

August 17, 2020

FROM: COURTYARDS AT JETTON HOA BOARD

TO: COURTYARDS AT JETTON HOMEOWNERS

EARLIER THIS YEAR, THE HOA HAD 11 HOUSES IN THE COMMUNITY PAINTED. DURING THIS PROCESS, WE FOUND SEVERAL INSTANCES WHERE THERE WAS WOOD ROT ON THE TRIM OF SOME EXTERIOR FRENCH AND SINGLE DOORS AND THE TRANSOMS ABOVE THEM. THESE PROBLEMS WERE REPAIRED PRIOR TO PAINTING. THIS ISSUE IS OCCURRING ON THE TRIM THAT IS A PART OF THE DOOR ASSEMBLY AND NOT WITH THE SMARTSIDE TRIM THAT IS OUTSIDE OF THE DOOR CASING. IF YOU HAVE ONLY SLIDING DOORS GOING OUT TO YOUR PATIO OR DECK AREA OR FROM YOUR BASEMENT, YOU DO NOT HAVE THIS PROBLEM.

THIS WOOD ROT DEVELOPS WHEN THE CAULKING ON THESE PATIO DOORS AND TRANSOMS DRIES OUT AND CRACKS, ALLOWING MOISTURE TO GET BEHIND THE PAINTED SURFACES WHERE THE ROT BEGINS. IF LEFT UNATTENDED, THIS ROT WILL DESTROY THE DOOR FRAME, AS WELL AS THE SIDING ALONG THE SIDE OF THE DOOR FRAME. THE REPLACEMENT COST OF THESE DOORS AND TRANSOMS IS VERY EXPENSIVE, AND UNNECESSARY IF THIS PROBLEM IS IDENTIFIED EARLY AND REPAIRED.

THE COURTYARDS AT JETTON COVENANTS STATE, IN ARTICLE V, SECTION 5.1 THAT THE HOMEOWNER IS RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL WINDOWS, SCREENS, AND DOORS, WHICH INCLUDES THE WOOD TRIM ON THE DOORS.

IN AN EFFORT TO ASSIST OUR HOMEOWNERS IDENTIFY IF THIS PROBLEM EXISTS ON YOUR HOME, AND TO PROVIDE AN ECONOMICAL SOLUTION TO REMEDIATE IT, YOUR HOA BOARDS MAINTENANCE COMMITTEE IS PLANNING TO INSPECT ALL OF THE HOUSES THAT HAVE THIS TYPE OF DOOR AND WILL NEED ACCESS TO YOUR PATIO OR DECK AREA TO DETERMINE IF ANY WOOD ROT EXISTS. YOU WILL BE NOTIFIED IF THIS PROBLEM CURRENTLY EXISTS ON YOUR HOUSE.

AFTER CONSULTING WITH BUILDERS AND DOOR MANUFACTURERS, WE HAVE DETERMINED THAT THE BEST SOLUTION FOR ELIMINATING FUTURE ISSUES WITH THIS PROBLEM IS TO HAVE THE WOOD TRIM ON THESE DOORS AND TRANSOMS REPLACED WITH A MATCHING SUBSTRATE THAT WILL NOT ROT. AFTER THIS HAS BEEN DONE EACH HOMEOWNER SHOULD THEN HAVE THE DOOR AND TRANSOM RECAULKED AND PAINTED EVERY TWO TO THREE YEARS TO PREVENT WATER DAMAGE TO THE DOOR STRUCTURE. IF YOU DO NOT DO THIS, YOU MAY BE FACED WITH REPLACING THE ENTIRE DOOR AT SIGNIFICANT EXPENSE.

TO PROVIDE OUR HOMEOWNERS WITH AN ECONOMICAL SOLUTION, THE HOA HAS CONTRACTED WITH HANDS4HIRE TO REPLACE THE DOOR MOLDING AT A COST OF \$413 TO THE HOMEOWNER, INCLUDING TAX, FOR A SINGLE DOOR AND \$463 FOR A DOUBLE DOOR. WE WERE ABLE TO GET THIS PRICE BASED ON SEVERAL HOMES BEING REPAIRED WITHIN THE SAME TIME FRAME. AS STATED ABOVE, YOU WILL BE RESPONSIBLE FOR THE COST. IF YOU WANT TO GET THIS WORK DONE BY HANDS4HIRE DURING THAT UPCOMING TIME PERIOD PLEASE CONTACT ED BRAXTON AT [EDBRAXTON@BELLSOUTH.NET](mailto:EDBRAXTON@BELLSOUTH.NET).

IF YOUR HOME WAS REPAIRED WHILE BEING PAINTED, WE STILL RECOMMEND THAT YOU CONSIDER HAVING THE TRIM REPLACED NOW OR WITHIN THE NEXT COUPLE OF YEARS. IF YOU WAIT, IT WILL LIKELY COST MORE TO DO SO.

ATTACHED ARE THE SPECIFICATIONS FOR THE WORK TO BE DONE BY HANDS4HIRE OR ANOTHER CONTRACTOR IF YOU CHOOSE TO USE SOMEONE ELSE.

**(SEE ADDITIONAL INFORMATION ON REPAIR PROCESS ON NEXT PAGE)**

SPECIFICATIONS FOR REPLACING TRIM ON EXTERIOR FRENCH DOORS

1. REMOVE EXISTING BRICKMOLD/908 CASING FROM THE PERIMETER OF THE DOOR AND TRANSOM.
2. REMOVE THE HORIZONTAL MULLING PIECE BETWEEN THE DOOR AND TRANSOM. SURROUNDING LP TRIM IS NOT TO BE REMOVED UNLESS DAMAGED.
3. REMOVE ALL EXISTING CAULKING AND TAKE PICTURES OF ALL EXPOSED AREAS.
4. EXAMINE FOR ANY ROT, MOLD OR MILDEW AND NOTIFY ED BRAXTON AT 704 957 5380 BEFORE PROCEEDING IF ANY ISSUES ARE FOUND.
5. IF NO ISSUES FOUND RECAULK WITH AST MC920 MINIMUM OF CLASS 25 PRODUCT.
6. REPLACE "Z" OR HEAD FLASHING IF DAMAGED.
7. INSTALL NEW VINYL MOLDINGS USING STAINLESS STEEL TRIM HEAD NAILS AND FILL HOLES WITH MANUFACTURER APPROVED FILLERS.
8. REMOVE EXISTING PT SILL SUPPORT AND TOE KICK AND INSTALL VINYL SUPPORT/TOE KICK. LEAVE ½" BETWEEN BOTTOM OF NEW SILL SUPPORT AND GRADE.
9. CAREFULLY CAULK ALL EXPOSED GAPS AND SEAMS WITH THE ABOVE CAULK.
10. PAINT WITH SHERWIN WILLIAMS DURATION ACRYLIC LATEX EXTERIOR PAINT COLOR 7036 ACCESSIBLE BEIGE.

NOTE: FOLLOW ALL MANUFACTURERS INSTRUCTIONS FOR INSTALLATION.  
PROOF OF LIABILITY AND WORKMANS COMPENSATION INSURANCE REQUIRED.