



Project: Courtyards of Carlisle CA – Siding Project

Project #: 14372-04

Inspector: Luis Sanchez

Date: Dec 19, 20, 2023

Weather: Sunny & Cloudy, 40s°F

Field Report 5

ACTIVITIES:

Purpose of Visit: To oversee the progress of siding replacement

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

On the week of December 18th, Lemus continued with the siding replacement project at Buildings 7 (68-78), 15 (24-28, 55-59), 6 (56-66), 16 (43-53), and started demolition at Building 17 (2-6, 37-41) on December 19th.

The siding crews continued with the new details installation and new vinyl siding installation, including its accessories at Buildings 7, and 15, and started Building 16. Kipcon has been on-site on the dates noted making sure Lemus is following the details on the specifications. It should be noted that the siding was completed at Buildings 15.

The demo & carpentry crews continued with the existing siding/stucco removal and replacing any existing damaged wood at Buildings 6, and 17. It should be noted that just like the others Buildings, water resistant barrier material was not observed throughout the walls after the siding and stucco was removed and some existing windows were not properly flashed in the past. Also some existing windows were observed to be failing. Existing sheathing and framing at some sections were 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.

New windows and doors have been replaced at the request of Homeowners. Lemus continues tracking the “failed windows” once the demo crew is done with the siding/stucco removal at each unit and keeps notifying the homeowners and management which windows/doors are considered “failed”. It’s up to the Homeowner to decide to replace or not their windows or doors. In the event that homeowners decline to replace their existing deteriorated windows or doors, homeowners will be liable.

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

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PHOTO LOG:



Photo #1: **Overview of Lemus Siding Crew (Blue) working at Building 7 (68-78 Courtyard Drive).**



Photo #2: Overview of new vinyl siding being installed at a main side of the Building.



Photo #3: Overview of a new kick-out flashing installed.



Photo #4: Overview of new vinyl siding being installed at the other main side of the Building.

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Photo #5: Overview of new metal flashing being installed at a front gable.



Photo #6: Overview of new intake soffit being installed.



Photo #7: Overview of new starter strip being installed.



Photo #8: Overview of new pvc trim installed at the windows.

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Photo #9: Overview of new vinyl siding being installed at the front of the Building.



Photo #10: Overview of new vinyl siding being installed at the box windows of the Building.



Photo #11: **Overview of Lemus Siding Crew (Green) working at Building 15 (24-28, 55-59 Courtyard Drive).**



Photo #12: All wall penetrations are being properly flashed with flashing tape.

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Photo #13: Overview of new flashing tape being installed at a window.



Photo #14: Overview of new aluminum wrap installed at a fascia/rake boards.



Photo #15: Overview of new metal flashing installed at the bottom of a window.



Photo #16: Overview of new vinyl siding being installed at a front section.

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Photo #17: Overview of new vinyl siding being installed at another front section.



Photo #18: Overview of new aluminum wrap being installed at a rake board and new vinyl siding at a roofing sidewall.



Photo #19: Overview of new vinyl siding installed at a main side of the Building.



Photo #20: Overview of new vinyl vent caps installed.

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Photo #21: Overview of new kick-out flashings installed.



Photo #22: Overview of new intake soffit being installed.



Photo #23: Overview of new vinyl siding being installed.



Photo #24: Overview of new siding installation being completed.

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Photo #25: **Overview of Lemus Siding Crew (Blue) working at Building 6 (56-66 Courtyard Drive).**



Photo #26: Overview of existing stucco being removed at a front section.



Photo #27: Overview of existing sheathing in poor condition after stucco was removed at a lower window of Unit 58.



Photo #28: Overview of existing sheathing in poor condition below another lower window at Unit 58.

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Photo #29: Overview of existing stucco being removed at the box windows.



Photo #30: Overview of existing sheathing in poor condition below a box window at Unit 56.



Photo #31: Overview of existing sheathing in poor condition below a box window at Unit 62.



Photo #32: Overview of existing wood framing severely damaged. Lemus replaced studs accordingly. New insulation was installed as well.

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Photo #33: Overview of new Water Resistant Barrier (Tyvek) installed.



Photo #34: Overview of new insulation installed below windows of Unit 64.



Photo #35: Overview of new sheathing being installed.



Photo #36: Overview of new sheathing being installed at a box window.

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Photo #37: Overview of new windows being installed at Unit 66.



Photo #38: Overview of new metal flashing installed at the bottom of a window.



Photo #39: Overview of a new window being installed.



Photo #40: Overview of new windows installed and properly flashed.

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Photo #41: Overview of Lemus Siding Crew (Yellow) working at Building 16 (43-53 Courtyard Drive).



Photo #42: Overview of new metal flashing being installed at a garage door.



Photo #43: Overview of new azek trim installed.



Photo #44: Overview of a new window being installed at Unit 49.

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Photo #45: Overview of new pvc trim installed at a window.



Photo #46: Overview of existing baffles that were observed in the Building.



Photo #47: Overview of an entrance roof being reinforced with structural screws in order to eliminate the front brackets.



Photo #48: Overview of new structural screws and brackets to reinforced the small entrance roof.

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Photo #49: Overview of a new sliding door being installed at Unit 49.



Photo #50: Overview of new sliding door being properly flashed.



Photo #51: Overview of new flashing tape being installed over the new metal flashing at a garage door.



Photo #52: Overview of new aluminum wrap being installed at a rake board.

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Photo #53: Overview of new vinyl siding installed at a front section of the Building.



Photo #54: Overview of new siding being installed.



Photo #55: Overview of new vinyl siding installed at a main side of the Building.



Photo #56: Overview of new vinyl siding installed at the box windows of the Building.

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Photo #57: **Overview of Lemus Siding Crew (Green) working at Building 17 (2-4, 37-41 Courtyard Drive).**



Photo #58: Overview of the existing siding being removed at a main side of the Building.



Photo #59: Overview of existing sheathing in poor condition below a lower window at Unit 41.



Photo #60: Overview of existing sheathing in poor condition below lower windows at Unit 6.

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Photo #61: Overview of existing sheathing in poor condition below upper windows at Unit 6.



Photo #62: Overview of surface rot at the existing framing studs. They were starting to get deteriorated.



Photo #63: Overview of new sheathing being installed.



Photo #64: Overview of new sheathing installed.

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Photo #65: Overview of new Water Resistant Barrier (Tyvek) being installed.



Photo #66: Overview of new Water Resistant Barrier (Tyvek) being installed at a roofing sidewall.



Photo #67: Overview of new Water Resistant Barrier (Tyvek) installed at a front section.



Photo #68: Overview of the existing siding being removed at the other main side of the Building.

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Photo #69: Overview of the existing siding/stucco being removed at the front of the Building.



Photo #70: Overview of existing window at the flat roof area of Unit 6.



Photo #71: Overview of existing window at the flat roof area that was observed to be failing at Unit 6.



Photo #72: Overview of existing sheathing in poor condition below an upper window at Unit 37.

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Photo #73: Overview of existing baffles that were observed in the Building.



Photo #74: Overview of the existing stucco being removed.



Photo #75: Overview of new structural screws and brackets to reinforced the small entrance roof.



Photo #76: Overview of existing sheathing in poor condition below a lower window at Unit 2.