

ARCHITECT'S FIELD REPORT

049A

PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	5/9/11
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CONDITIONS			
DATE	5/7/11	TIME	1:45 pm
WEATHER	Sunny	TEMP	67 deg

WORK OBSERVED
Phase II – Roof Audit, Existing Conditions Units 1 through 8

COMMENTS & OBSERVATIONS	
<p>Unit 1 - EPDM <i>Positive Drainage:</i> No <i>Membrane Condition:</i> <u>Detached</u> <i>Substrate Condition:</i> <u>Water-logged; soft</u> <i>Seam Condition:</i> Intact <i>Existing Patches:</i> (3) Intact <i>Penetrations/Holes:</i> None <i>Interior Damage:</i> None noted</p> <p>Unit 2 - EPDM <i>Positive Drainage:</i> Yes; minor ponding <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> <u>Water-logged; soft</u> <i>Seam Condition:</i> Intact <i>Existing Patches:</i> None <i>Penetrations/Holes:</i> None noted <i>Interior Damage:</i> None noted</p> <p>Unit 3 - EPDM <i>Positive Drainage:</i> Yes <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> <u>Partially water-logged; soft</u> <i>Seam Condition:</i> <u>Not fully adhered</u> <i>Existing Patches:</i> None <i>Penetrations/Holes:</i> None noted <i>Interior Damage:</i> None noted</p> <p>Unit 4 – Bituminous Roof <i>Positive Drainage:</i> Yes, minor ponding <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> <u>Solid; no cant</u> <i>Seam Condition:</i> <u>Bubbling at heat seam</u> <i>Existing Patches:</i> None <i>Penetrations/Holes:</i> None noted <i>Interior Damage:</i> None noted</p>	<p>Unit 5 - EPDM <i>Positive Drainage:</i> Yes, minor ponding <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> <u>Partially water-logged; soft</u> <i>Seam Condition:</i> <u>Not fully adhered</u> <i>Existing Patches:</i> (1) in sidewall; intact <i>Penetrations/Holes:</i> None noted <i>Interior Damage:</i> Centerline west</p> <p>Unit 6 - EPDM <i>Positive Drainage:</i> <u>No</u>, ponding <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> <u>Uneven</u> <i>Seam Condition:</i> Intact <i>Existing Patches:</i> (1) construction patch; intact <i>Penetrations/Holes:</i> None noted. <i>Interior Damage:</i> Southeast corner.</p> <p>Unit 7 - EPDM <i>Positive Drainage:</i> Yes <i>Membrane Condition:</i> Detached <i>Substrate Condition:</i> <u>Very water-logged; soft</u> <i>Seam Condition:</i> Intact <i>Existing Patches:</i> (2) in sidewalls; intact <i>Penetrations/Holes:</i> (3) <u>around roof drain.</u> <i>Interior Damage:</i> None noted.</p> <p>Unit 8 - EPDM <i>Positive Drainage:</i> Yes <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> <u>Water-logged; soft</u> <i>Seam Condition:</i> Intact <i>Existing Patches:</i> None noted <i>Penetrations/Holes:</i> (1) <u>3' south of drain</u> <i>Interior Damage:</i> Northeast corner (?)</p>

**Unit 1
Photo 1**



Notes: Roof Photo #1.

**Unit 1
Photo 2**



Notes: Roof Photo #2.

**Unit 1
Photo 3**



Notes: Detail of overflow scupper on south parapet wall.

**Unit 1
Photo 4**



Notes: Detail of large patches south and southeast of drain.

**Unit 1
Photo 5**



Notes: Detail of large patch northeast of drain.

**Unit 1
Photo 6**



Notes: Detail of membrane condition – membrane is bubbling up and is not adhered to the substrate. Note dimple caused by pressure from pen.

**Unit 2
Photo 1**



Notes: Roof Photo #1.

**Unit 2
Photo 2**



Notes: Roof Photo #2.

**Unit 2
Photo 3**



Notes: Debris in roof drain. Roof drain diameter is approximately 1-1/2".

