

Master List of WCP Fixes

Revision History

- Adapted from 4/9/2008 Fremer Enumeration¹
- Updated with notes from 8/8/2008 meeting with UCSB
- Updated with notes from 9/3/2008 ARB meeting

Number	Description	A	B	C
	Items brought up by WCP Homeowners and as yet not incorporated into by Fremer/UCSB Project			
	Items where Fremer/UCSB have queried WCPHOA for recommendation			
	Items that have been decided upon by Fremer/UCSB for inclusion into the project			
	Items that have been decided upon by Fremer/UCSB for omission from the project			
	Yes	Y		
	No	N		
	Maybe	M		
	Blank means insufficient discussion has transpired to glean Yes, No, or Maybe			
1	Structure			
1.1	Wood Framed Substructure			
1.1.1	Testing Program			
1.1.1.1	Photo/Visual Inspection – Rot/Mold	Y		
1.1.1.2	Mold Testing – both in walls, ceilings, and floors	Y ^a		
1.1.1.3	Sound Speed Testing	M ^b		
1.1.1.4	Earthquake Foundation Bolts – Corrosion, Galvanization	M ^c		
1.1.1.5	Include all Base Plates, Top Plates, Horizontal Members	Y		
1.1.1.6	Evaluate spacing and efficacy of fasteners between sheathing and studs/plates	Y ^d		
1.1.2	Structural Evaluation			
1.1.2.1	Corner Hold-downs	N ^e		
1.1.2.2	Spacing of Earthquake Foundation Bolts	Y ^f		
1.1.2.3	Washers on Earthquake Foundation Bolts	N ^g		
1.1.2.4	Connections along Load Path to Roof	N ^h		

¹ All specified dimensions are approximate and should be re-measured to at least the nearest 1/16” before finalization. Note that many doors and windows at West Campus have non-standard dimensions changed from blueprints because of design-build changes by the building contractor.

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Number	Description	A	B	C
1.1.2.5	Shear Strength all along Perimeter	M ⁱ		
1.1.2.6	Fasteners of Sheathing Connecting to Studs and Plates	Y		
1.1.2.7	Third Bedroom Soft Story Issue	Y		
1.1.2.8	Entryway Soft Story Issue	Y		
1.1.2.9	Compliance with Codes – Historical and Current	Y/N ^j		
1.1.3	Repair			
1.1.3.1	Structural Integrity	Y		
1.1.3.2	Elimination of Fungus, Mold	Y		
1.1.3.3	Will water-related damage to interior floors and walls be repaired?	Y		
1.1.3.4	Will existing user-installed upgrades be preserved and/or re-installed?	M ^k		
1.1.3.5	Will damage to interiors caused by repairs itself be repaired?	Y		
1.2	Cement Foundation			
1.2.1	Cracks	M ^l		
2	Exterior Closure			
2.1	Exterior Wall Construction			
2.1.1	Exterior Plaster System			
2.1.1.1	Repair details for locations where plaster will be removed	Y		
2.1.1.2	Barrier-Type Coating System – Flexyl System/STO Corporation	Y		
2.1.1.3	Specification of Barrier Interface at all Penetrations	Y ^m		
2.1.1.4	Maintenance Cost, Lifetime, Replacement Cost	Y ⁿ		
2.1.1.5	Demising Wall between Master Bedroom Decks... can it transmit more light while still providing privacy?	N		
2.1.2	Louvers and Vents			
2.1.2.1	Details for new louvers at gables – both living room and entryway	Y		
2.1.2.2	Details for vents over high windows (attic vents over Master & Bedroom 2)	Y ^o		
2.1.2.2.1	Replace Round Vents with Rectangular/Square Vents or Change to Roof Mounted Vents?	Y		
2.1.2.3	Can the new louvers and vents preserve existing architectural look?	N		
2.1.3	Trellises – Design of new Trellis structures and connection details			
2.1.3.1	Carport			
2.1.3.1.1	Design that eliminates 2 or 3 concrete pillars, interior crossbeams	Y		
2.1.3.1.2	Can roof-like cover be incorporated?	M ^p		
2.1.3.2	Study Patio			

