



Project: Courtyards of Carlisle CA – Siding Project

Project #: 14372-04

Inspector: Luis Sanchez

Date: Jan 11, 12, 2024

Weather: Sunny & Cloudy, 40s°F

Field Report 7

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 8th, Lemus continued with the siding replacement project at Buildings 6 (56-66), 5 (44-54), 18 (8-22), 19 (19-29), 4 (32-42) and started demolition at Buildings 20 (7-17), on January 8th.

The siding crews continued with the new details installation and new vinyl siding installation, including its accessories at Buildings 6, 5, 18, 19 and started Building 20. 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 6.

The demo & carpentry crews continued with the existing siding/stucco removal and replacing any existing damaged wood at Buildings 4 and 20. 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.

Also at the request of Lemus, small sections of the existing siding/stucco were removed below the existing windows at Building 24 (1-5, 1326-1330). This was done in order to identify which windows are failing due to this type of windows are smaller compared to the majority of the windows throughout the community. This way Lemus can communicate to the Homeowners if they opt to replace their damaged windows and Lemus can order them. The majority of the windows were observed to be failing, see photos below in the report.

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) completing Building 6 (56-66 Courtyard Drive).**



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



Photo #3: Overview of new vinyl siding installed at a front section of the Building.



Photo #4: Overview of a new light fixture installed at the front of a unit.

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



Photo #6: Overview of new metal flashing installed at the bottom of the windows.



Photo #7: Overview of a window being properly flashed.



Photo #8: Overview of new pvc trim installed at a sliding door.

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Photo #9: Overview of new pvc trim being installed at a window.



Photo #10: Overview of new intake soffit installed.



Photo #11: Overview of new details and siding accessories being installed at a main side of the Building.



Photo #12: Overview of new pvc trim being installed at another window.

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Photo #13: Overview of new metal flashing installed at an inside corner.



Photo #14: Overview of new j-channel being installed around a window.



Photo #15: Overview of new vinyl siding being installed at side section of the Building.



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

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Photo #17: Overview of new metal wrap at the rake board and new vinyl siding being installed at a front gable.



Photo #18: Overview of new vinyl siding being installed at a front section.



Photo #19: **Overview of Lemus Siding Crew (Green) working at Building 18 (8-22 Courtyard Lane).**



Photo #20: Overview of new vinyl siding being completed at a main side of the Building.

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Photo #21: Overview of new vinyl siding installed at a front section.



Photo #22: Overview of new vinyl siding being installed at the other front section.

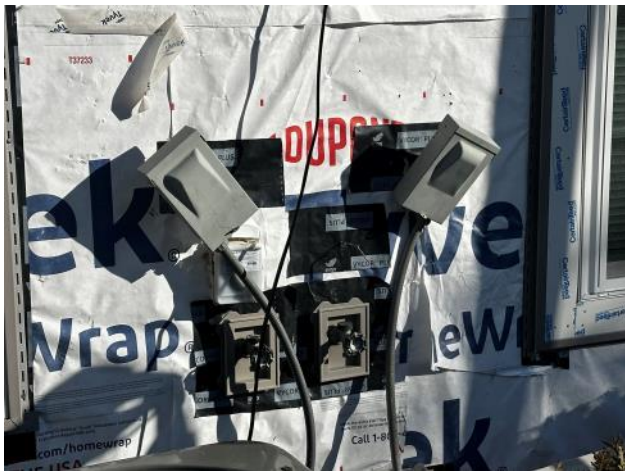


Photo #23: Overview of wall penetrations properly flashed.



Photo #24: Overview of new pvc trim being installed.

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Photo #25: Overview of a window properly flashed.



Photo #26: Overview of new pvc trim installed at a window.

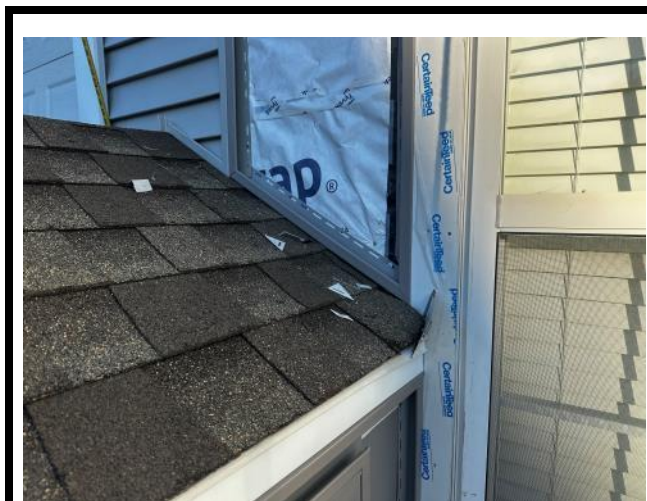


Photo #27: Overview of a new kick-out flashing installed at an exterior shed.

