



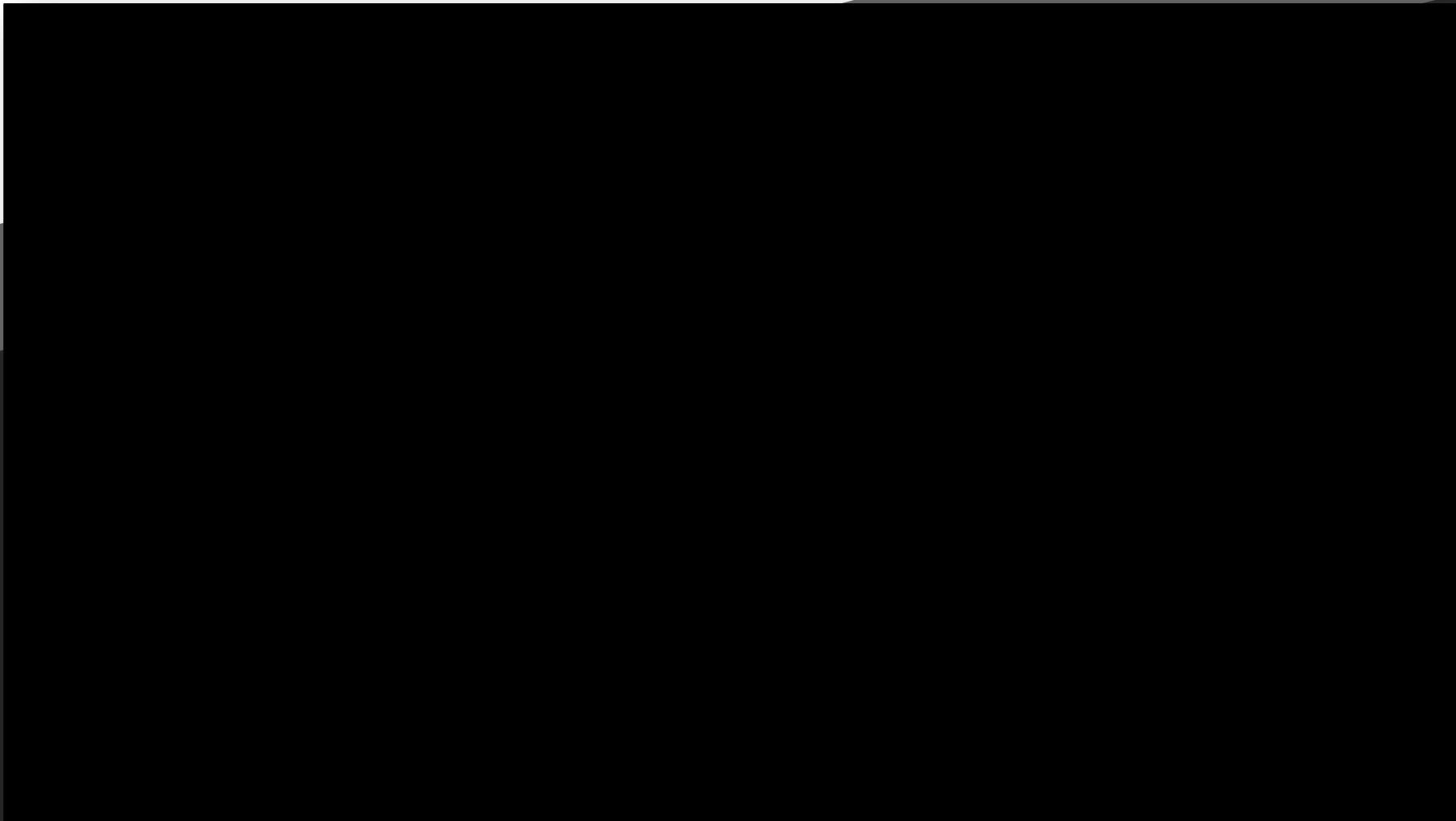
CLEARCUT
BUILDING SOLUTIONS

Clearcut Contact Information

Woods Cross, UT | 801-394-3242
|info@clearcututah.com



Why Clearcut Building Solutions?



Who is Clearcut?

