



**Project:** Courtyards of Carlisle CA – Siding Project

**Project #:** 14372-04

**Inspector:** Luis Sanchez

**Date:** Jan 3, 4, 5, 2024

**Weather:** Sunny & Cloudy, 40s°F

## Field Report 6

### 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 January 1<sup>st</sup>, Lemus continued with the siding replacement project at Buildings 6 (56-66), 17 (2-6, 37-41), 18 (8-22), and started demolition at Buildings 5 (44-54), 19 (19-29) and 4 (32-42) on December 21<sup>st</sup>, January 3<sup>rd</sup> and 5<sup>th</sup>, respectively. New vinyl siding installation was completed at Buildings 7 and 16 by December 29<sup>th</sup>.

The siding crews continued with the new details installation and new vinyl siding installation, including its accessories at Buildings 6, 17, 18, and started Building 19. 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 new vinyl siding was completed at Building 17.

The demo & carpentry crews continued with the existing siding/stucco removal and replacing any existing damaged wood at Buildings 5, 18, 19 and 4. 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.

New gutters and downspouts were also installed last week by December 29<sup>th</sup> at Buildings 13, 14, 12, and 15.

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

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### PHOTO LOG:



Photo #1: Overview of new gutters and downspouts installed at a front section of **Building 13**. A small section between units still needs to be completed.



Photo #2: Overview of new gutters and downspouts installed at the other front section of the Building.



Photo #3: Overview of new gutters and downspouts installed at a front section of **Building 14**.



Photo #4: Overview of new downspout extensions installed.

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Photo #5: Overview of new gutters and downspouts installed at a front section of **Building 12**.



Photo #6: Overview of new gutters and downspouts installed at the other front section of the Building.



Photo #7: Overview of new gutters and downspouts installed at a front section of **Building 15**.



Photo #8: Overview of new gutters and downspouts installed at the other front section of the Building.



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Photo #9: Overview of new vinyl siding installation completed at **Building 7 (68-78 Courtyard Drive)**.



Photo #10: Overview of new vinyl siding installed at the other front side of Building 7.



Photo #11: Overview of new vinyl siding installation completed at **Building 16 (43-53 Courtyard Drive)**.



Photo #12: Overview of new vinyl siding installed at a main side of the Building, including at the box windows (Granite Gray).

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Photo #13: **Overview of Lemus Siding Crew (Blue) working at Building 6 (56-66 Courtyard Drive).**



Photo #14: Overview of new starter strip installed.



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 side section.



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



Photo #18: Overview of windows properly flashed and new pvc trim installed as well.



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



Photo #20: Overview of a new kick-out flashing being installed.

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



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



Photo #23: Overview of a new window being installed at Unit 56. New bottom flashing was being installed before installing the new window.



Photo #24: Overview of new vinyl siding being installed at a front section of the Building.



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Photo #25: **Overview of Lemus Siding Crew (Yellow) working at Building 17 (2-6, 37-41 Courtyard Lane/Courtyard Drive).**



Photo #26: Overview of new metal flashing installed at the bottom of a window.



Photo #27: Overview of windows properly flashed and new pvc trim installed as well.



Photo #28: Overview of new intake soffit installed.



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Photo #29: Overview of new j-channel installed around a window.



Photo #30: Overview of new vinyl siding being installed at a main side of the Building.



Photo #31: Overview of new vinyl siding completed at the other main side of the Building.



Photo #32: All penetrations are being properly sealed after new siding is installed.

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Photo #33: Overview of new windows being installed at Unit 6.



Photo #34: Overview of another new window installed at Unit 6



Photo #35: Overview of other new windows installed at the front of Unit 6.



Photo #36: Overview of new vinyl siding being completed at Building 17.



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Photo #37: **Overview of Lemus Siding Crew (Blue) working at Building 5 (44-54 Courtyard Drive).**



Photo #38: Overview of existing stucco being removed at the box windows.



Photo #39: Overview of existing sheathing in poor condition below a box window at Unit 44.



Photo #40: Overview of existing sheathing in poor condition below a box window at Unit 50.

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Photo #41: Overview of existing sheathing in poor condition below an upper window at Unit 50.



Photo #42: Overview of existing sheathing in poor condition below a lower window at Unit 46.



Photo #43: Overview of existing sheathing in poor condition below a lower window at Unit 48.



Photo #44: Overview of existing sheathing in poor condition below a lower and an upper window at Unit 44.



