



Project: Courtyards of Carlisle CA – Siding Project

Project #: 14372-04

Inspector: Luis Sanchez

Date: Jan 15, 18, 2024

Weather: Sunny & Cloudy, 40s°F

Field Report 8

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 15th, Lemus continued with the siding replacement project at Buildings 5 (44-54), 18 (8-22), 19 (19-29), 4 (32-42), 20 (7-17) and started demolition at Buildings 21 (1-3, 31-33) and 3 (20-22, 26-28), on January 15th.

The siding crews continued with the new details installation and new vinyl siding installation, including its accessories at Buildings 5, 18, 19, 20 and started Building 4. 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 18.

The demo & carpentry crews continued with the existing siding/stucco removal and replacing any existing damaged wood at Buildings 4, 3, and 21. 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 5 (44-54 Courtyard Drive).**



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



Photo #3: Overview of new vinyl siding being installed the box windows.



Photo #4: Overview of new kick-out flashings installed.

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Photo #5: Overview of a new window being installed at Unit 50.



Photo #6: Overview of a window opening getting ready before installing the new window.



Photo #7: Overview of new vinyl siding being installed at a front of the Building.



Photo #8: Overview of new vinyl siding being installed at the other front of the Building.

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Photo #9: **Overview of Lemus Siding Crew (Green) working at Building 18 (8-22 Courtyard Lane).**



Photo #10: Overview of new vinyl siding being installed. Siding installation was being completed on this Building 18.

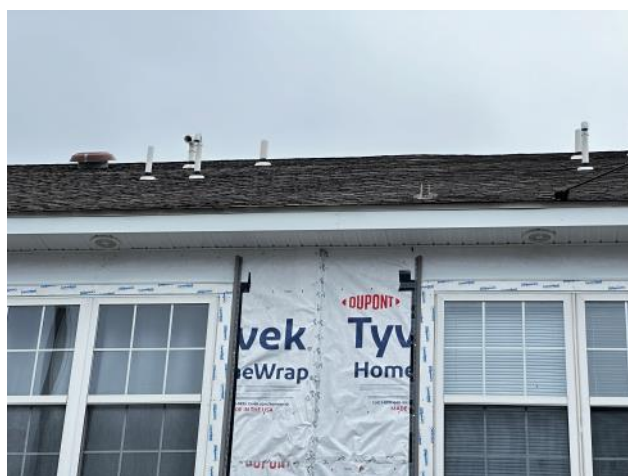


Photo #11: Overview of new bathroom vent caps installed in the intake soffit.



Photo #12: Overview of new vinyl siding completed at a front and side of the Building.

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Photo #13: Overview of new vinyl siding completed at the other front of the Building.



Photo #14: Overview of new vinyl siding completed at the main side of the Building.



Photo #15: **Overview of Lemus Siding Crew (Yellow) working at Building 19 (19-29 Courtyard Lane).**



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

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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 Lemus Siding Crew (Blue) working at Building 4 (32-42 Courtyard Drive).**



Photo #24: Overview of box window at Unit 32. Framing was starting to get severely damaged. Lemus replaced/reinforced studs and 2x10 accordingly.

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Photo #25: Overview of existing insulation and damaged sheathing being replaced.



Photo #26: Overview of existing baffles observed in the Building.



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



Photo #28: Overview of new pvc trim installed at another window.

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Photo #29: **Overview of Lemus Siding Crew (Green) working at Building 20 (7-17 Courtyard Lane).**



Photo #30: Overview of new insulation and new sheathing being installed.

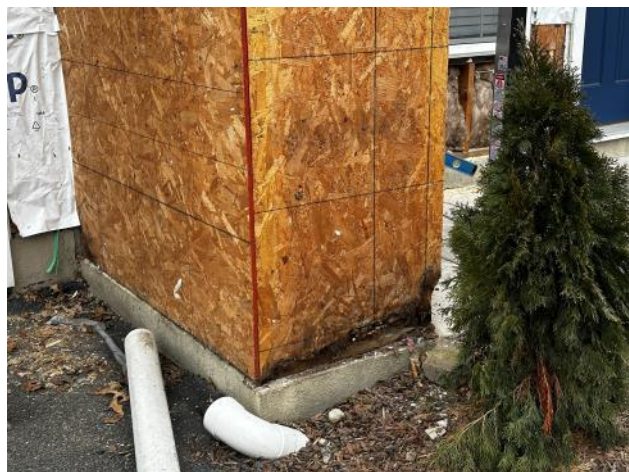


Photo #31: Overview of existing sheathing at a front shed that was observed damaged.



Photo #32: Overview of new starter strip installed.

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Photo #33: Overview of new vinyl siding being installed.



Photo #34: Overview of new metal wrap being installed at the rake boards at a front gable



Photo #35: Overview of new vinyl siding being installed.



Photo #36: Overview of new vinyl siding installed at a main side of the Building.

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Photo #37: **Overview of Lemus Siding Crew (Yellow) working at Building 21 (1-3, 31-33 Courtyard Lane/Drive).**



Photo #38: Overview of existing siding being removed. No Water Resistant Barrier was observed behind the existing siding.



Photo #39: Overview of damaged sheathing below a lower window at Unit 1.



Photo #40: Overview of damaged sheathing where a kick-out flashing was missing.

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Photo #41: Overview of damage sheathing below an upper window and a box window at Unit 1.



Photo #42: Overview of damage sheathing below a box window at Unit 31.



Photo #43: Overview of damage sheathing below an upper window at Unit 31.



Photo #44: Overview of damaged sheathing where a kick-out flashing was missing.

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Photo #45: Overview of damage sheathing below an upper window at Unit 3.



Photo #46: Overview of damage sheathing below another upper window at Unit 3.



Photo #47: **Overview of Lemus Siding Crew (Blue) working at Building 3 (20-22, 26-28 Courtyard Drive).**

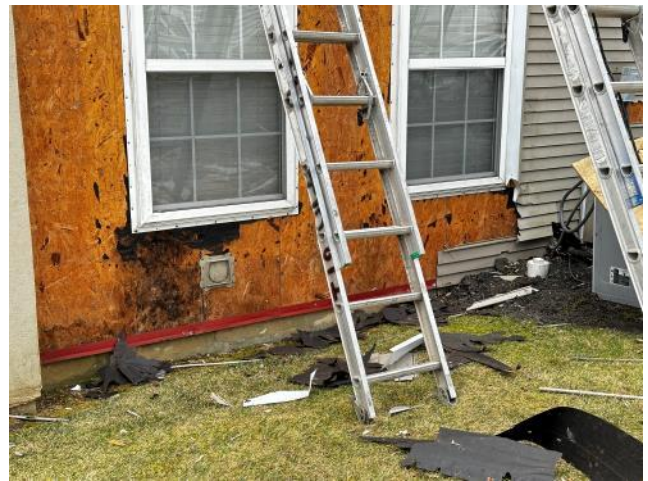


Photo #48: Overview of damaged sheathing below a lower window at Unit 20.

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Photo #49: Overview of existing sheathing in poor condition below a box window at Unit 20.



Photo #50: Overview of existing sheathing in poor condition below a box window at Unit 26.



Photo #51: Overview of damaged sheathing below a lower window at Unit 26.



Photo #52: Overview of new Water Resistant Barrier (Tyvek) being installed at a front side of the Building.

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Photo #53: Overview of new Water Resistant Barrier (Tyvek) being installed at the other front side of the Building.



Photo #54: Overview of new Water Resistant Barrier (Tyvek) being installed at a main side of the Building.