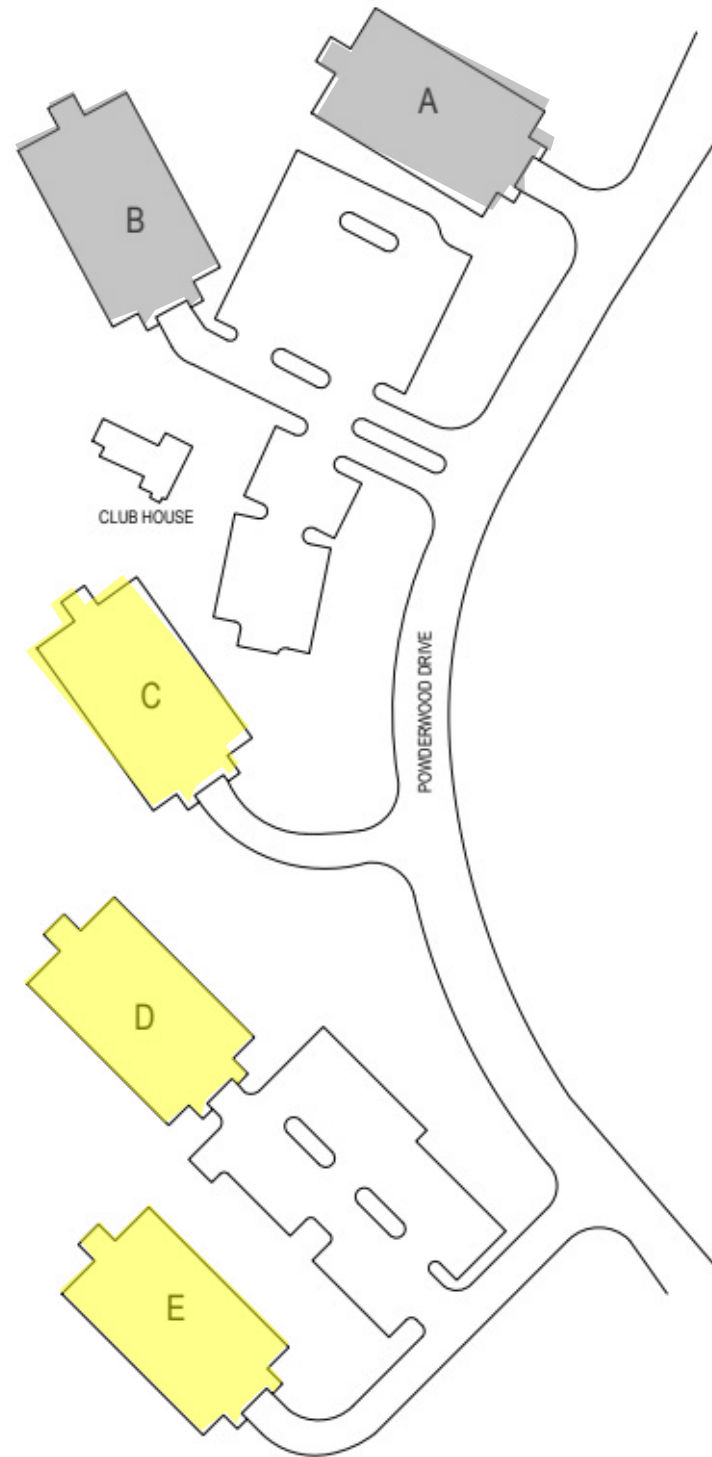
- Clearcut specializes in HOA, multifamily construction defect. We take pride in what we do, and we provide solutions to complex issues that arise in HOA and multifamily communities.
- We support HOAs and Multifamily owners in finding long term solutions for their communities.
- We are not just a contractor. We believe in building science, and we seek to improve building performance throughout the expected service life.
- We self perform all waterproofing details. We do not subcontract our waterproofing so that we can control the vital details that protect a building.
- This means we strive to improve the way buildings are constructed and maintained to ensure a long building life and that all building components are a part of a larger uniformed system that ensure proper waterproofing and building ventilation.
- We are a General Contractor Licensed for the State of Utah. B-100 GC License # 10324070-5501



