



Project: Courtyards of Carlisle CA – Siding Project

Project #: 14372-04

Inspector: Luis Sanchez

Date: Feb 14, 15, 16, 2024

Weather: Sunny & Cloudy, 40s°F

Field Report 11

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 February 12th, Lemus continued with the siding replacement project at Buildings, 3 (20-22, 26-28), 2 (8-18), 23 (7-17), 24 (1-5, 1326-1330) and started demolition at Building 1 (2-6, 1320-1324), on February 6th. The gutter crew completed the gutters and downspouts installation at Buildings 4, 3, 21, and 22.

The siding crews continued with the new details installation and new vinyl siding installation, including its accessories at Buildings 3, 2, 23, 24, and started Building 1. 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 3, 2, and 23.

The demo & carpentry crews continued with the existing siding/stucco removal and replacing any existing damaged wood at Buildings 24 and 1. 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.

On February 16th, Kipcon started to perform punchlist inspection at the new siding and its accessories installation at Buildings 9, 8, 7, 6, and 5. A Lemus representative was present as well. A few punchlist items were observed (see list on next page). Lemus will follow-up with this and continued to do their own punchlist following the same criteria on the first set of Buildings already inspected. Once they are done, Lemus will notify Kipcon. Kipcon then will resume with the puchlist inspection and notify Lemus if there are any punchlist items left.

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



Project: Courtyards of Carlisle CA – Siding Project

Project #: 14372-04

Inspector: Luis Sanchez

Date: Feb 14, 15, 16, 2024

Weather: Sunny & Cloudy, 40s°F

Field Report 11

Siding - Punch-list

General Punchlist items:

- Drip edges throughout need to be fixed
- Pencil marks on siding, trim, fascia, and rakes throughout have to be cleaned off.
- Intake Soffit throughout needs to be cleaned off.

Building 9 (92-96, 1239-1243)

- All Units, mounting blocks need to be installed at the A/C line penetrations
- Unit 92, pvc trim at the upper front windows need to be aligned properly.
- Unit 94, sealant is needed at the upper edge of the small shed.
- Unit 96, j-channels at the side bottoms of the garage door need to be trimmed off.
- Unit 96, missing screw plugs at the pvc gas mount.
- Unit 1239, missing screw plugs at the front window (pvc trim).
- Unit 1239, pvc trim at the right side of the front window needs to be replaced. It's damaged.
- Unit 1239, missing sealant at the rake board with the upper front window (flat area).
- Unit 1241, j-channel at the right side corner by the A/C needs to be trimmed off.
- Unit 1241, exterior plug mount needs to be fixed.
- Unit 1241, vinyl corners at the front shed need to be fixed.
- Unit 1241, siding panel needs to be replaced behind the front shed.
- Unit 1243, j-channels at the side bottoms of the garage door need to be trimmed off.
- Unit 1243, (2) siding panels need to be replaced. (1) at the side of the unit to the right of the upper window needs to be replaced and (1) at the left side of the upper front window.

Building 8 (80-90)

- All Units, mounting blocks need to be installed at the A/C line penetrations
- Unit 86, nails on the weather-strip need to be properly fastened.
- Unit 88, shingle at the front shed needs to be replaced.
- Unit 90, light fixture needs to be replaced with a new one.
- Unit 90, doorbell needs to be put back.
- Unit 90, drip edge at the box window needs to be fixed.
- Unit 84, missing screw plugs at the pvc gas mount.
- Unit 84, cables need to be trimmed off.



Project: Courtyards of Carlisle CA – Siding Project

Project #: 14372-04

Inspector: Luis Sanchez

Date: Feb 14, 15, 16, 2024

Weather: Sunny & Cloudy, 40s°F

Field Report 11

Building 7 (68-78)

- All Units, mounting blocks need to be installed at the A/C line penetrations.
- Missing numbers at all the units.
- Unit 74, garage trim has a hole. It needs to be repaired.
- Unit 74, missing screw plug at the sliding door pvc trim.
- Unit 76, missing ceiling light fixture.
- Unit 76, shingle at the shed needs to be replaced.
- Unit 78, j-channels at the side bottoms of the garage door need to be trimmed off.
- Unit 78, cable penetrating siding above box window need to be sealed.
- Unit 72, missing doorbell.
- Unit 72, pvc trims at the sliding door need to be trimmed off.
- Unit 70, j-channels at the bottom sides of the front door need to be trimmed off.
- Unit 70, missing pieces of siding at a side of the front shed.
- Unit 68, missing screw plugs at the upper front window.
- Unit 68, pvc trim needs to be replaced at the lower front window.
- Unit 68, (2) siding panels need to be replaced.
-

Building 6 (56-66)

- All Units, mounting blocks need to be installed at the A/C line penetrations.
- Missing numbers at all the units.
- Unit 64, shingle at the shed needs to be replaced.
- Unit 64, Drip edge at the front small roof needs to be fixed.
- Unit 66, garage metal trim is damaged.
- Unit 66, Pvc trim door needs to be fixed at the sliding door.
- Unit 60, Missing doorbell.
- Unit 60, a siding panel needs to be replaced.
- Unit 58, shingle at the shed needs to be replaced.
- Unit 58, missing drip edge at the front shed.