**Unit 2
Photo 4**



Notes: Detail of inside of roof drain.

**Unit 3
Photo 1**



Notes: Roof Photo #1.

**Unit 3
Photo 2**



Notes: Roof Photo #2.

**Unit 3
Photo 3**



Notes: Seam near overflow scupper not fully adhered.

**Unit 3
Photo 4**



Notes:

**Unit 4
Photo 1**



Notes: Roof Photo #1.

**Unit 4
Photo 2**



Notes: Roof Photo #2.

**Unit 5
Photo 1**



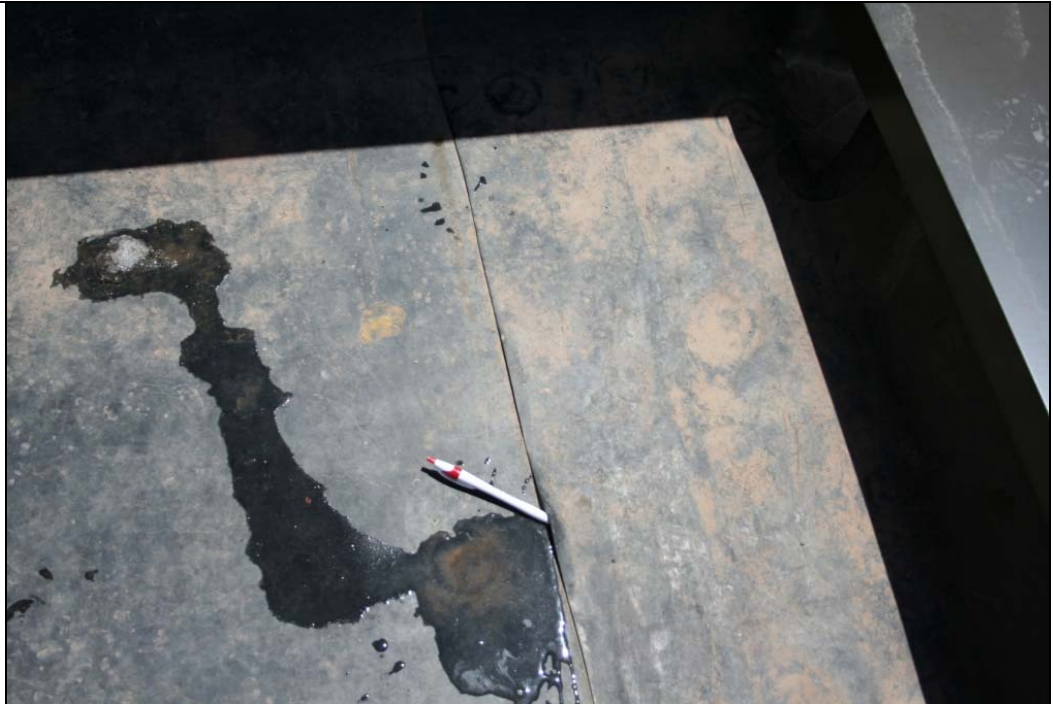
Notes: Roof Photo #1.

**Unit 5
Photo 2**



Notes: Roof Photo #2.

**Unit 5
Photo 3**



Notes: Seam not fully adhered. Standing water did not originate from seam.

**Unit 5
Photo 4**



Notes: Patch in southeast corner.

**Unit 5
Photo 5**



Notes: Northeast parapet cap.

**Unit 5
Photo 6**



Notes: CBL Interior Photo of drywall damage.

**Unit 6
Photo 1**



Notes: Roof Photo #1.

**Unit 6
Photo 2**



Notes: Roof Photo #2.

**Unit 6
Photo 3**



Notes: Construction patches at overflow scupper.

**Unit 6
Photo 4**



Notes: 1 screw located adjacent to drain. Removed.

**Unit 6
Photo 5**



Notes: CBL Interior Photo of drywall damage.

**Unit 7
Photo 1**



Notes: Roof Photo #1.

**Unit 7
Photo 2**



Notes: Roof Photo #2.

**Unit 7
Photo 3**



Notes: Hole #1 located north of drain.