Crestview Tentative Schedule

Phase 2

- Spring 2024-Fall 2024

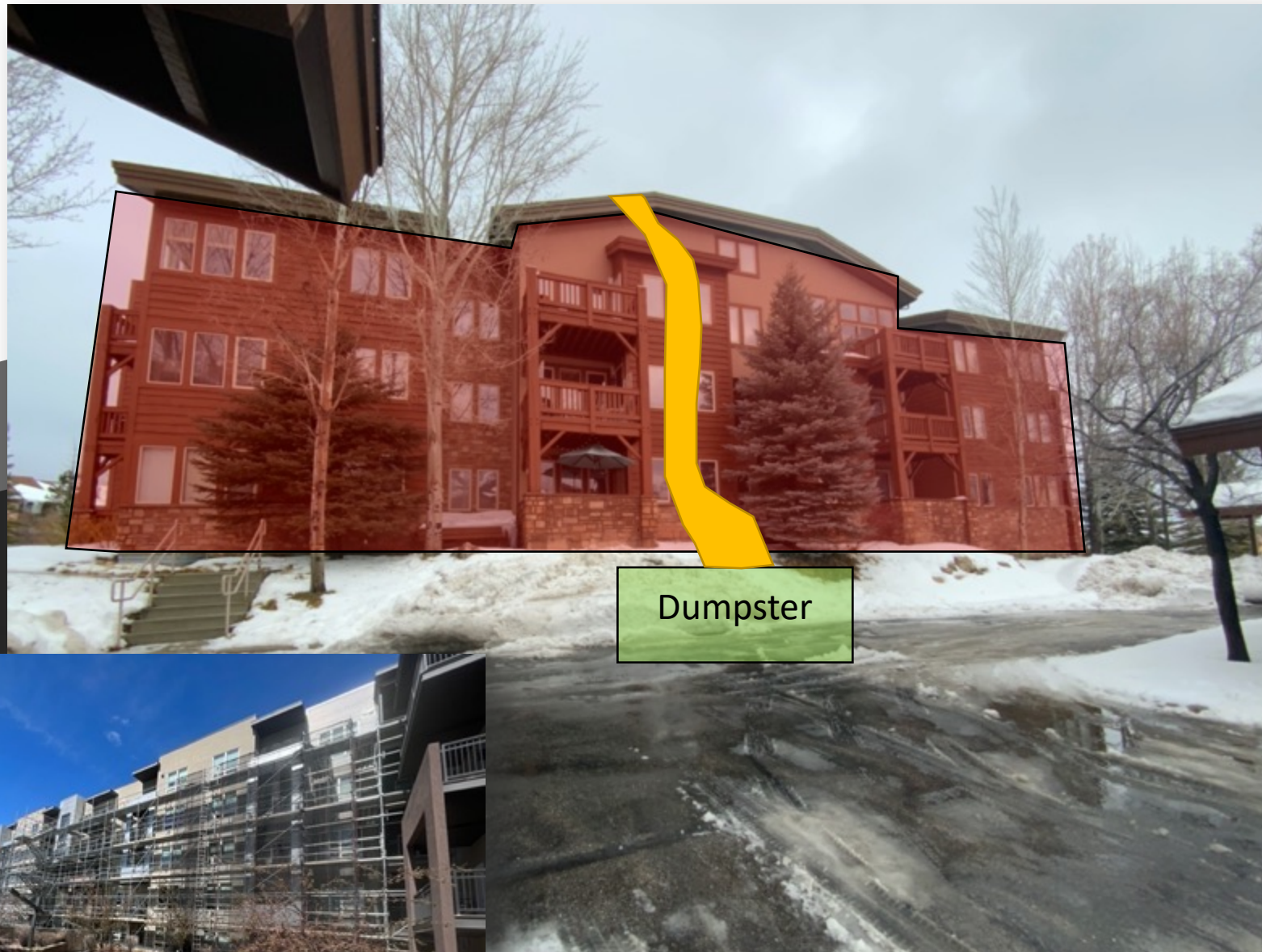


Phase 1

- Spring 2023-Fall 2023






What the project will look like



Communication

Bi-Weekly construction updates will be sent out.
In addition, any notices will be posted on doors and on the community portal.