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Number	Description	A	B	C
2.1.3.3	Master Bedroom Deck			
2.1.3.3.1	Maintain or Eliminate Gable Element?	M		
2.1.3.3.2	General dissatisfaction with both Preliminary Framer Designs			
2.1.3.3.3	Can roof-like cover be incorporated?	M ^p		
2.1.3.3.4	Is Aluminum Material Acceptable?	Y ^q		
2.1.4	Interface of Appendage Walls with Central Structure			
2.1.4.1	Need to tear down to wood and build up?	Y		
2.1.4.2	Sheet Metal Accessories: Saddles and Coping with Sealing Details (see 2.4.3.5 and 2.4.3.6)	Y		
2.1.4.3	Front Patio	Y		
2.1.4.4	Kitchen Patio	Y		
2.1.4.5	Study Patio	Y		
2.1.4.6	Master Bedroom Deck Including Flashing (see 2.4.3.2)	Y		
2.1.5	Interface of Walls with Ground Surface			
2.1.5.1	Detailing of Building Paper and Plaster Changes	Y		
2.1.5.2	New Weep Screed (see 2.4.3.1 and 3.1.2.1.2)	Y		
2.1.5.3	Specification of Portions of Perimeter that will be Receive New Weep Screed	Y ^r		
2.1.6	Interface of Walls with Roof Surface			
2.1.6.1	Detailing of Building Paper and Plaster Changes	Y		
2.1.6.2	New Coping Including Sealing Details	Y		
2.1.7	Control/Expansion Joint Replacement	M ^s		
2.1.7.1	Atrium/Entry Way Front and Back	M		
2.1.7.2	Near Garages and Master Bedroom Deck – First Story	M		
2.1.7.3	Below the V Areas	Y		
2.1.7.4	On the exterior Master Bedroom and Study Walls of some Units	M		
2.2	Exterior Windows (Fixed and Operable)			
2.2.1	Aligned with exterior wall finish	M		
2.2.2	Recessed in wall opening	M		
2.2.3	Typical Flashing Details			
2.2.3.1	Specification of Barrier-Type Coating System Interface	Y ^m		
2.2.3.2	Sheet Metal Accessories, Including Head Flashing and Bottom Pans (where recommended) (see 2.4.3.3, 2.4.3.4, and 3.1.2.1.2)	Y		
2.2.3.3	Earthquake Compatibility of Flashing Details	M ^t		

