

Background: After many years of minimal repairs, in order to protect our owner's assets, the HOA has now spent 5+ years repairing the siding and trim on approximately 6 buildings per year, using two different companies. This document aims to consolidate the knowledge and lessons learned and create some "performance specifications" or requirements for future work. In general, the extent of repairs needed depends on the orientation of the building (which side faces the prevailing winter weather or the southern sun) and upon the presence of roof overhangs (or not). Buildings with roof overhangs have fared considerably better over the years.

Carport Side of Building:

- Repairs are begun by removing the carport trim boards, some of the siding above the carport opening, and on the carport posts to check and ensure the structural integrity of the posts and headers. Sometimes the carport headers are discovered to be rotten due to the original design of the trim boards around the carport openings, the way they poked out and caught and held water/moisture.
- The "celotex" material underneath the siding is often removed because it just holds moisture, staining the posts. The posts consist of king studs in the center which support the second story rim joist, and studs that support the carport headers, which also indirectly support the second story rim joist. As a rule, the posts generally aren't structurally compromised.



- The concrete pier supports with re-bar centers and support plates for the posts are often somewhat crumbled around the outside edges, but are not structurally compromised. A metal form should be created to surround the concrete pier and new concrete poured within – mostly for cosmetic purposes.



- New carport opening trim boards (2 x 8's) are re-installed to be flush with the siding and trim, and the trim is flashed to prevent future moisture intrusion. Metal L-brackets (often salvaged from the old trim boards) are attached to the 2 x 8's at car bumper height for reinforcement.



- The trash room door is often re-built, and the trim is re-done and properly flashed. The trash room door swing should be examined and changed if necessary so that it swings closed with the West or NW wind. New substantive hardware is required, secured with through-bolts, not just screws.



General building repairs:

- All windows and trim are checked for moisture intrusion. The original trim designs (with vertical or horizontal “tabs”) should be corrected to deter moisture intrusion, either by replacing the trim if rotten, or removing the water-catching pieces if the trim is in good shape. When trim is replaced, the top piece should extend all the way across (and be flashed), the bottom piece should be just under the window, and the side pieces should extend to the bottom of the bottom trim. See photo with white trim below.
- Owners often desire/choose to replace windows or sliding doors in advance of the building repair effort as a result of the annual architectural survey and subsequent HOA notification that their windows or sliding doors are in disrepair.



- Fascia boards holding gutters, and trim and siding adjacent to downspouts are checked and replaced as necessary. Non-structural wing walls are repaired, especially at the bottom where they may be rotten. A detail that sheds water should be used.



- Buckled or rotten siding due to sun or moisture is replaced. The wall of the B unit next to the A unit is frequently rotten. Unfortunately, the original building used 9 foot sheets of siding, and only 8 foot sheets are now available. So some horizontal joints (see photo below) are now required with proper flashing. OSB and/or Tyvek building wrap is installed under new siding.



- Trim boards near the ground are often replaced due to being rotten, with Tyvek house wrap underneath. It's important to pull soil and rock away from the trim boards.



- Decks that are attached to lower trim boards have one or two deck boards removed, the siding above the trim is cut and flashed so that moisture no longer has access to the trim boards or rim joists. Then the deck boards are replaced. Occasionally the rim joists underneath the trim boards are found to be rotten, and are replaced at the owner's expense.
- The ends of the beams over the B & C unit patios are frequently rotten or infested with insects. The beam ends are cut, treated, and filled to prevent further insect and moisture intrusion.
- The siding and trim of the columns that support the B & C unit patio roof are sometimes compromised by fences that have been attached over the years. These are corrected and repaired so that the fences do not attach to the siding, but are supported by posts 4 inches from the column.
- Meter wall siding exposed to the elements (outside of D unit stairs, and A units) are occasionally rotten. We call Couper Electric to disassemble the electricity for a few hours while we replace the siding and reattach the utility boxes. Gas must be handled with Xcel.



- Attic/gable and crawl space vents are inspected. Ensure that crawl space vents are operable or replaced and replace rotten trim around vents. Inspect dryer vents and alert owner to any problems discovered.



- Inspect roofs for missing shingles, improper step/rake flashing installation, and missing gutter apron or improper pitch of gutters. Where the unit siding abuts adjacent roofs, proper flashing is sometimes needed, and old, ineffective trim boards are removed. Siding should be at least 1.25 inches above the roofline to prevent siding from wicking moisture up the wall. The same holds true for the small decorative roofs over A and C unit front doors and sliding doors.
- Soffits are occasionally repaired where panels have shrunk and cracks have allowed insect intrusions. Soffit vents should be inspected to ensure airflow.



D Unit Repairs: As buildings are identified for repair, the stairs, stair railings, and balcony railings are evaluated, prioritized, and contracted for separately, depending on budget availability. The original open stairs with only two stringers, metal stair railings with balusters too far apart, and the wood balcony railings do not meet current codes. Photos below of rotten balcony railing, new balcony railing design which prevents wasp's nests, and new stairs with closed risers, three stringers, balusters the proper distance apart, and proper handrail.