**Unit 7
Photo 1**



Notes: Gash located west of drain.

**Unit 7
Photo 2**



Notes: Hole #2 located northeast of drain. Hole was previously sealed.

**Unit 7
Photo 3**



Notes: Location photo of holes and gash from previous photos.

**Unit 7
Photo 4**



Notes: Location photo of holes and gash from previous photos. Pen marks location of gash. Note saturated substrate discharges water.

**Unit 7
Photo 5**



Notes: Detail of gash. Substrate is saturated – pressure applied near penetration discharges water.

**Unit 7
Photo 6**



Notes: Construction seam in northeast corner.

**Unit 7
Photo 7**



Notes: Construction seam in southeast corner.

**Unit 8
Photo 1**



Notes: Roof Photo #1.

**Unit 8
Photo 2**



Notes: Roof Photo #2.

**Unit 8
Photo 3**



Notes: Location photo of hole 3' south of drain.

**Unit 8
Photo 4**



Notes: Detail of hole in membrane.

**Unit 8
Photo 5**



Notes: Detail of overflow scupper.

Unit 8
Photo 6



Notes: CBL Interior Photo of drywall damage.

END OF FIELD REPORT

ARCHITECT'S FIELD REPORT

049B

PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	5/9/11
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CONDITIONS			
DATE	5/7/11	TIME	1:00 pm
WEATHER	Sunny	TEMP	67 deg

WORK OBSERVED
Phase II – Roof Audit, Existing Conditions, Units 9 through 16

COMMENTS & OBSERVATIONS	
<p>Unit 9 - EPDM <i>Positive Drainage:</i> No <i>Membrane Condition:</i> Detached <i>Substrate Condition:</i> <u>Water-logged; soft</u> <i>Seam Condition:</i> Intact <i>Existing Patches:</i> None noted <i>Penetrations/Holes:</i> (1) <u>Gash in north parapet wall</u> <i>Interior Damage:</i> None noted</p> <p>Unit 10 - EPDM <i>Positive Drainage:</i> Yes <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> Solid underfoot <i>Seam Condition:</i> Intact (heat applied?) <i>Existing Patches:</i> (1) at scupper; intact <i>Penetrations/Holes:</i> None noted <i>Interior Damage:</i> None noted</p> <p>Unit 11 - EPDM <i>Positive Drainage:</i> Yes, minor ponding <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> <u>Water-logged; soft</u> <i>Seam Condition:</i> <u>Not fully adhered</u> <i>Existing Patches:</i> None noted <i>Penetrations/Holes:</i> (1) <u>Gash in south parapet wall</u> <i>Interior Damage:</i> None noted</p> <p>Unit 12 - EPDM <i>Positive Drainage:</i> Yes <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> <u>Partially water-logged; soft</u> <i>Seam Condition:</i> <u>Not fully adhered at scupper</u> <i>Existing Patches:</i> None noted <i>Penetrations/Holes:</i> None noted <i>Interior Damage:</i> Northeast corner (?)</p>	<p>Unit 13 - EPDM <i>Positive Drainage:</i> Yes <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> <u>Water-logged; soft</u> <i>Seam Condition:</i> <u>Not fully adhered, nw corner</u> <i>Existing Patches:</i> None noted <i>Penetrations/Holes:</i> None noted <i>Interior Damage:</i> None noted</p> <p>Unit 14 – Bituminous Roof <i>Positive Drainage:</i> Yes <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> Solid underfoot <i>Seam Condition:</i> Intact with cant strip <i>Existing Patches:</i> None noted <i>Penetrations/Holes:</i> None noted <i>Interior Damage:</i> <u>Yes, at nail head protrusion</u></p> <p>Unit 15 – Bituminous Roof <i>Positive Drainage:</i> Yes <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> Solid underfoot <i>Seam Condition:</i> Intact with cant strip <i>Existing Patches:</i> None noted <i>Penetrations/Holes:</i> None noted <i>Interior Damage:</i> None noted</p> <p>Unit 16 - EPDM <i>Positive Drainage:</i> Yes <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> <u>Water-logged; soft</u> <i>Seam Condition:</i> <u>Not fully adhered</u> <i>Existing Patches:</i> (1) south, center; intact <i>Penetrations/Holes:</i> None noted <i>Interior Damage:</i> <u>Yes, nail head protrusions</u></p>

**Unit 9
Photo 1**



Notes: Roof Photo #1.