Master List of WCP Fixes

Number	Description	A	B	C
2.2.4	Loewen or Marvin?	Y		
2.2.5	Glazing			
2.2.5.1	Heat Smart Plus 1 or Heat Smart Plus 2?	Y		
2.2.5.2	Interior Light Loss due to the Glazing	M ^u		
2.2.5.3	Breakage and Earthquake Safety	M ^u		
2.2.6	Evaluation of Overall Reduction of Light Transmission Through Unit Windows	M ^u		
2.2.7	Search for Windows with More Glass Area	M ^u		
2.2.8	List of Windows and Choices (Fremer Recommendation) (see 3.1.2.1.2) ² – Guide to Letter is in Fremer Sheet 6; Fremer Sheets 1-3 have Elevations 1-3; Fremer Sheet 4 has Elevations 4 and 5; Fremer Sheet 5 has Elevation 6	Y ^v		
2.2.8.1	G , I - Courtyard and Family Room – 9w, 4d (2' x 6.5'), to 5 G (2' x 5'), 4 I (4' x 5' double) – Casement Windows – Elevations 2, 4, 5, 6			
2.2.8.2	J - Juliet Balcony – 2d (2' x 6.5'), to 4w (2' x 3.5', 2' x 2.5') – Picture/Awning Window – Elevation 6			
2.2.8.3	F - Kitchen, Bedroom 3 2w (3' x 3') – Awning Windows – Elevations 2, 3			
2.2.8.3.1	Can Kitchen Window Be Centered over Sink?	N		
2.2.8.4	H - Living Room Windows – (1.5' x 1.5') 6w(3b), 8w(2b), 3w(some units)– Awning Windows – Elevations 3, 5 (all operable)			
2.2.8.5	C - Bedroom 2 (2' x 2') 3w – Awning Windows – Elevation 3			
2.2.8.6	D - Bedroom 3 (4' x 4') 1w – Casement Window (Some units have this size in Bedroom 2 also) – Elevation 2			
2.2.8.7	B - Master Bathroom (2' x 2.5') 1w – Awning Window – Elevation 1			
2.2.8.8	E - Master Bedroom, E - Bedroom 2 (Most units, although some have D – 4' x 4') (5' x 5') 2w – Casement Window – Elevation 2			
2.2.8.9	A - Stair Landing (5' x 5') 1w – Casement Windows – Elevations 1, 4			
2.2.8.10	Master Bedroom (2' x 2') 1w - (only in units with exterior Master Bedroom wall) – Omitted from Elevations	M ^w		
2.2.8.11	Family Room (4' x 4') 1w - (only in units with exterior Family Room wall) – Omitted from Elevations	M ^w		
2.2.8.12	Bathroom 2 Skylight (2' by 4') 1w – Omitted from Elevations	Y		
2.2.9	Finish of Windows			
2.2.9.1	Exterior – match West Campus Point (WCP) Blue (aka Estuary/BG686P Pratt and Lambert)	N ^x		
2.2.9.2	Interior – either finish in WCP Blue prime or leave unfinished for homeowner to complete	Y		
2.2.10	Child, Breakage, Exit Safety, and Earthquake Safety of all Windows	M ^y		
2.2.11	Insect Screens for all Windows	Y ^z		
2.2.12	Can upstairs windows allow detachment and movement into the house to allow cleaning of the external glass	N		

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Number	Description	A	B	C
	face, like existing windows?			
2.3	Exterior Doors (Glazed, Operable, and Fixed)			
2.3.1	Aligned with exterior wall finish	M		
2.3.2	Recessed in wall opening	M		
2.3.3	Typical Flashing Details			
2.3.3.1	Specification of Barrier-Type Coating System Interface	Y ^m		
2.3.3.2	Sheet Metal Accessories – Head Flashing and Door Pans (see 2.4.3.3, 2.4.3.4, and 3.1.2.1.2)	Y		
2.3.3.3	Earthquake Compatibility of Flashing Details	M ^t		
2.3.4	Loewen or Marvin , Aluminum Clad?	Y		
2.3.5	Glazing			
2.3.5.1	Heat Smart Plus 1 or Heat Smart Plus 2?			
2.3.5.2	Interior Light Loss due to the Glazing	M ^u		
2.3.5.3	Breakage and Earthquake Safety	M ^u		
2.3.6	Evaluation of Overall Reduction of Light Transmission Through Unit Doors	M ^u		
2.3.7	Search for Doors with More Glass Area	M ^u		
2.3.8	List of Doors and Choices (see 3.1.2.1.2) ³			
2.3.8.1	Entry Doors – 2d (2.5' x 6.5')	Y		
2.3.8.2	Living Room Courtyard Doors – 2d (2' x 6.5') or windows ? See 2.2.8.1	M ^{aa}		
2.3.8.3	Living Room Rear Patio Doors – 2d (2' x 6.5')	Y		
2.3.8.4	Kitchen Rear Patio Doors – 2d (2' x 6.5')	Y		
2.3.8.5	Family Room Patio Doors – 2d (2' x 6.5')	Y		
2.3.8.6	Master Bedroom Deck – 1d (3' x 6.5') – Partial Glass?	Y		
2.3.8.6.1	Openable Window and Screen?	N		
2.3.8.7	Utility Room Door – 2d (2' x 6.5') – Partial Glass?	M ^{bb}		
2.3.8.8	Courtyard Gate – 1d (3' x 6.5')	N		
2.3.8.9	Garage Door – 1d (9' x 8')	N		
2.3.9	Finish of Doors			
2.3.9.1	Exterior – match West Campus Point (WCP) Blue (aka Estuary/BG686P Pratt and Lambert)	N ^x		
2.3.9.2	Interior – either finish in WCP Blue prime or leave unfinished for homeowner to complete	Y		