Building 5 (44-54)

- All Units, mounting blocks need to be installed at the A/C line penetrations.
- Missing numbers at all the units.
- Unit 46, 48, 50, 52, missing doorbell.
- Unit 52, a shingle at the shed needs to be replaced.
- Unit 52, A/C line soffit penetration needs to be properly trimmed.
- Unit 54, j-channels at the bottom sides of the garage door need to be trimmed off.
- Unit 54, cable penetration needs to be sealed.
- Unit 44, j-channels at the bottom sides of the front door need to be trimmed off.
- Unit 44, missing screw plug at a pvc trim of a window.

Project: Courtyards of Carlisle CA – Siding Project

Project #: 14372-04

Inspector: Luis Sanchez

Date: Feb 14, 15, 16, 2024

Weather: Sunny & Cloudy, 40s°F

Field Report 11

PHOTO LOG:



Photo #1: Overview of new gutters and downspouts installed at **Building 4 (32-42 Courtyard Drive)**.



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



Photo #3: Overview of new gutters and downspouts installed at **Building 21 (1-3, 31-33 Court Lane/Courtyard Drive)**.



Photo #4: Overview of new gutters and downspouts installed at the other front side of the Building.

Project: Courtyards of Carlisle CA – Siding Project

Project #: 14372-04

Inspector: Luis Sanchez

Date: Feb 14, 15, 16, 2024

Weather: Sunny & Cloudy, 40s°F

Field Report 11



Photo #5: Overview of new gutters and downspouts installed at **Building 22 (19-29 Courtyard Drive)**.



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



Photo #7: **Overview of Lemus Siding Crew (Blue) working at Building 3 (20-22, 26-28 Courtyard Drive)**.



Photo #8: Overview of new vinyl siding being installed at a main side of the Building.

Project: Courtyards of Carlisle CA – Siding Project

Project #: 14372-04

Inspector: Luis Sanchez

Date: Feb 14, 15, 16, 2024

Weather: Sunny & Cloudy, 40s°F

Field Report 11



Photo #9: Overview of new vinyl siding installation completed at the other main side of the Building.



Photo #10: Overview of a new kick-out flashing installed.



Photo #11: Overview of new vinyl siding being installed at a roofing sidewall.



Photo #12: Overview of new intake soffit installed.

Project: Courtyards of Carlisle CA – Siding Project

Project #: 14372-04

Inspector: Luis Sanchez

Date: Feb 14, 15, 16, 2024

Weather: Sunny & Cloudy, 40s°F

Field Report 11



Photo #13: Overview of new gutters and downspouts installed at **Building 3 (20-22, 26-28 Courtyard Drive)**.



Photo #14: Overview of new gutters and downspouts installed at the other front side of the Building.



Photo #15: **Overview of Lemus Siding Crew (Blue) working at Building 2 (8-18 Courtyard Drive)**.



Photo #16: Overview of new vinyl siding being installed at a main side of the Building.

Project: Courtyards of Carlisle CA – Siding Project

Project #: 14372-04

Inspector: Luis Sanchez

Date: Feb 14, 15, 16, 2024

Weather: Sunny & Cloudy, 40s°F

Field Report 11



Photo #17: Overview of new metal wrap installed at a rake board.



Photo #18: Overview of new vinyl siding being installed at a roofing sidewall.



Photo #19: Overview of new intake soffit installed.



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

Project: Courtyards of Carlisle CA – Siding Project

Project #: 14372-04

Inspector: Luis Sanchez

Date: Feb 14, 15, 16, 2024

Weather: Sunny & Cloudy, 40s°F

Field Report 11



Photo #21: Overview of new vinyl siding installation being completed at a front side of the Building.



Photo #22: Overview of new vinyl siding installed at a main side of the Building.



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



Photo #24: Overview of new pvc trim installed at the windows.

Project: Courtyards of Carlisle CA – Siding Project

Project #: 14372-04

Inspector: Luis Sanchez

Date: Feb 14, 15, 16, 2024

Weather: Sunny & Cloudy, 40s°F

Field Report 11



Photo #25: Overview of new metal wrap installed at a rake board.



Photo #26: Overview of new metal trim and flashing tape installed at a garage door.

