



Project: Courtyards of Carlisle CA – Siding Project

Project #: 14372-04

Inspector: Luis Sanchez

Date: Jan 22, 23, 26, 27, 2024

Weather: Sunny & Cloudy, 40s°F

Field Report 9

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 22nd, Lemus continued with the siding replacement project at Buildings 5 (44-54), 19 (19-29), 4 (32-42), 20 (7-17), 21 (1-3, 31-33), and started demolition at Buildings 2 (8-18), and 22 (19-29), on January 22nd and 24th, respectively. The gutter crew was also on-site working at Buildings 7, 6, 5, 16, 17, and 18,

The siding crews continued with the new details installation and new vinyl siding installation, including its accessories at Buildings 5, 19, 4, 20, and started Building 21. 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 5 and 19.

The demo & carpentry crews continued with the existing siding/stucco removal and replacing any existing damaged wood at Buildings 21, 2, and 22. 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 1 (2-6, 1320-1324). 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) 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 installation completed at Building 5.



Photo #4: Overview of new vinyl siding installed at a front section of Building 5.

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Photo #5: **Overview of Lemus Siding Crew (Yellow) working at Building 19 (19-29 Courtyard Lane).**



Photo #6: Overview of new vinyl siding being installed.



Photo #7: Overview of metal flashing installed at the bottom of a window and flashing tape installed as well.



Photo #8: Overview of new starter metal flashing installed.

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Photo #9: Overview of new pvc trim installed at two windows.



Photo #10: Overview of wall penetrations properly flashed.



Photo #11: Overview of a new kick-out flashing and metal installed.

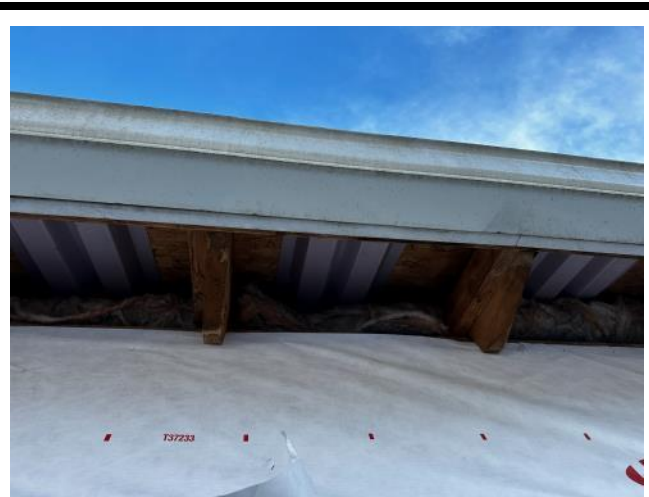


Photo #12: Overview of existing baffles that were observed in the Building.

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Photo #13: Overview of new vinyl siding installed at a main side of the Building.



Photo #14: Overview of new vinyl siding installed at a front side of the Building.



Photo #15: Overview of new vinyl siding installed at the other main side of the Building.



Photo #16: Overview of new vinyl siding installed at the other front side of the Building.

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Photo #17: Overview of Lemus Siding Crew (Blue) working at Building 4 (32-42 Courtyard Drive).



Photo #18: Overview of new intake soffit being installed.



Photo #19: Overview of windows properly flashed and new pvc trim being installed.



Photo #20: Overview of an entrance roof being reinforced with structural screws in order to eliminate the front brackets.

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Photo #21: Overview of new starter strip being installed.



Photo #22: Overview of new intake soffit being installed along new j-channel.



Photo #23: Overview of wall penetrations properly flashed.



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

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Photo #25: Overview of Lemus Siding Crew (Green) working at Building 20 (7-17 Courtyard Lane).



Photo #26: Overview of wall penetrations properly flashed.



Photo #27: Overview of new metal flashing being installed at the bottom of a window.



Photo #28: Overview of new metal flashing installed at the corners.

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Photo #29: Overview of new pvc trim installed at a window.



Photo #30: Overview of new starter metal flashing installed.



Photo #31: Overview of an entrance roof being reinforced with structural screws in order to eliminate the front brackets.



Photo #32: Overview of new metal flashing installed at the bottom of a window and new flashing tape installed at the sides.

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Photo #33: Overview of new intake soffit being installed.



Photo #34: Overview of new vinyl siding being installed at a main side section.



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



Photo #36: Overview of new vinyl siding completed at a front 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.