³ All specified dimensions are approximate and should be re-measured to at least the nearest 1/16" before finalization. Note that many doors and windows at West Campus have non-standard dimensions changed from blueprints because of design-build changes by the building contractor.

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Number	Description	A	B	C
2.2.10	Child, Breakage, Exit Safety, and Earthquake Safety of all Doors	M ^y		
2.2.11	Insect Screens for all Doors	M ^z		
2.4	Roofing			
2.4.1	Roofing System			
2.4.1.1	Membrane (Sarnafil) or Concrete Tile?	M ^{cc}		
2.4.1.2	Built up – SBS Modified Bitumen System – Johns Mansville (or Equal) – 3 Ply Torch Down Modified Bitumen			
2.4.1.3	Maintenance Cost, Lifetime, Replacement Cost	Y ⁿ		
2.4.1.4	Asphalt Tile Portion	Y ^{dd}		
2.4.1.5	Solar Collectors – both current (water heater) and future (photovoltaic)	M ^{ee}		
2.4.2	Weather Deck System – Terrace Outside Master Bedroom			
2.4.2.1	Acrylic (Excel Coat Pedestman Traffic Membrane/Excellent Coatings) or Polyurethane (Elasto-Deck 5000/Pacific Polymers)?			
2.4.2.2	Typical Details			
2.4.2.3	Maintenance Cost, Lifetime, Replacement Cost	Y ⁿ		
2.4.2.4	What is proposed coating on the Master Bedroom Deck?			
2.4.3	Sheet Metal Flashing	Y ^{ff}		
2.4.3.1	Weep Screed (see 2.1.5.2 and 3.1.2.1.2) – at paving and finish grade conditions	Y		
2.4.3.2	Deck Flashing – private decks – presumably just above deck surface (see 2.1.4.6)	Y		
2.4.3.3	Door Pan with End Dam – all exterior doors (see 2.3.3.2)	Y		
2.4.3.4	Head Flashing – above all windows and door openings (see 2.2.3.2 and 2.3.3.2)	Y		
2.4.3.5	Saddles – Intersections of Parapet Walls to Other Walls, Appendage Walls to Other Walls (see 2.1.4.2)	Y		
2.4.3.6	Coping – Top of Parapet Walls (see 2.1.6.2) and Top of Appendage Walls (see 2.1.4.2)	Y		
2.4.3.7	Overflow Drains (Scuppers)	Y		
2.4.3.7.1	V Locations – near Master Bedroom Decks and Near Master Bedroom Picture Window	Y		
2.4.3.7.2	Gutter Locations on High-Slope Roofs	Y		
2.4.3.7.3	Low-Slope Roof Locations	Y		
2.4.3.7.4	Master Bedroom Deck	Y		
2.4.3.7.5	Gutter/Downspout Details	Y		
2.4.3.7.5	Addressing some cases where Scuppers drain into other gutters, rather than to landscaped surfaces	Y		
2.4.3.8	Portions Around the High-Roof Atrium/Entryway	Y		
2.4.3.8.1	Corners	Y		
2.4.3.8.2	Boundaries with Low-Slope Roofs	Y		