****For after hour issues or work-related emergencies please call our 24/7 Phone Line (801) 394-3242 and someone from Clearcut will be informed.**

<div data-bbox="672 1039 764 1103">  <p>CLEARCUT</p> </div> <div data-bbox="1136 1052 1200 1068"> <p>05/19/2022</p> </div> <div data-bbox="863 1122 1047 1151"> <p>Updated Schedule</p> </div> <div data-bbox="825 1174 1087 1290"> <p>March 14th- July 29th Stage 2 April 18th- August 26th Stage 3 September 7th- December 13th Stage 4 September 16th- February 2nd</p> </div> <div data-bbox="703 1302 1182 1673">  </div> <div data-bbox="710 1688 1141 1746"> <p>** (Please see what units are in each stage below.) ** The schedule for owners located in stage 3 and stage 4 has changed</p> </div>	<div data-bbox="1296 1039 1398 1108">  <p>CLEARCUT</p> </div> <div data-bbox="1811 1052 1880 1072"> <p>4/20/2022</p> </div> <div data-bbox="1490 1134 1727 1161"> <p>Attention Homeowners</p> </div> <div data-bbox="1337 1209 1880 1317"> <p>** Stage 2 demolition is about to commence (Please see the map attached below.) During demolition, dust is created and can enter your units through small cracks around doors. Therefore, we recommend closing windows and putting blue painter's tape around the door to limit the amount of dust that could potentially enter your units during the demolition stage.</p> </div> <div data-bbox="1337 1325 1880 1406"> <p>PLEASE—Homeowners located in stages 2 need to immediately remove all items from deck balconies. (Please see the map below for reference) Demolition of deck balconies are about to commence, and all items need to be removed from balconies located in stage 2.</p> </div> <div data-bbox="1337 1412 1862 1454"> <p>We apologize for the inconvenience. Clearcut Building Solutions cannot be held liable for damages to items left in these areas.</p> </div> <div data-bbox="1337 1462 1875 1564"> <p>Scaffolding has begun to be set up around your building. Demolition (removing exterior cladding materials/ old deck materials) will start soon on stage 2. Help keep children and others off and away from the scaffolding and balconies. Clearcut Building Solutions cannot be held liable for damage or injuries caused by unauthorized use of scaffolding or people in demolition areas.</p> </div> <div data-bbox="1337 1568 1567 1611"> <p>We appreciate your help! Thanks Team Clearcut</p> </div>
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How will this project impact me?

- Please stay off decks (homeowners, renters, kids, pets, visitors, etc.) during construction.
- You don't have to be home during construction.
- Containment walls will be set up in your units to prevent dust or debris from entering your units.
- No access will be allowed to decks until scaffolding has been removed due to safety reasons.
- Multiple buildings and will be worked on at a time.



Crestview

Interior Repair Protocol


During the construction project we will be replacing windows.

During window installment, we will occasionally step into your unit through the window opening. We will do our best to wear booties if we need to step into your home. We do not need a key or access to your home/unit for this task, and you do NOT need to be home for this. If you would prefer to be home while we install new windows, you are welcome to do so.

As it gets closer to new windows being installed on your building or unit, we will be posting notices to inform you of dates. Please contact us at that time if you would prefer to be home when your new windows are installed, so that we can coordinate scheduling with you. If we need to do any cutting, or if the window opening is going to be left open for any amount of time, we will install plastic to prevent construction dust or debris from entering your home. We will never remove windows without having the new window installed before leaving for the day. All blinds and shutters must be removed prior to window installation to avoid damage. Removal of blinds is the responsibility of the homeowner or tenant.



Roofing Product



SURESTART[™] Plus

CertainTeed

SureStart[™]

Strong protection in the early years

Upgraded 130 mph Wind Warranty Available*
Extended Transferable Coverage¹

	3 STAR Coverage	4 STAR Coverage	5 STAR Coverage
Lifetime Shingles	20 years	30 years ²	50 years ³
Non-Prorated Coverage	✓	✓	✓
Materials & Labor	✓	✓	✓
Tear-off	✓	✓	✓
Original Workmanship	✓	✓	✓

NOTE: 48" x 16" and 48" x 24" and Palmetto shingles carry 10 years with 3-STAR, 20 years with 4-STAR and 50 years with 5-STAR coverage including the business as indicated above.

SureStart[™] PLUS extends the duration and coverage of standard SureStart protection for the installed CertainTeed roofing products. For all other warranty features refer to CertainTeed's Limited Asphalt Shingle Warranty in place of the time your shingles were installed (obtain a copy by calling 800-782-8777 or visit www.certainteed.com).

* 130 mph wind warranty available on Shingle products when specific application methods are used.

1. Fully transferable for 10 years with 3-STAR Coverage, 10 years with 4-STAR Coverage, and 10 years with 5-STAR Coverage; refer to CertainTeed's limited warranty for details on transfer.