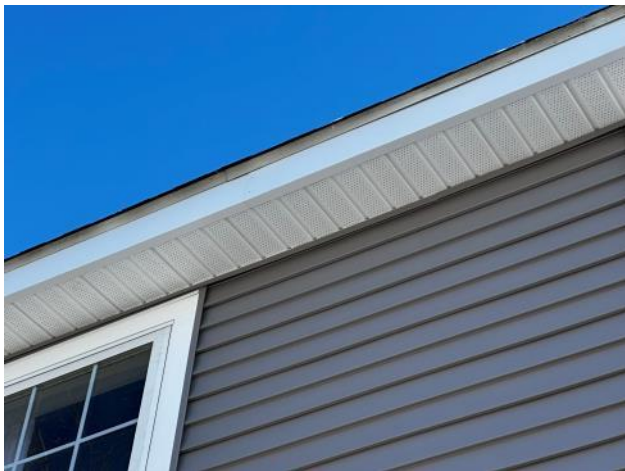


Photo #27: Overview of new intake soffit installed.



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

Project: Courtyards of Carlisle CA – Siding Project

Project #: 14372-04

Inspector: Luis Sanchez

Date: Feb 14, 15, 16, 2024

Weather: Sunny & Cloudy, 40s°F

Field Report 11



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



Photo #30: Overview of new windows being installed at Unit 13.



Photo #31: Overview of new vinyl siding being installed at a front section.



Photo #32: Overview of new windows installed at Unit 13.

Project: Courtyards of Carlisle CA – Siding Project

Project #: 14372-04

Inspector: Luis Sanchez

Date: Feb 14, 15, 16, 2024

Weather: Sunny & Cloudy, 40s°F

Field Report 11



Photo #33: **Overview of Lemus Siding Crew (Green) working at Building 24 (1-5, 1326-1330 Courtyard Drive).**



Photo #34: Overview of new metal flashing being installed before installing the new starter strip.



Photo #35: Overview of new metal trim and flashing tape installed at a front door.



Photo #36: Overview of new metal trim being installed at a garage door.

Project: Courtyards of Carlisle CA – Siding Project

Project #: 14372-04

Inspector: Luis Sanchez

Date: Feb 14, 15, 16, 2024

Weather: Sunny & Cloudy, 40s°F

Field Report 11



Photo #37: Overview of new pvc trim installed at a window.



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



Photo #39: Overview of new starter strip installed and a wall penetration properly flashed.



Photo #40: Overview of new intake soffit being installed.

Project: Courtyards of Carlisle CA – Siding Project

Project #: 14372-04

Inspector: Luis Sanchez

Date: Feb 14, 15, 16, 2024

Weather: Sunny & Cloudy, 40s°F

Field Report 11



Photo #41: Overview of new intake soffit installed.



Photo #42: Overview of an existing bathroom vent duct at the soffit ready to be installed to the new vent cap.



Photo #43: Overview of new vinyl corner installed.



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

Project: Courtyards of Carlisle CA – Siding Project

Project #: 14372-04

Inspector: Luis Sanchez

Date: Feb 14, 15, 16, 2024

Weather: Sunny & Cloudy, 40s°F

Field Report 11



Photo #45: Overview of new vinyl siding being installed at a front section.



Photo #46: Overview of new vinyl siding being installed at the other front section.



Photo #47: **Overview of Lemus Siding Crew (Yellow) working at Building 1 (2-6, 1320-1334 Courtyard Drive).**



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

Project: Courtyards of Carlisle CA – Siding Project

Project #: 14372-04

Inspector: Luis Sanchez

Date: Feb 14, 15, 16, 2024

Weather: Sunny & Cloudy, 40s°F

Field Report 11



Photo #49: Overview of new metal flashing installed at the bottom of the windows and flashing tape installed as well.



Photo #50: Overview of metal drip cap installed and new flashing tape being installed on a window.



Photo #51: Overview of new metal flashing installed at the bottom of a window and new flashing tape installed at the sides.



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

Project: Courtyards of Carlisle CA – Siding Project

Project #: 14372-04

Inspector: Luis Sanchez

Date: Feb 14, 15, 16, 2024

Weather: Sunny & Cloudy, 40s°F

Field Report 11



Photo #53: Overview of existing baffles that were observed in the Building.



Photo #54: Overview of new metal flashing installed at the bottom of another window, new flashing tape installed at the sides, and new metal drip cap installed at the header.



Photo #55: Overview of new metal drip cap and flashing tape installed at the header of another window.



Photo #56: Overview of new metal trim being installed at a door.