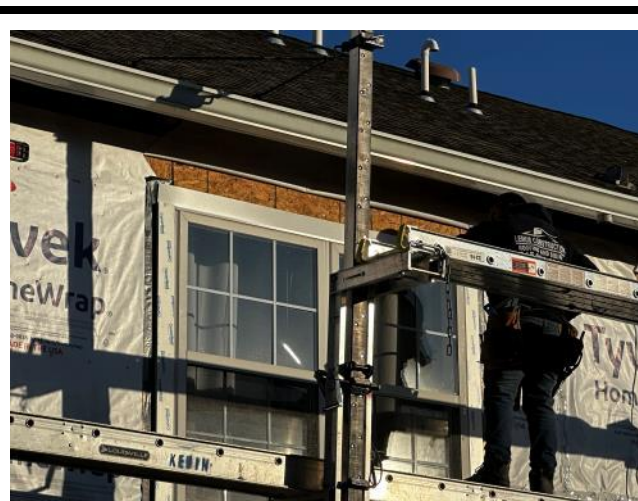


Photo #28: Overview of new metal drip cap being installed on a window.

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Photo #29: Overview of new metal wrap being installed at a front gable.



Photo #30: Overview of new intake soffit being installed.



Photo #31: Overview of new vinyl siding being installed.



Photo #32: Overview of new vinyl siding completed at the other main side of the Building.

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Photo #33: **Overview of Lemus Siding Crew (Yellow) working at Building 19 (19-29 Courtyard Lane).**



Photo #34: Overview of new vinyl siding completed at a main side of the Building.

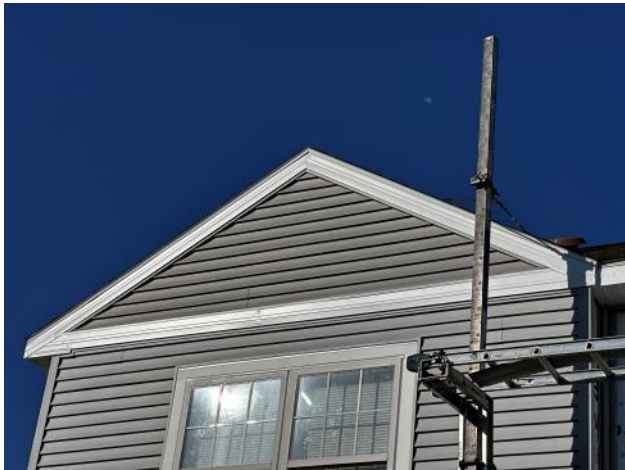


Photo #35: Overview of new metal wrap installed at the rake boards and new vinyl siding installed at a front gable.



Photo #36: Overview of new bathroom vent caps installed at the intake soffit.

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Photo #37: Overview of a front door being properly flashed.



Photo #38: Overview of a new vent cap properly flashed.



Photo #39: Overview of new starter strip installed.



Photo #40: Overview of new j-channel being installed over the new starter strip.

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Photo #41: Overview of a front door properly flashed and new j-channel being installed.



Photo #42: Overview of new metal flashing and flashing tape installed at an exterior shed.



Photo #43: Overview of new vinyl siding being installed at a front section of the Building.



Photo #44: Overview of new vinyl siding being installed.

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Photo #45: **Overview of Lemus Siding Crew (Blue) working at Building 4 (32-42 Courtyard Drive).**



Photo #46: Overview of existing stucco/siding being removed at a main side of the Building.



Photo #47: Overview of existing sheathing in poor condition below a box window at Unit 32.



Photo #48: Overview of existing sheathing in poor condition below a box window at Unit 36.

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Photo #49: Overview of existing siding being removed.

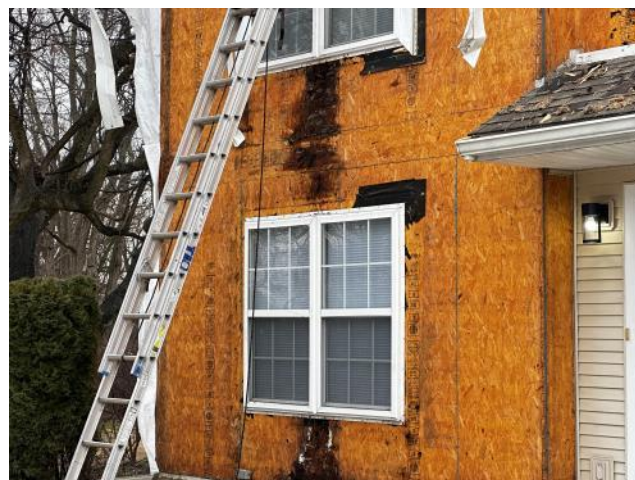


Photo #50: Overview of existing sheathing in poor condition below an upper and a lower window at Unit 36.