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Photo #45: Overview of new sheathing being installed below a window.



Photo #46: Overview of new sheathing installed at an upper window.



Photo #47: Overview of a new window being installed at Unit 48. New bottom flashing was being installed before installing the new window.



Photo #48: Overview of new windows installed at Unit 48

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Photo #49: Overview of a new window being properly flashed.



Photo #50: Overview of new structural screws and brackets to reinforced the small entrance roof.



Photo #51: Overview of new sheathing being installed below a box window.



Photo #52: Overview of existing baffles that were observed in the Building.



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Photo #53: **Overview of Lemus Siding Crew (Green) working at Building 18 (8-22 Courtyard Lane).**



Photo #54: Overview of existing sheathing in poor condition below a lower window at Unit 18.



Photo #55 Overview of existing sheathing in poor condition below another lower window at Unit 18.



Photo #56: Overview of existing sheathing in poor condition below a lower and an upper window at Unit 20.

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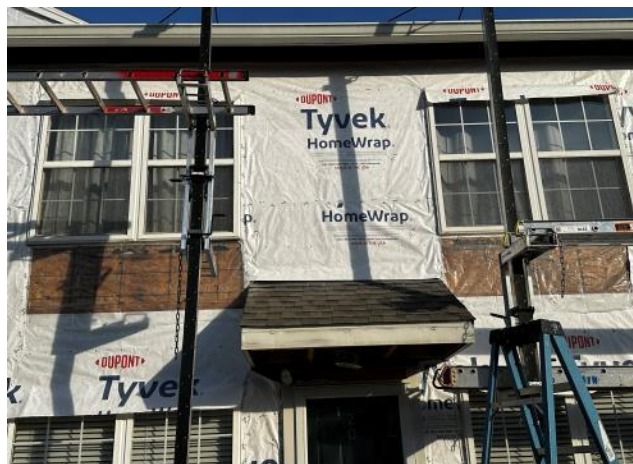


Photo #57: Overview of existing sheathing in poor condition below upper windows at Unit 20.



Photo #58: Overview of new sheathing being installed below lower windows.



Photo #59: Overview of new insulation and new sheathing being installed.



Photo #60: Overview of new sheathing being installed below upper windows.



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Photo #61: Overview of an existing shed being reconstructed due to it was in poor condition.



Photo #62: Overview of new sheathing and studs installed at a exterior shed.



Photo #63: Overview of an entrance roof being reinforced with structural screws in order to eliminate the front brackets.



Photo #64: Overview of new structural screws and brackets to reinforced the small entrance roof.

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Photo #65: Overview of a window being properly flashed.



Photo #66: Overview of new metal wrap being installed at a rake section.



Photo #67: Overview of a new metal drip cap being installed at a window.



Photo #68: Overview of new flashing tape being installed at the header of a window.



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Photo #69: Overview of new j-channel being installed around a window.



Photo #70: Overview of new outer and inner metal flashing corners installed.



Photo #71: Overview of new vinyl flashing being installed.



Photo #72: Overview of wall penetrations properly flashed.

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Photo #73: Overview of new vinyl siding being installed at a main side of the Building.



Photo #74: Overview of new vinyl siding (Granite Gray) installed at the box windows.



Photo #75: Overview of Lemus Siding Crew (Yellow) working at Building 19 (19-29 Courtyard Lane).



Photo #76: Overview of the existing siding/stucco being removed at the front of the Building.



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Photo #77: Overview of existing sheathing in poor condition below an upper window at Unit 19.



Photo #78: Overview of existing stucco being removed at a front section.



Photo #79: Overview of existing sheathing in poor condition below a lower window at Unit 21.



Photo #80: Overview of existing sheathing in poor condition below another lower window at Unit 21.

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Photo #81: Overview of existing sheathing in poor condition below an upper window at Unit 25.



Photo #82: Overview of existing sheathing in poor condition below a lower window at Unit 25.



Photo #83: Overview of existing sheathing in poor condition below a lower window at Unit 29.



Photo #84: Overview of existing sheathing in poor condition at a exterior shed.



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Photo #85: Existing sheathing below a box window at Unit 19 was previously observed in poor condition. Overview of new sheathing being installed below the box window.



Photo #86: Overview of new sheathing being installed below a box window.