Project: Courtyards of Carlisle CA – Siding Project

Project #: 14372-04

Inspector: Luis Sanchez

Date: Feb 14, 15, 16, 2024

Weather: Sunny & Cloudy, 40s°F

Field Report 11

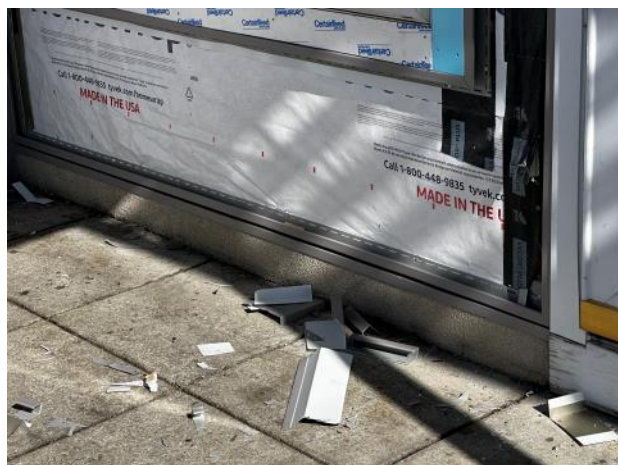


Photo #57: Overview of new metal flashing installed at the bottom of a wall section and new starter strip and j-channel being installed.



Photo #58: Overview of new pvc trim being installed at a window.



Photo #59: Overview of new metal trim being and flashing tape installed at a garage door.



Photo #60: Overview of new Water Resistant Barrier (Tyvek) installed at the other front side of the Building.

Project: Courtyards of Carlisle CA – Siding Project

Project #: 14372-04

Inspector: Luis Sanchez

Date: Feb 14, 15, 16, 2024

Weather: Sunny & Cloudy, 40s°F

Field Report 11



Photo #61: Overview of new vinyl siding being installed at a front section.



Photo #62: Overview of new vinyl siding being installed at another front section.



Photo #63: Overview of new vinyl siding being installed at another front section.



Photo #64: Overview of new vinyl siding being installation being completed at a front side of the Building.

Project: Courtyards of Carlisle CA – Siding Project

Project #: 14372-04

Inspector: Luis Sanchez

Date: Feb 14, 15, 16, 2024

Weather: Sunny & Cloudy, 40s°F

Field Report 11



Photo #65: Kipcon started to perform punchlist inspection at the new siding and its accessories installation at Buildings 9, 8, 7, and 6. Overview of Building 9 (92-96, 1239-1243).



Photo #66: Drip edges throughout need to be fixed.



Photo #67: Pvc trim at the upper front windows need to be aligned properly.



Photo #68: J-channels at the side bottoms of the garage door need to be trimmed off.

Project: Courtyards of Carlisle CA – Siding Project

Project #: 14372-04

Inspector: Luis Sanchez

Date: Feb 14, 15, 16, 2024

Weather: Sunny & Cloudy, 40s°F

Field Report 11



Photo #69: Missing screw plugs at the pvc gas mount.



Photo #70: Missing screw plugs at the front window (pvc trim).



Photo #71: Pencil marks on siding, trim, fascia, and rakes throughout have to be cleaned off.



Photo #72: Siding panel needs to be replaced behind the front shed.

Project: Courtyards of Carlisle CA – Siding Project

Project #: 14372-04

Inspector: Luis Sanchez

Date: Feb 14, 15, 16, 2024

Weather: Sunny & Cloudy, 40s°F

Field Report 11



Photo #73: Siding panels need to be replaced.



Photo #74: Pvc trim at the right side of the front window needs to be replaced.



Photo #75: Overview of Building 8 (80-90).



Photo #76: Drip edge at the box window needs to be fixed.

Project: Courtyards of Carlisle CA – Siding Project

Project #: 14372-04

Inspector: Luis Sanchez

Date: Feb 14, 15, 16, 2024

Weather: Sunny & Cloudy, 40s°F

Field Report 11



Photo #77: Nails on the weather-strip need to be properly fastened.



Photo #78: Missing screw plugs at the pvc gas mount.



Photo #79: Shingle at the front shed needs to be replaced.



Photo #80: Drip edge at the box window needs to be fixed.

Project: Courtyards of Carlisle CA – Siding Project

Project #: 14372-04

Inspector: Luis Sanchez

Date: Feb 14, 15, 16, 2024

Weather: Sunny & Cloudy, 40s°F

Field Report 11



Photo #81: Overview of Building 7 (68-78).



Photo #82: Garage trim has a hole. It needs to be repaired.



Photo #83: Missing numbers at all the units.



Photo #84: Missing pieces of siding at a side of the front shed.

Project: Courtyards of Carlisle CA – Siding Project

Project #: 14372-04

Inspector: Luis Sanchez

Date: Feb 14, 15, 16, 2024

Weather: Sunny & Cloudy, 40s°F

Field Report 11



Photo #85: Missing screw plugs at the upper front window.



Photo #86: (2) siding panels need to be replaced.