2. Applies to single-family detached houses. Duration for all other types of structures is limited to 20 years.

3. Applies to single-family detached houses. Duration for all other types of structures is limited to 20 years.

4. Workmanship is covered for 20 years.

Flat Roof Systems: If a CertainTeed FlatRoof[®] roof system is part of the job, up to 10 squares will be covered for 10, 15 or 20 years depending upon the specific system installed.

• FlatRoof[®] SA 2-ply system (membrane and cap sheet) for 10 years
• FlatRoof[®] SA 2-ply system (membrane, plysheet and cap sheet) for 10 years
• FlatRoof[®] SA 2-ply system (membrane, plysheet and cap sheet) for 20 years
Refer to the Commercial Systems Specifications Manual for all other FlatRoof systems.


Why only CertainTeed gives you the confidence of SureStart and SureStart PLUS.

We can offer this extensive coverage because all CertainTeed roofing products are crafted with quality materials, advanced manufacturing methods and a standard of excellence. That means problems rarely occur.

But just in case a defect arises during the critical early years, CertainTeed protects you with SureStart or SureStart PLUS as follows:

- Coverage of 100% of the cost of shingles to repair or replace defective shingles
- Coverage of the cost of labor to repair the defective shingles or apply new shingles to replace defective shingles
- Non-prorated coverage throughout SureStart or SureStart PLUS protection periods.
- Transferable from the original property owner/contractor to the first subsequent owner.
- See the Limited Asphalt Shingle Warranty for details.

Learn more at: certainteed.com/roofing



ASK ABOUT ALL OF OUR OTHER CERTAINTEED PRODUCTS AND SYSTEMS:

ROOFING • SIDING • TRIM

CEILING • FLOORING • FENCE

SUPPLY • INSTALLATION

Professional: 800-782-8777

Consumer: 800-782-8777

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The CertainTeed Shingle Warranty that gives you coverage when you need it most.

Only CertainTeed enhances your shingle warranty with the total assurance of SureStart[™]

CertainTeed offers a full line of shingles with warranty durations ranging from 20 years to lifetime limited for your assurance over the long term. Yet CertainTeed's exclusive SureStart[™] protection offers even more. SureStart provides the best coverage you can get in the vital early years after your new roof has been installed. Here's how SureStart is different from any other coverage. In case of manufacturing defects in CertainTeed shingles during the applicable period, SureStart protection covers...

100% of materials

All shingles required to repair or replace the defective product will be provided free. No exceptions.

100% of labor

All labor required to repair defective shingles or apply new shingles to replace the defective shingles will be paid by CertainTeed, based on local fair market value for labor. Costs of flashings, metal work, tear-off and disposal are included for Grand Manor[®], Carriage House[®], Belmont[®], Belmont[®] (Impact Resistant), Arcadia Shale[®], Presidential Shale[®] TL (IR AR), Landmark[®] TL (IR AR), Presidential Shale[®] (IR AR), Presidential Shale[®] TL (IR AR), Presidential Shale[®] (Impact Resistant), Highland Stone[®], Highland Stone[®] (Impact Resistant), Landmark[®] Premium, NorthGate[®], Landmark[®] Pro and Landmark Solari[®].

Without generating the cost

Replacement coverage of material and labor is not prorated or otherwise reduced during the applicable SureStart period. The SureStart terms are effective for 3, 5 or 10 years based on the shingle (see SureStart chart).

And SureStart protection can be transferred:

The CertainTeed warranty with SureStart protection can be transferred from the original contractor to the subsequent property owner during the SureStart period for the remaining duration of the warranty.

SureStart PLUS Extended Warranty Protection for added peace of mind

When you choose an Integrity Roof System[™] installed by a contractor who holds advanced credentials from CertainTeed, you have the opportunity to obtain additional levels of SureStart coverage. The chart on the back shows the benefits of each warranty extension option.

How can we help?

For additional information or to locate a contractor with CertainTeed credentials, call CertainTeed at 800-782-8777 or visit our website at www.certainteed.com.

