



Project: Courtyards of Carlisle CA – Siding Project

Project #: 14372-04

Inspector: Luis Sanchez

Date: Jan 29, 30, Feb 1, 2, 5, 2024

Weather: Sunny & Cloudy, 40s°F

Field Report 10

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 weeks of January 29th and February 5th, Lemus continued with the siding replacement project at Buildings 4 (32-42), 20 (7-17), 21 (1-3, 31-33), 3 (20-22, 26-28), 2 (8-18), 22 (19-29) and started demolition at Buildings 23 (7-17), and 24 (1-5, 1326-1330), on January 30th and February 2nd, respectively. The gutter crew was also on-site working at Buildings 19 and 20.

The siding crews continued with the new details installation and new vinyl siding installation, including its accessories at Buildings 4, 20, 21, and started Buildings 3, 22, and 23. 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 Buildings 4, 20, 21, and 22.

The demo & carpentry crews continued with the existing siding/stucco removal and replacing any existing damaged wood at Buildings 3, 2, 22, 23, and 24. 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 new gutters and downspouts installed at **Building 19 (19-29 Court Lane)**.



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



Photo #3: **Overview of Lemus Siding Crew (Green) working at Building 20 (7-17 Courtyard Lane)**.



Photo #4: Overview of new vinyl siding installation completed at a front side of the Building.

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Photo #5: Overview of new vinyl siding installed at a main side of the Building.



Photo #6: Overview of a new light fixture installed at the front of a unit.



Photo #7: Overview of new gutters and downspouts installed at a front side of the Building.



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

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Photo #9: **Overview of Lemus Siding Crew (Blue) working at Building 4 (32-42 Courtyard Drive).**



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 a window.

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Photo #13: Overview of new metal flashing installed at the bottom of a window.



Photo #14: Overview of new metal drip cap being installed on a window.



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



Photo #16: Overview of new metal wrap being installed at the rake boards of a front gable.

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Photo #17: Overview of new j-channel being installed along the roof line.



Photo #18: Overview of new windows being installed at the front of a unit.



Photo #19: Overview of new vinyl siding being installed at a roofing sidewall section of the Building.



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

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Photo #21: **Overview of Lemus Siding Crew (Yellow) working at Building 21 (1-3, 31-33 Court Lane/Courtyard Drive).**



Photo #22: Overview of new vinyl siding being installed.



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 the custom window flange that had to be installed at the windows of Unit 31.



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



Photo #27: Overview of window being properly flashed.



Photo #28: Overview of new vinyl siding installed at a main side of the Building.

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Photo #29: Overview of new vinyl siding installation completed at a front side of the Building.



Photo #30: Overview of new vinyl siding installation completed at the other front side of the Building.



Photo #31: **Overview of Lemus Siding Crew (Blue) working at Building 3 (20-22, 26-28 Courtyard Drive).**



Photo #32: Overview of existing siding being removed at the upper section of the Building.

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Photo #33: No signs of Water Resistant Barrier nor leak barrier were observed at the roofing sidewalls.



Photo #34: Overview of windows being properly flashed.



Photo #35: Overview of new pvc trims installed at the windows.



Photo #36: Overview of new metal trim being installed at the garage doors.

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Photo #37: Overview of new metal flashing installed at the bottom of the windows and new flashing tape installed at the sides and headers.



Photo #38: Overview of new metal flashing being installed at the wall corners.



Photo #39: Overview of new metal flashing installed at the bottom of another window.



Photo #40: Overview of new pvc trims being installed at other windows.

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Photo #41: **Overview of Lemus Siding Crew (Blue) working at Building 2 (8-18 Courtyard Drive).**



Photo #42: Overview of the demo crew that resumed the existing siding/stucco removal.



Photo #43: Overview of existing sheathing in poor condition below a section where a kick-out flashing is needed.



Photo #44: Overview of existing sheathing in poor condition below another section where a kick-out flashing is needed.