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Number	Description	A	B	C
2.4.3.8.3	Boundaries with High-Slope Roofs	Y		
2.4.4	Holes in High-Slope Roof			
2.4.4.1	Vertical Plaster Portion above Master Bedroom Picture Window			
2.4.4.2	Places where roofing nails missed rafters			
2.4.5	Grading – currently roofs do not drain to downspouts	Y		
2.4.5.1	Low-Sloped Roof Locations (see 3.1.1.1)	Y		
2.4.5.1.1	Screens to catch leaves?			
2.4.5.2	Gutters below High-Sloped Roofs (see 3.1.1.1)	Y		
2.4.5.2.1	Screens to catch leaves?			
2.4.5.3	Master Bedroom Deck Slope (see 3.1.1.3)	Y		
2.5	Cement Foundation under Ground Story Floors			
2.5.1	Survey, Assessment of Cracks, both in Horizontal Portions and in the Corners at Wall Bases			
2.5.2	Vapor Barrier to Waterproof Cement Foundation	Y		
3	Plumbing/Drainage			
3.1	Rainwater Drainage System			
3.1.1	Roof Drainage	Y ^{gg}		
3.1.1.1	Roof Drain Details (see 2.4.5.1 and 2.4.5.2)			
3.1.1.1.1	Specification of Routing/Locations of Final Drainage (see 3.1.2.1.5, 3.1.2.2.5, 3.1.2.3.5)			
3.1.1.1.2	Sheet metal overlays on external downspouts			
3.1.1.1.3	Drain Strainers that meet Highest Industry Standards			
3.1.1.2	Through Floor Details			
3.1.1.3	Master Bedroom Deck Plan Details (see 2.4.5.3)			
3.1.2	Courtyard/Patio Drainage	M ^{hh}		
3.1.2.1	Central Courtyard			
3.1.2.1.1	Slope suggested by best industry practice, measurement of/comparison with slopes in the 65 units			
3.1.2.1.2	Do weep screeds and door thresholds need adaptation? (see 2.1.5.2, 2.2.3.2, 2.2.8, 2.3.3.2, 2.3.8, and 2.4.3.1)			
3.1.2.1.3	Appropriate sealing of interface to suppress water intrusion			
3.1.2.1.4	Trench Drain (see 3.1.3.3)	N ⁱⁱ		
3.1.2.1.5	Appropriate Placement of Roof Drain Bottoms (see 3.1.1.1.1)			
3.1.2.2	Living Room/Kitchen Patio			
3.1.2.2.1	Slope suggested by best industry practice, measurement of/comparison with slopes in the 65 units			

Master List of WCP Fixes

Number	Description	A	B	C
3.1.2.2.2	Do weep screeds and door thresholds need adaptation? (see 2.1.5.2, 2.2.3.2, 2.2.8, 2.3.3.2, 2.3.8, and 2.4.3.1)			
3.1.2.2.3	Appropriate sealing of interface to suppress water intrusion			
3.1.2.2.5	Appropriate Placement of Roof Drain Bottoms (see 3.1.1.1.1)			
3.1.2.3	Study Patio			
3.1.2.3.1	Slope suggested by best industry practice, measurement of/comparison with slopes in the 65 units			
3.1.2.3.2	Do weep screeds and door thresholds need adaptation? (see 2.1.5.2, 2.2.3.2, 2.2.8, 2.3.3.2, 2.3.8, and 2.4.3.1)			
3.1.2.3.3	Appropriate sealing of interface to suppress water intrusion			
3.1.2.3.5	Appropriate Placement of Roof Drain Bottoms (see 3.1.1.1.1)			
3.1.3	Landscape Drainage	N ^{jj}		
3.1.3.1	Obtain Blueprint of WCP Storm Drainage System	N		
3.1.3.2	Obtain Up-to-Date Appropriate Topo Map of WCP	N		
3.1.3.3	Plan Appropriate Drainage Strategy for WCP (see 3.1.2.1.4)	N		
3.2	Plumbing			
3.2.1	Hose Faucet on Master Bedroom Deck			
3.2.2	Solution to Second Bathroom Rot/Damage Situation	Y		
3.2.3	Overflow Drain in Washer/Dryer Area	M ^{kk}		
3.2.4	Review of Sprinkler Heads so that Homes are not Sprayed with Water	M ^{ll}		
4	Plantings	M ^{mm}		
4.1	Plan for plantings that are very close to exterior walls			
4.2	Plan to achieve consistency with County fire standards			
4.3	Plan to reduce tree leaves and other droppings that clog drainage, create general mess			
4.4	Plan to reduce water usage, enhance sustainability, and use native plantings			
5	Miscellaneous			
5.1	LEED Rating			
5.2	Livability during Project			
5.3	Disposal of Refuse with Environmental Care	Y		
5.4	Can an electrical outlet be added to the carport for electrical vehicle recharge?			
6	Upgrades to Individual Units			
6.1	Carport Trellis	Y		

