



Photo #10: Overview of existing siding being removed at the front of the Building. No Water Resistant Barrier was observed.



Photo #11: Overview of existing siding and soffit being removed.



Photo #12: Overview of existing siding being removed at the side of Units 96 and 1239. No Water Resistant Barrier was observed.

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Photo #13: Overview of existing sheathing that was observed in poor condition below windows at Unit 96.



Photo #14: Overview of another section at another window where existing sheathing was observed in poor condition.



Photo #15: Water/moisture have been infiltrating through the existing window.



Photo #16: Many windows were observed to be failing.

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Photo #17: Overview of another section where the sheathing is damage below a window at Unit 1239.



Photo #18: Overview of another section where the sheathing is damage below a window at Unit 96.



Photo #19: Overview of existing stucco being removed at the front of Unit 1241.



Photo #20: After the stucco was removed, the sheathing was observed to be damaged below a window at Unit 1241.

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Photo #21: Overview of another section where the sheathing is damaged below a window at Unit 1241.



Photo #22: Overview of new Water Resistant Barrier (Tyvek) being installed.



Photo #23: Plastic tarps are being temporally installed at the damaged sheathing sections until the crew properly replaces it with new sheathing. Overview of damaged sheathing between a sliding door and the upper window at Unit 1243.



Photo #24: Overview of another damaged section at an upper box window where stucco was removed at Unit 92.

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Photo #25: Overview of new Water Resistant Barrier (Tyvek) being installed.



Photo #26: New metal flashing is being installed at the outside corners before installing the new siding.

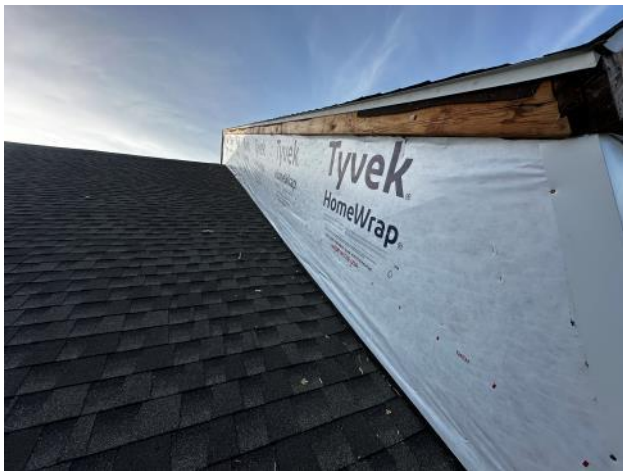


Photo #27: Overview of new Water Resistant Barrier (Tyvek) installed at a sidewall above the roofline.



Photo #28: Overview of new metal flashing installed at an outside corner.

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Photo #29: Overview of damaged sheathing being replaced.



Photo #30: Overview of new sheathing installed.



Photo #31: Overview of new sheathing being installed.



Photo #32: Overview of new sheathing being installed.

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Photo #33: Overview of a new window being installed after damaged sheathing was replaced at Unit 96.



Photo #34: Overview of a new window being installed and properly flashed.



Photo #35: It should be noted that some "replacement windows" were observed where the existing stucco was located.



Photo #36: This "replacement windows" does not have any nailing flanges. Lemus will remediate this by installing new metal flanges. That way these windows can be properly flashed.

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Photo #37: Overview of Lemus Siding Crew (Green) working at Building 10 (105-109/111-115 Courtyard Drive).



Photo #38: Overview of existing siding being removed at the front of the Building. No Water Resistant Barrier was observed.



Photo #39: Overview of existing sheathing that was observed in poor condition below an upper window at Unit 115.



Photo #40: Overview of existing sheathing that was observed in poor condition below a lower window at Unit 115.

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Photo #41: Water/moisture have been infiltrating through the existing window.



Photo #42: Overview of existing siding/stucco being removed at the side of the Building. No Water Resistant Barrier was observed.



Photo #43: Overview of existing stucco being removed at a box window. No Water Resistant Barrier was observed.



Photo #44: Overview of other sections where the sheathing is damage below windows at Units 105 and 115.

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Photo #45: Overview of a section where the sheathing was severely damaged below the box window at Unit 115.



Photo #46: After sheathing in poor condition was removed, 2x10 floor joist was observed to be damaged.



Photo #47: Framing studs were also observed to be in poor condition.



Photo #48: Overview of new Water Resistant Barrier (Tyvek) being installed.

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Photo #49: Plastic tarps are being temporally installed at the damaged sheathing sections until the crew properly replaces it with new sheathing. Overview of damaged sheathing between the upper and lower windows at Unit 111.



Photo #50: Overview of another section where the sheathing is damage below a window at Unit 109.



Photo #51: Overview of new Water Resistant Barrier (Tyvek) installed.



Photo #52: Overview of new Water Resistant Barrier (Tyvek) installed.

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Photo #53: Overview of damaged sheathing being replaced.



Photo #54: Overview of damaged framing studs.



Photo #55: In this case was surface rot. It was instructed to reinforce these studs with new 2x4s and 2x6s as needed.



Photo #56: Overview of new studs being installed to reinforce the existing studs.

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Photo #57: Overview of another section where damaged sheathing is being replaced.



Photo #58: Overview of surface rot.



Photo #59: Overview of new sheathing installed.



Photo #60: Overview of new sheathing being installed.

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Photo #61: Overview of new sheathing installed and studs being reinforced.



Photo #62: Overview of new 2x10 installed.



Photo #63: Overview of another section where the sheathing is damage below an upper window.



Photo #64: Overview of new sheathing being installed.

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Photo #65: Overview of a new sliding door being installed at Unit 105.



Photo #66: Overview of flashing tape being installed.



Photo #67: Overview of new metal pan installed before installing new door.



Photo #68: Overview of new sliding door being installed and properly flashed.

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Photo #69: It should be noted the Lemus brought to the attention to the Board to eliminate the bracket at the small entrance roofs. While they were working, it was inspected one of those entrances.



Photo #70: The brackets were temporally removed and it was verified that those brackets are not doing any structural support. It was instructed to reinforce the structure that is attached to the main wall with structural screws. This will need to be inspected case by case.



Photo #71: Overview of Lemus Siding Crew (Green) working at Building 11 (99-103/93-97 Courtyard Drive).



Photo #72: Overview of existing siding being removed at the side of the Building. No Water Resistant Barrier was observed.

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Photo #73: Overview of damaged sheathing that was observed at a section where a kick-out flashing is missing on the roof at Unit 103.



Photo #74: This section is severely damaged all the way down to the sliding door.



Photo #75: Overview of the other side of the gable roof having the same damaged conditions at Unit 103.



Photo #76: This section is also severely damaged.

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Photo #77: Overview of existing siding being removed. No Water Resistant Barrier was observed.



Photo #78: Overview of damaged sheathing that was observed at a section where a kick-out flashing is missing on the roof at Unit 97.



Photo #79: Overview of another section where the sheathing is damage below a window at Unit 97.



Photo #80: It should be noted that no Leak Barrier was observed up the walls.

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Photo #81: Overview of another section where the sheathing is damage below a window at Unit 103.



Photo #82: Plastic tarps are being temporally installed at the damaged sheathing sections until the crew properly replaces it with new sheathing.



Photo #83: Overview of new Water Resistant Barrier (Tyvek) being installed.



Photo #84: Overview of new Water Resistant Barrier (Tyvek) being installed.

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Photo #85: Another closed section to point out is where a front gable meets a separation wall.



Photo #86: Damaged sheathing was observed at this location. Lemus will remediate this by installing metal flashing at the transition of the valley with the main wall.