SureStart coverage details

Product	Warranty Period	Transferable Period
Grand Manor [®]	Lifetime ⁴	10 years
Carriage House [®]	Lifetime ⁴	10 years
Arcadia Shale [®]	Lifetime ⁴	10 years
Presidential Shale [®] TL (IR AR)	Lifetime ⁴	10 years
Presidential Shale [®]	Lifetime ⁴	10 years
Presidential Shale [®] (IR AR)	Lifetime ⁴	10 years
Belmont [®] (IR Impact Resistant) ⁵	Lifetime ⁴	10 years
Landmark [®] TL (IR AR)	Lifetime ⁴	10 years
Landmark [®] Premium (IR AR)	Lifetime ⁴	10 years
NorthGate [®]	Lifetime ⁴	10 years
Landmark [®] Pro/Architectural ⁶	Lifetime ⁴	10 years
Highland Stone [®] (IR Impact Resistant) ⁵	Lifetime ⁴	10 years
Landmark Solari [®]	Lifetime ⁴	10 years
Landmark [®] (IR AR)	Lifetime ⁴	10 years
Landmark [®] (IR Impact Resistant) ⁵	Lifetime ⁴	10 years
Belmont [®]	10 years	10 years
ST [®] (Impact Resistant) ⁵	10 years	10 years
ST [®] (IR AR)	10 years	10 years
CT [®] all	10 years	10 years

4. The Lifetime Warranty period is only available in individual homeowners. The warranty period for these shingles installed on properties not meeting individual homeowners as their residence is limited to 10 years and the transfer period is 10 years following the installation of the shingle. Roof tear-off, underlayment, decking and structural repairs, including those required in replacement, are covered as indicated by the limited warranty. Transferable warranty coverage during the SureStart period is subject to a 10-year warranty period and certain other "Transferable During the SureStart Period" for details.

5. The Lifetime Warranty period is only available in individual homeowners. The warranty period for these shingles installed on properties not meeting individual homeowners as their residence is limited to 10 years and the transfer period is 10 years following the installation of the shingle. Transferable warranty coverage during the SureStart period is subject to a 10-year warranty period and certain other "Transferable During the SureStart Period" for details.

6. CertainTeed's Landmark[®] Pro, Architectural and Impact Resistant (IR) versions of "Landmark[®] Pro/Architectural", "Belmont[®]", "Highland Stone[®]" and "ST[®]" shingles comply with UL 2218 Impact Resistance of Polypropylene Roof Covering Materials and criteria at time of manufacture.

Nail Base Venting

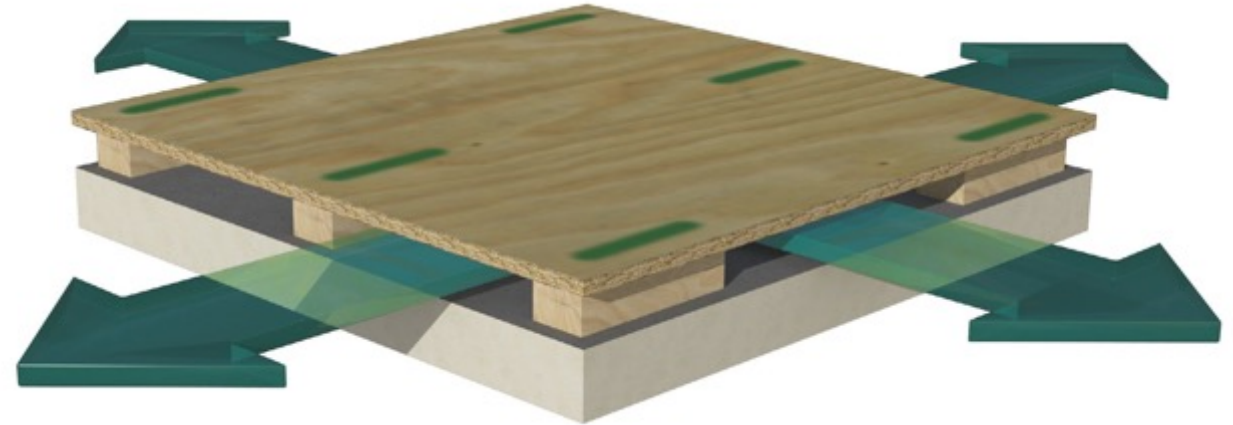


Photo: Building Science Corporation



Windows

Pella® 250 Series VINYL



Innovative and enhanced security and privacy features for your customers peace of mind.

Double-Hung



ENHANCED SECURITY AND PRIVACY

Give your customers more peace of mind with innovative security and privacy features. Double- and single-hung windows are designed with an interlocking checkrail, steel hardware reinforcement and a unique anti-jar sill. Sliding patio doors feature an integrated footbolt, tamper prevention system and blinds-between-the-glass.