Master List of WCP Fixes

Number	Description	A	B	C
6.2	Carport Roof Cover			
6.3	Master Bedroom Deck Cover			
6.4	Bedroom over Garage			
6.5	Garage Conversion			
7	Approval Process			
7.1	Achieving Consensus of Homeowners	M ⁿⁿ		
7.2	ARB Approval for 917 and/or 918	Y ^{oo}		
7.3	Achieving formal agreement of Homeowners for changes to their units			
7.4	Final ARB Approval			

^a Air testing for mold foreseen; molded drywall replaced where obvious; systematic testing of solid members not foreseen.

^b UCSB is committed to visual testing, but nothing else. A fair amount of resistance by UCSB was expressed to testing beyond visual inspection, because of UCSB's view that testing beyond visual is non-standard. The industry document 'Wood and Timber Condition Assessment Manual' published by the Forest Products Society in Madison, WI in 2004 states on page 1: 'visual inspection should never be the sole method use.' UCSB expressed displeasure at information that is recorded in books.

^c Corrosion of existing bolts that are exposed in 917 will be analyzed; an engineer was apparently visiting 917 on 8/7/2008. UCSB emphasized that the surface corrosion present there may not be indicative of internal corrosion. UCSB felt it was not worth the effort to test for galvanization 'because nothing could be done,' and discouraged homeowners from changing bolts should it turn out that the existing bolts were not corrosion resistant.

^d Will be done by someone named 'Joey'.

^e UCSB was opposed to the expense of corner hold-downs. Corner hold-downs are similar to foundation bolts, but they have a slightly more complex top, and are intended for building corners, where forces due to earthquakes accumulate. They are standard elements of contemporary earthquake construction for 2-story buildings like ours.

^f Will be done by Joey, whom UCSB reported has already noticed some level of deficiency in 917's bolt placement.

^g UCSB felt that the replacement of the 50 or so old washers/home, which were documented as a widespread source of failure during the 1994 Northridge earthquake, with new washers compliant with the current code, would be prohibitively expensive. The bolts had been already planned to be made accessible by the repairs on the weep-screed, when 18' of external plaster will be exposed around the base of all plaster walls.

^h The inspection and review of the load path was thought to be prohibitive in scope.

ⁱ May be evaluated by engineer and/or Joey, in the context of the connections of the lath to the studs, but there does not appear to be a method to address possible deficiencies that is inexpensive enough to appeal to UCSB.

^j UCSB feels compliance with 1982 code is sufficient, in spite of rather clear Regents' policy to the contrary, and in spite of deficiencies found in the 1982 code uncovered by the 1994 Northridge earthquake.

^k Corrections of internal shades or screens to match new doors/windows will not be covered. Master Bathroom fans may be preserved, and UCSB expressed interest in installing Master Bedroom fans in all units. 2-unit loft bedrooms are problematic, and may be required to be eliminated if ARB approval was not obtained.