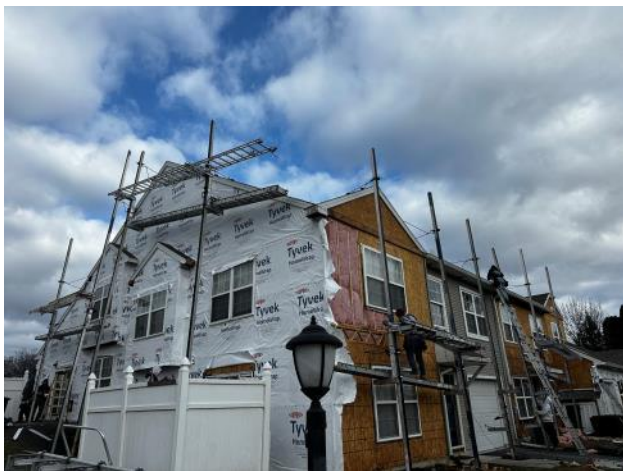


Photo #87: Overview of new Water Resistant Barrier (Tyvek) being installed.



Photo #88: Overview of new sheathing being installed.

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Photo #89: Overview of new Water Resistant Barrier (Tyvek) being installed.



Photo #90: Overview of new insulation installed.



Photo #91: Overview of new sheathing installed below a lower window.

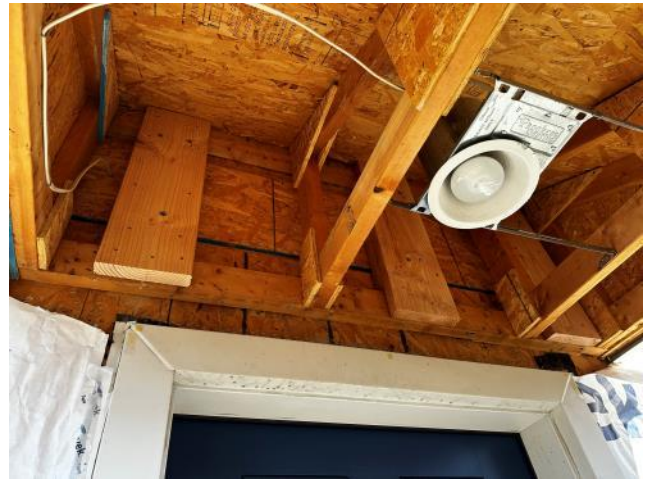


Photo #92: Overview of new structural screws and brackets to reinforced the small entrance roof.



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Photo #93: Overview of new metal flashing being installed at the bottom of a window.



Photo #94: Overview of new metal flashing installed before installing the new starter strip.



Photo #95: Overview of new metal flashing being installed at an outer corner.



Photo #96: Overview of new metal flashing installed at an inside corner.

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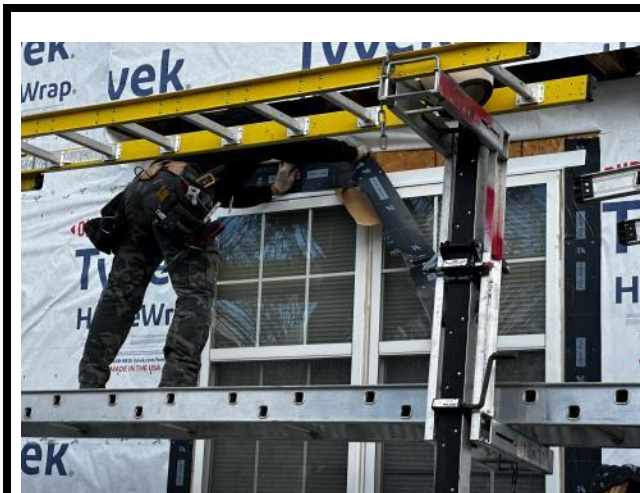


Photo #97: Overview of new flashing tape being installed at a header of a window.



Photo #98: Overview of new metal wrap being installed at a rake board.



Photo #99: Overview of a new vinyl corner installed.



Photo #100: Overview of a new kick-out flashing installed.



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Photo #101: Overview of a new metal drip cap being installed.



Photo #102: Overview of new flashing tape being installed at a header of another window.



Photo #103: **Overview of Lemus Siding Crew (Blue) working at Building 4 (32-42 Courtyard Drive).**



Photo #104: Overview of existing siding/stucco being removed at a front section of the Building.

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Photo #105: Overview of existing sheathing in poor condition below a lower window at Unit 42.



Photo #106: Overview of existing sheathing in poor condition below a lower window at Unit 40.