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Photo #45: Overview of existing sheathing in poor condition below an upper window at Unit 8.



Photo #46: Overview of existing sheathing in poor condition below a box window at Unit 8.



Photo #47: Overview of new Water Resistant Barrier (Tyvek) installed.



Photo #48: Overview of existing sheathing in poor condition below a lower window at Unit 10.

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Photo #49: Overview of existing sheathing in poor condition below a box window at Unit 12.



Photo #50: Overview of existing sheathing in poor condition below another section where a kick-out flashing is needed.



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



Photo #52: Overview of an entrance roof being reinforced with structural screws in order to eliminate the front brackets.

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Photo #53: **Overview of Lemus Siding Crew (Green) working at Building 22 (19-29 Courtyard Drive).**



Photo #54: Overview of existing siding being removed and sheathing in poor condition being replaced.



Photo #55: Overview of existing sheathing in poor condition below an upper window at Unit 19.



Photo #56: Overview of existing sheathing in poor condition below a lower window at Unit 19.

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Photo #57: Overview of existing sheathing in poor condition below a lower window at Unit 23.



Photo #58: Overview of new Water Resistant Barrier (Tyvek) being installed at a front section.



Photo #59: Overview of existing sheathing in poor condition below a box window at Unit 23. Framing was starting to get damaged.



Photo #60: Overview of existing sheathing in poor condition below a box window at Unit 29.

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Photo #61: Overview of existing sheathing in poor condition below an upper window at Unit 29.



Photo #62: Overview of existing sheathing in poor condition at a section where kick-out flashings are needed.



Photo #63: Overview of existing sheathing in poor condition below a lower window at Unit 21.

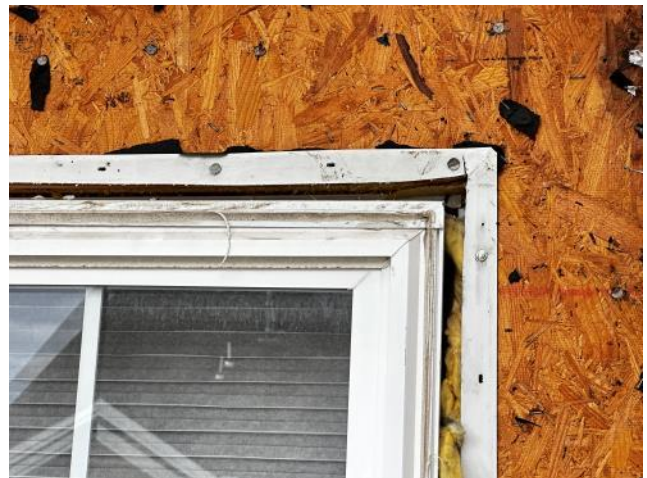


Photo #64: It should be noted that windows at Unit 21 also did not have an integrated flange. Lemus had to install a custom flange in order to properly flash the windows.

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



Photo #66: Overview of new sheathing being installed below a box window.



Photo #67: Overview of an entrance roof being reinforced with structural screws in order to eliminate the front brackets.



Photo #68: Overview of new insulation being installed at a front section below a window where the sheathing was damaged.

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Photo #69: Overview of new metal flashing being installed at the bottom of a window.



Photo #70: Overview of new metal flashings installed at the wall corners.



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 flashing tape installed on a window.



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



Photo #76: Overview of new pvc trim installed at a window.

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



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



Photo #79: Overview of new starter strip installed.



Photo #80: Overview of new vinyl siding being installed.

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Photo #81: Overview of existing baffles observed in the Building.



Photo #82: Overview of new j-channel being installed in order to installed the new intake soffit.



Photo #83: Overview of new metal flashing and kick-out flashings installed.



Photo #84: Overview of new pvc trim being installed at a window.

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Photo #85: Overview of new metal wrap installed at a rake board section.



Photo #86: Overview of intake soffit being installed.



