

BIXBY VILLAGE COMMUNITY ASSOCIATION

Specification No. 105 Revision No. 11 Date: July 26, 2005

Subject: Repair of Building Exteriors

A. SCOPE OF WORK

1. It is the obligation of the homeowner to maintain his property in good repair. This applies to the building proper, the patio walls of fences, and the doors and windows.
2. Repairs are sometimes required due to dryrot deterioration and termite infestation occurring in the building exteriors and the wood-sheathed patio fences.
3. Latticework installed by the homeowner above the patio walls must be maintained in acceptable condition. Such construction must be installed with a 3-inch space provided above the wall cap-board between the lattice vertical support points.
4. Balcony floors, which are the responsibility of the homeowner, must be maintained in a waterproof condition so they do not leak water to the wooden supporting structural members. Waterproofers typically recommend an annual inspection. Most guarantees or warranties are for 1-2 years only.
5. Raised planters must provide an acceptable moisture barrier between the soil and siding (asphaltic sealants are not acceptable). Grade must be at least 3-inches below bottom of the siding or fence enclosure. NOTE: No direct contact between soil and siding.
6. Any proposed change from the existing construction must first be submitted to and approved in writing by the Bixby Village Architectural Committee.

B. SPECIFICATIONS

1. Work – General

Repair work must be done with quality construction workmanship, developing smooth matching material finishes at exposed joints. Repairs shall be as per existing construction, with the additional requirement to prime exposed lumber due to the high incidence of dry rot in this locality.

All wood infested with dryrot shall be removed to sound material. Where dry rot is identified, replacement of the wood shall be made by cutting off the member twelve (12) inches beyond the last visible sign of the dry rot. Lengths of the replacement members should not be less than seven (7) feet, unless approved by BVCA. No removed siding shall be reused. The replacement of 2 x 3 lower trim at common area walls of patio homes will be with Trex.

When appropriate (e.g., small decay or termite damage at the end of a long fascia) a surgical type repair may be made. Remove the decay from the infected area and fill with a 2-part epoxy. After an appropriate curing time (24-hours), sand epoxy to match existing surface. No siding that is removed will be reused.

All joints shall be sanded, cleaned and caulked watertight.

All interior framing lumber shall be sealed on all four sides and ends with "Termin 8".

Exposed lumber shall receive an application of prime coat of “Dunn-Edwards E-Z Prime W 708 latex exterior paint on all six (6) faces.

Finish paint coats shall be of the existing building color.

A waterproof moisture barrier must be provided between the interior wood framing and the exterior finish material.

2. Materials

Construction materials shall match the existing, unless proposed alternatives are submitted to and approved by the Bixby Village Architectural and/or Common Area Committee. Materials to be used are listed below:

- Trim - Kiln-Dried Spruce/Hem Fir. S4S (smooth 4 sides) or resawn to match existing material.
- Interior Framing - Douglas Fir #1 or Kiln-Dried Spruce.
- Fence Posts (in earth) to accommodate below grade pressure treated application.
- Fence Top Cap - Kiln-Dried Spruce/Hem Fir. S4S with or without crowned top to match existing.
- Siding - Hardi-Plank cement siding, smooth or Old Mill rough finish to match existing.
- Caulking - Sikaflex, smooth, white – or similar product with minimum of 35 year life.
- Moisture Barrier - Bituthene, moistop, flashing, 60-minute building paper on vertical surfaces.
- Nails - Hot dipped galvanized.
- Wood Preservative - Jasco Termin-8.
- Epoxy - Abatron 2-part epoxy.
- Paint - As manufactured by Dunn-Edwards:

The primer is E-Z Prime Ext. Acrylic (W 708).

The paint for the wood trim to be white; Dunn-Edwards “Bone China” Permasheen (W 901).

The paint for the hardboard siding to be Dunn-Edwards Evershield 100% acrylic latex (W 701).

Note: Building color paints for the siding has been assigned a Bixby Village color code number. These code numbers are available from the office of the Property Management Company. The Dunn-Edwards paint stores in Long Beach (2211 Bellflower Blvd.), and Huntington Beach (16672 Beach Blvd.) have a record of these code numbers.