Master List of WCP Fixes

- ^l The January/February 2008 Fremer inspection must be reviewed to ascertain which units have this problem.
- ^m A discussion of the interface of the Flexyl fabric coating and recessed door/window details occurred, and UCSB says that cuts will be made in the Flexyl fabric and the fabric will be folded into all ledges/jambes around recessed door/window penetrations. A final liquid coating will fill in any small gaps between the Flexyl fabric and the windows.
- ⁿ UCSB/Fremer need to supply this information.
- ^o UCSB feels round attic vents are overly susceptible to water intrusion/rot, and is unconcerned in this case with preserving the architecture of the buildings.
- ^p No progress on evaluation or design.
- ^q UCSB feels aluminum is the only option.
- ^r Every inch of the building perimeter where stucco meets ground will receive a new weep screed.
- ^s UCSB wants to replace the control/expansion joint in the 'V', but only wants to replace other control/expansion joints if there is evidence of leakage. The January/February 2008 survey by Fremer needs to be examined for incidents of expansion joint leakage.
- ^t The SMACNA (Sheet Metal Architectural) Manual, suggested by Fremer, recommends against pans in earthquake-prone areas. UCSB suggested that the SMACNA Manual may have been misinterpreted, although scans of the pertinent sections were forwarded to them and to Fremer. It is not clear how to make progress on this concern if Fremer and UCSB will not read the pertinent sections of the SMACNA Manual that Fremer referred to.
- ^u Needs WCP leadership to be successfully incorporated into the project.
- ^v Windows are definitely planned for replacement. Details such as recessed or flush with outside walls, and whether or not some double doors on the courtyard will be replaced by windows remain undecided.
- ^w UCSB and Fremer aren't really cognizant of these windows, and it is not clear when the existence of these windows will be acknowledged by them.
- ^x Custom colors require a 16% premium on the cost of the door, with no volume discount possible.
- ^y Exit ability will definitely be incorporated into all bedroom windows. Child and earthquake safety need further review, although UCSB expressed a disinclination to do so.
- ^z At 9/3/2008 ARB Meeting, UCSB stated all windows will permit insect screens.
- ^{aa} Delay until 917 finished and inspected by homeowners.
- ^{bb} California Mechanical Code for vent area in the utility door to service the natural gas burning of the furnace and water heater must be complied with.
- ^{cc} UCSB still strongly prefers Sarnafil, and was a bit confused by the strong negative reactions of WCP residents; UCSB feels that Sarnafil is a high-end roofing material employed, for example, in only high-end residences in Montecito. UCSB is inclined to argue for Sarnafil on 917, and they think its appearance will be more fairly evaluated after complete installation on 917. If WCP residents still dislike it, then perhaps the remaining 63 units could stick with concrete.
- ^{dd} If Sarnafil chosen, this portion of the roofs will be Sarnafil. If concrete tile is chosen, the asphalt portion will be replaced with new asphalt tile.
- ^{ee} The existing water-heating solar panels will be maintained. Preparation for photovoltaics would depend on initiative from WCP residents to define the requirements.
- ^{ff} UCSB suggested that we review construction drawings to convince ourselves that all elements of roof and wall sheet metal accessories have been included.
- ^{gg} Verbally, UCSB expressed commitment to the addition of external drains, however, the external drains did not appear on the budget spreadsheet.
- ^{hh} UCSB expressed reluctance to undertake any patio drainage issue, due to budget limitations. There was some UCSB leaning toward fixing the slope only on patios and courtyards that were particularly bad.
- ⁱⁱ UCSB has decided against any trench drain in the central courtyard.
- ^{jj} Due to UCSB's decision not to pursue the trench drain, larger drainage issues on the WCP site appeared to have been dropped by UCSB.

Master List of WCP Fixes

^{kk} Since this drain would go through a wall, it makes sense to address it as part of this project. The Cruz (963) have one and believe it has been successful. UCSB expressed doubt that this drain would be helpful.

^{ll} Viewed as a WCP HOA responsibility.

^{mm} Viewed as part of the ongoing WCP committee on landscaping's responsibility.

ⁿⁿ UCSB expressed the opinion that homeowner consensus might be too difficult to obtain prior to the work on 917, and that the work on 917 might prove to induce a homeowner consensus once the other homeowners view the completed 917.

^{oo} UCSB explicitly recognized the importance of ARB approval.