Photo #39: Overview of existing sheathing in poor condition below an upper and a lower window at Unit 33.



Photo #40: Overview of existing siding/stucco being removed.

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Photo #41: Overview of existing sheathing in poor condition below a box window at Unit 3.



Photo #42: Overview of existing sheathing in poor condition below an upper window at Unit 3.



Photo #43: Overview of existing sheathing in poor condition below an upper window at Unit 33.



Photo #44: Overview of existing sheathing in poor condition below sections where kick-out flashings are needed.

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Photo #45: Overview of existing sheathing in poor condition below an upper and a lower window at Unit 31.



Photo #46: It should be noted that windows at Unit 31 were observed no to have a proper window flange.



Photo #47: A custom flange had to be installed in order to properly flash this type of window.



Photo #48: Overview of new sheathing being installed.

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Photo #49: Overview of new insulation and new sheathing being installed.



Photo #50: Overview of new sheathing being installed at the box windows.



Photo #51: Overview of new sheathing being installed.



Photo #52: Overview of new sheathing being installed.

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Photo #53: Overview of new Water Resistant Barrier (Tyvek) installed at a main side.



Photo #54: Overview of an entrance roof being reinforced with structural screws in order to eliminate the front brackets.



Photo #55: Overview of new starter strip being installed.



Photo #56: Overview of a sliding door being flashed.

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Photo #57: Overview of new metal drip cap being installed on a window.



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



Photo #59: Overview of a front door being flashed.



Photo #60: Overview of existing baffles observed in the Building.

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Photo #61: Overview of a garage door frame properly flashed.



Photo #62: Overview of a new vinyl corner being installed.



Photo #63: Overview of wall penetrations properly flashed.



Photo #64: Overview of new vinyl siding being installed at a main side of the Building.

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Photo #65: Overview of new vinyl siding being installed.



Photo #66: Overview of new vinyl siding being installed at a front small gable.



Photo #67: Overview of a new window being installed.



Photo #68: Overview of new metal wrap being installed at a fascia section.

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Photo #69: Overview of new vinyl siding being installed at a front section.



Photo #70: Overview of new vinyl siding being installed at a main side section.



Photo #71: **Overview of Lemus Siding Crew (Blue) working at Building 2 (8-18 Courtyard Drive).**



Photo #72: Overview of the demo crew removing the existing stucco.

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Photo #73: Overview of existing sheathing in poor condition below a lower window at Unit 16.



Photo #74: Overview of existing sheathing in poor condition below an upper window at Unit 8.



Photo #75: Overview of existing sheathing in poor condition below a box window at Unit 12.



Photo #76: Overview of existing sheathing in poor condition below a lower window at Unit 12.

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Photo #77: Overview of the demo crew removing the existing stucco at Unit 10.



Photo #78: Overview of new Water Resistant Barrier (Tyvek) being installed.



Photo #79: **Overview of Lemus Siding Crew (Green) working at Building 22 (19-29 Courtyard Drive).**



Photo #80: Overview of existing siding/stucco being removed. No Water Resistant Barrier was observed.

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Photo #81: Overview of existing sheathing in poor condition below a section where a kick-out flashing is needed.



Photo #82: Overview of existing sheathing in poor condition below lower windows at Unit 27.



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



Photo #84: Overview of existing sheathing in poor condition below a box window at Unit 29.

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Photo #85: Overview of existing sheathing in poor condition below a lower window at Unit 25.



Photo #86: Overview of new Water Resistant Barrier (Tyvek) being installed.



Photo #87: Overview of Lemus removing small sections of the existing siding/stucco below the existing windows at **Building 1 (2-6, 1320-1324)**.



Photo #88: Overview of existing sheathing in poor condition below a box window at Unit 2.

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Photo #89: Overview of existing sheathing in poor condition below an upper window at Unit 2.



Photo #90: Overview of existing sheathing in poor condition below an upper and a lower window at Unit 2.



Photo #91: Overview of existing sheathing in poor condition below an upper and a lower window at Unit 6.



Photo #92: Overview of existing sheathing in poor condition below a box window at Unit 6.

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Photo #93: Overview of existing sheathing in poor condition below the four windows at Unit 1322.



Photo #94: Overview of existing sheathing in poor condition below the front windows at Unit 1320.



Photo #95: Overview of existing sheathing in poor condition below an upper and a lower window at Unit 1324.



Photo #96: Overview of existing sheathing in poor condition below a box window and an upper window at Unit 1324.