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



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

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Photo #53: Overview of new windows installed at Unit 42.



Photo #54: Overview of another new window installed at Unit 42.



Photo #55 Overview of a new box window installed at Unit 42.



Photo #56: Overview of a new sliding door being installed at Unit 42.

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Photo #57: **Overview of Lemus Siding Crew (Green) working at Building 20 (7-17 Courtyard Lane).**



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

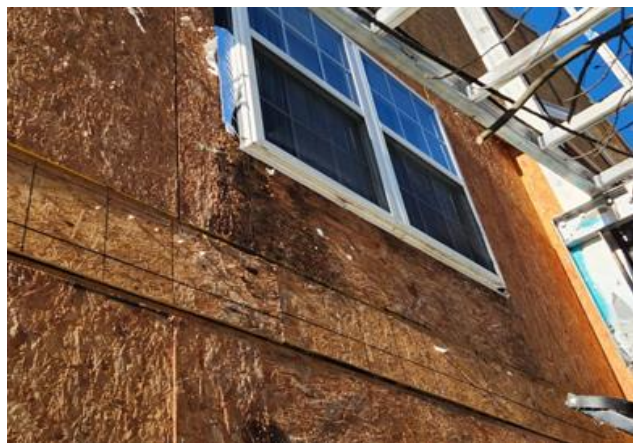


Photo #59: Overview of existing sheathing in poor condition below an upper window at Unit 11.



Photo #60: Overview of existing sheathing in poor condition below a box window at Unit 17.

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Photo #61: Overview of existing sheathing in poor condition below a lower window at Unit 13.



Photo #62: Overview of existing sheathing in poor condition below an upper window at Unit 17.



Photo #63: Overview of new sheathing being installed below a window at Unit 9.



Photo #64: Overview of new sheathing being installed.

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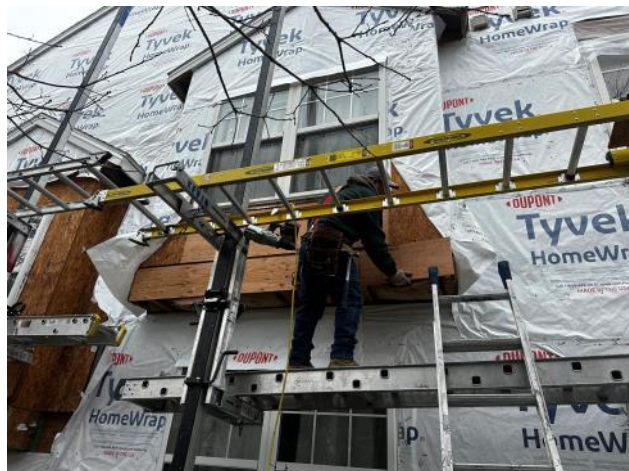


Photo #65: Overview of new sheathing being installed below a box window.



Photo #66: Overview of an exterior shed being reconstructed.



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



Photo #68: Overview of new Water Resistant Barrier (Tyvek) being installed at a front section.

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Photo #69: Overview of new metal flashing installed at the bottom of the windows.



Photo #70: Overview of new metal flashing and kick-out flashing installed.



Photo #71: Overview of new flashing tape being installed at a window.



Photo #72: Overview of new metal drip cap being installed on a window.

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Photo #73: Overview of an entrance roof being reinforced with structural screws in order to eliminate the front brackets.



Photo #74: Overview of new structural screws and brackets to reinforced the small entrance roof.



Photo #75: Overview of new metal flashing being installed before installing the new starter strip.



Photo #76: Overview of new pvc trim installed at the windows.

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Photo #77: Overview of wall penetrations being properly flashed.



Photo #78: Overview of new vinyl siding being installed.



Photo #79: Overview of Lemus removing small sections of the existing siding/stucco below the existing windows at **Building 24 (1-5, 1326-1330)**.



Photo #80: Overview of existing sheathing in poor condition below a box window at Unit 1.

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Photo #81: Overview of existing sheathing in poor condition below an upper and lower window at Unit 1.



Photo #82: Overview of existing sheathing in poor condition below a lower window at Unit 1326.



Photo #83: Overview of existing sheathing in poor condition below an upper window at Unit 1326.



Photo #84: Overview of existing sheathing in poor condition below a box window at Unit 1326.

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Photo #85: Overview of existing sheathing in poor condition below the four windows at Unit 1328.



Photo #86: Overview of existing sheathing in poor condition below a lower window at Unit 1330.



Photo #87: Overview of existing sheathing in poor condition below other lower windows at Unit 1330.



Photo #88: Overview of existing sheathing in poor condition below a lower window at Unit 3.

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Photo #89: Overview of existing siding removed to inspect the windows at Unit 5.



Photo #90: Overview of existing sheathing in poor condition below lower windows at Unit 5.