

## **Stucco Application Process for the years 2018 through 2020**

Quivira Falls Community Association

### • **Preliminary to Stucco:**

- **Stucco Assessment Letters** will be mailed to the homeowners scheduled to have stucco application.
- **Stucco Assessment must be Paid in Full** before a Unit will be scheduled for stucco application.
- **Building Permit from the City of Overland Park** will be obtained by the contractor for units ready to receive stucco.

### • **Wood-rot and Structural Damage:**

- **Homeowner:** Wood-rot:
  - Homeowner should report known wood-rot to Association prior to stucco installation and request a Work Order for Association repair. All wood-rot must be repaired prior to Tyvek application (the first moisture barrier).
- **Contractor:** Wood-rot and Structural Damage:
  - Siding panels with wood-rot will be replaced by the contractor and are Association funded.
  - Structural damage is the Homeowner's responsibility to have repaired before proceeding with the stucco installation. *(This is usually found when siding panels or trim that are to be replaced are removed)*

### • **Unit preparation by Stucco Contractor:**

- Downspout removal.
- Batts and Corner Trim removed.
- Remove or move a portion of a fence if it would interfere with the stucco application.
- Remove doorbell.
- Remove external lighting.
- Prepare exterior water faucets for stucco.
- Repair any siding and minor wood-rot.

### • **Stucco Application:**

- Apply Tyvek *(first moisture barrier- City Code requires two moisture barriers)*.
- Apply construction felt *(second moisture barrier)* and metal lathe *(for Stucco adhesion)*.
- **City Inspection.**
- Cover any area subject to stucco splatter prior to Stucco application.
- Apply Base Coat *(Brown Coat)* of Stucco Cement. *(This requires a Minimum of 10 days, preferably 2 Weeks Curing Time.)*
- Apply Finish Color Coat.
- Remove protective splatter covering. *(This can uncover wood-rot that was concealed beneath the paint. This is the responsibility of the Association to repair)*
- **City Inspection of finished Stucco application for City Code compliance.**

### • **Reinstall or Install and assure proper function of:**

- Downspouts.
- House Numbers.
- Doorbell.
- Exterior Faucet *(making sure a hose can be attached)*.
- Exterior Light Fixtures *(new, unless old light fixture is desired)*.
- Exterior Electrical Outlet/s *(replacement with new)*.
- Reinstall or realign Fence *(if removed or moved so stucco could be applied)*.

• **Finishing up:**

- o Paint Soffit *(by Contractor)*.
- o Paint Trim *(by Association)*. *(Work Order is submitted to Office when stucco process is complete)*
- o Damage caused by the contractor will be corrected by the contractor when reported to the Office.
- o Clean-up of surrounding area.

• **Final:**

- o **Contractor Inspection.**
- o **Association Inspection.**
- o **Homeowner sign-off.**

**Please note** that there are two inspections after the final code inspection by the city. Before a unit is declared complete there is an inspection by the stucco contractor and followed by an Association retained independent contractor. The homeowner will then have an opportunity to approve and signoff or point out what they are not satisfied with concerning the stucco application of their specific unit.

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**An additional Note:**

In a 100% perfect world it shouldn't take more than three weeks to complete a stucco application on a unit. In the real world when a group of homes are being stucco'd there will be scheduling and unforeseen events that can and will delay the stucco process on individual units. These can include:

- Repairs needed prior to and during any stucco preparation or installation:
    - Known and unknown Wood-rot Repair:** This is repaired by Association prior to stuccoing after a homeowner requested work-order is issued or if found by the contractor during the stucco process,
    - Structural Damage:** This is the Homeowner's responsibility to contract and fund. *(This is usually found during the preliminary preparation for stucco by the stucco contractor).*
  - If the original deck has never been replaced, the attachment to the unit may need to be altered to accommodate the stucco application. This would be the homeowner funded.
  - Deck, Balcony, or Porch Repair - this is the homeowner's responsibility and will be charged to the homeowner's subsidy amount if performed by the Association.
  - Deck, balcony, or porch Replacement - this is the homeowner's responsibility.
  - Delays on individual units to accommodate overall **scheduling and coordination** of work processes and work crews. *(In a project of this size, fifty to sixty units per season, scheduling and coordination of the work is extremely important to maximize the labor progression and to contain overall costs.)*
  - Uninhibited Nature *(excessive heat, rain, tornado, earthquake from New Madrid or Oklahoma, or the eruption of the Yellowstone Caldera)*
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**A Final Note:**

The stucco program was approved by a membership vote *(see the 2018-2020 Siding Program)* and is contracted through the Association. It is **not** a contract between any individual homeowner and the stucco contractor. Therefore, it is not appropriate for individual homeowners to attempt to interact with the contracting company or their employees. All communication between a homeowner and the stucco contractor and their employees should be addressed through the Association Office. The Board approved 2018-2020 Stucco Plan is available on the Association website ([www.qfca7.com](http://www.qfca7.com)), in the Association Office, posted on the Club House bulletin board, and is included in this packet.