STRONGER FRAMES THAN ORDINARY VINYL

Pella's precision welding process creates more durable products that resist warping or twisting over time. Pella 250 Series window frames are 52% stronger than ordinary vinyl.¹

PELLA'S FADE-RESISTANT VINYL FORMULA

Pella 250 Series is made of high-grade vinyl that resists yellowing and never needs painting. The solid color throughout the vinyl keeps minor dings and scratches virtually invisible. Solid-color frames are available in White, Almond and Fossil.

EXCLUSIVE WEATHER PROTECTION SYSTEM

Protect your home with our exclusive weather repel system on single- and double-hung windows. It has three points of protection to channel water away from the home – including triple weatherstripping.

ENERGY STAR® MOST EFFICIENT 2022 WINDOW²

Upgraded triple-pane glass windows are on average 62% more energy efficient than single-pane windows.³ Pella 250 Series offers products that have been awarded the ENERGY STAR Most Efficient Mark in 2022.²

DURABLE EXTERIOR FINISHES

Dual-color frame options offer white interiors with a choice of beautiful DuraColor™ exterior finishes that exceed industry requirements for fade resistance.⁴

FREE-FORM MULLING CAPABILITIES

Create a large or unique combination for your project by mulling standard and custom-sized windows together. Combinations are factory-mulled and arrive ready for installation.⁵

OPTIONAL PERFORMANCE ENHANCEMENTS

Increase energy performance and structural strength with optional performance enhancements such as foam insulation and steel reinforcement.

ADDITIONAL FEATURES AND OPTIONS

We have the features and options that fit most any project. Choose from multiple frame types, dual- and triple-pane glazing, several grille options and a full lineup of window & patio door styles.

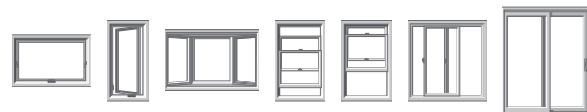
LIMITED LIFETIME WARRANTY

Pella products are backed by some of the strongest warranties in the business. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

TESTING BEYOND REQUIREMENTS

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

AVAILABLE IN THESE WINDOW & PATIO DOOR STYLES:



Special shapes also available.

See back cover for disclosures.



Decks

- New decks are going to be installed with aluminum guardrails.
- New Trex decking will be installed
- New beams, columns, guardrails, and joists.



Locations for AC units for 1st and 2nd floor

- Wall penetrations will be added during construction for homeowners on the 1st and 2nd floors to have the **option** to add AC units. They will be located in the alcoves (pictured here).





Warranty

- 10-year warranty for full strip and reclad projects that follow all manufactures guidelines and maintenance schedule.

MAINTENANCE SCHEDULE

Finishes and materials replaced by Clearcut Exterior Building Solutions during exterior building repairs:

Stucco	Inspect yearly for cracks, damage, separations, and dynamic joints. Resurface/re-finish coat every 15-20 years. *Never paint stucco.
Stucco Cracking	Stucco cracking 1/8" or wider should be repaired, not sealed.
Hardie Siding	Repaint every 5-7 years. Inspect caulking on a yearly basis.

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info@clearcututah.com



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Stone Cladding	Inspect periodically for loose or missing stones. Seal stone and grout every 5-7 years.
Exterior Caulking	Remove and replace exterior caulking every 10 years. Inspect caulking on a yearly basis, adding caulking as needed.
Deck Coatings	Recoat deck surfaces every 7-8 years. *Area rugs and door mats on deck surfaces WILL VOID the deck coating warranty.
Deck Railings	Refinish deck railings every 10 years or as needed. Inspect deck railings for loose hardware on a yearly basis.
Deck Misc.	Be sure to keep all deck diverter/kickout flashings free and clear of debris.
Gutters and Downspouts	Gutters need to be cleaned out and maintained every September, November, and April.
Garage Walkout Handrail and Railings	Refinish every 8-10 years or as needed.

This is a big project that is going to improve your building. We look forward to working with you throughout this year. We will do our best to communicate every step of the way. If you have additional questions, you can reach out to info@clearcututah.com

Thank you,

Your Clearcut Team

Craig Munford (*President*)

Cody Barrows (*General Manager*)

Felipe Quintana (*Project Superintendent*)

Tyson Anderson (*Project Manager*)