Photo #87: Overview of new vinyl siding being installed at a roofing sidewall.



Photo #88: Overview of new vinyl siding being installed at a front section.

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Photo #89: Overview of new vinyl siding being completed at a front section.



Photo #90: Overview of new vinyl siding installation completed at a front side of the Building.



Photo #91: Overview of new vinyl siding installation completed at a main side of the Building.



Photo #92: Overview of new vinyl siding installed at the box windows.

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Photo #93: **Overview of Lemus Siding Crew (Yellow) working at Building 23 (7-17 Courtyard Drive).**



Photo #94: Overview of existing siding being removed. No water resistant barrier material was observed.



Photo #95: Overview of existing sheathing in poor condition below a lower window at Unit 13.



Photo #96: Overview of existing siding/stucco being removed.

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Photo #97: Overview of existing sheathing in poor condition below a lower window at Unit 7.



Photo #98: Overview of existing sheathing in poor condition below a lower window at Unit 9.



Photo #99: Overview of existing sheathing in poor condition below the lower windows at Unit 11.



Photo #100: Overview of existing siding/stucco being removed at a main side of the Building.

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Photo #101: Overview of existing sheathing in poor condition below a lower window at Unit 17.



Photo #102: Overview of existing sheathing in poor condition below a lower window at Unit 15.



Photo #103: Overview of existing sheathing in poor condition below an upper window at Unit 15.



Photo #104: Overview of new sheathing being installed below a window.

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Photo #105: Overview of new insulation being installed.



Photo #106: Overview of new sheathing being installed.



Photo #107: Overview of new Water Resistant Barrier (Tyvek) being installed.



Photo #108: Overview of new metal flashing being installed at a bottom of a window.

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Photo #109: Overview of new metal flashing being installed before installing the new starter strip.



Photo #110: Overview of new metal flashings being installed at the wall corners.



Photo #111: Overview of a window properly flashed and new pvc trim being installed.



Photo #112: Overview of new pvc trim being installed at a window.

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Photo #113: Overview of new metal trim and flashing tape at a garage door.



Photo #114: Overview of other windows properly flashed.



Photo #115: Overview of new vinyl being installed.



Photo #116: Overview of wall penetrations properly flashed.

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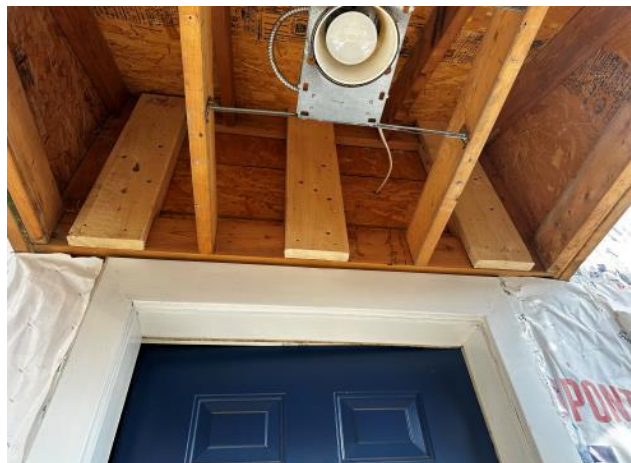


Photo #117: Overview of an entrance roof being reinforced with structural screws in order to eliminate the front brackets.



Photo #118: Overview of new metal wrap being installed at a front small gable.



Photo #119: Overview of new kick-out flashing installed.



Photo #120: Overview of new vinyl siding being installed.

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Photo #121: **Overview of Lemus Siding Crew (Green) working at Building 24 (1-5, 1326-1330 Courtyard Drive).**



Photo #122: Overview of the demo crew that resumed with the existing siding/stucco demolition.



Photo #123: Overview of existing sheathing that was observed in poor condition below a box window.



Photo #124: Overview of existing siding/stucco being removed at the other main side of the Building.