**Unit 9
Photo 2**



Notes: Roof Photo #2.

**Unit 9
Photo 3**



Notes: Membrane is detached at the overflow scupper. Note membrane is no longer adhered to the substrate.

**Unit 9
Photo 4**



Notes: Gash in north parapet wall.

**Unit 10
Photo 1**



Notes: Roof Photo #1.

**Unit 10
Photo 2**



Notes: Roof Photo #2.

**Unit 10
Photo 3**



Notes: 2 patches located near overflow scupper.

**Unit 10
Photo 4**



Notes: Unknown seam construction along east portion of roof.

**Unit 11
Photo 1**



Notes: Roof Photo #1.

**Unit 11
Photo 2**



Notes: Roof Photo #2.

**Unit 11
Photo 3**



Notes: Roof Photo #3.

**Unit 11
Photo 4**



Notes: Gash at south parapet cap.

**Unit 11
Photo 5**



Notes: Seams not fully adhered.

**Unit 12
Photo 1**



Notes: Roof Photo #1.

**Unit 12
Photo 2**



Notes: Roof Photo #2.

**Unit 12
Photo 3**



Notes: Seams not fully adhered at overflow scupper.

**Unit 12
Photo 4**



Notes: CBL Interior photo showing drywall damage.

**Unit 13
Photo 1**



Notes: Roof Photo #1.

**Unit 13
Photo 2**



Notes: Roof Photo #2.

**Unit 13
Photo 3**



Notes: Seams not fully adhered at northwest corner.

**Unit 14
Photo 1**



Notes: Roof Photo #1.

**Unit 14
Photo 2**



Notes: Roof Photo #2.

**Unit 14
Photo 3**



Notes: CBL Interior photo of drywall damage.

**Unit 15
Photo 1**



Notes: Roof Photo #1.

**Unit 15
Photo 2**



Notes: Roof Photo #2.

**Unit 16
Photo 1**



Notes: Roof Photo #1.

**Unit 16
Photo 2**



Notes: Roof Photo #2.

**Unit 16
Photo 3**



Notes: Seam not fully adhered at overflow scupper.

**Unit 16
Photo 4**



Notes: Seam not fully adhered.

**Unit 16
Photo 5**



Notes: Patch located along south wall.

**Unit 16
Photo 6**



Notes: Seam not fully adhered.

**Unit 16
Photo 7**



Notes: Screw located on roof. Removed.

Unit 16
Photo 8



Notes: CBL Interior photo of nail heads protruding through drywall ceiling.

END OF FIELD REPORT

ARCHITECT'S FIELD REPORT

049C

PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	5/9/11
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CONDITIONS			
DATE	5/7/11	TIME	4:00 pm
WEATHER	Sunny	TEMP	68 deg

WORK OBSERVED
Phase II – Roof Audit, Existing Conditions, Units 17 through 24

COMMENTS & OBSERVATIONS	
<p>Unit 17 – EPDM <i>Positive Drainage:</i> Yes <i>Membrane Condition:</i> Attached, spill noted <i>Substrate Condition:</i> Solid underfoot <i>Seam Condition:</i> Intact with cant strip <i>Existing Patches:</i> Multiple at sidewalls; intact <i>Penetrations/Holes:</i> None noted <i>Interior Damage:</i> <u>Center, west</u></p> <p>Unit 18 – EPDM <i>Positive Drainage:</i> Yes <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> Uneven, solid underfoot <i>Seam Condition:</i> Intact <i>Existing Patches:</i> None noted <i>Penetrations/Holes:</i> None noted <i>Interior Damage:</i> <u>NE of drain, old</u></p> <p>Unit 19 - EPDM <i>Positive Drainage:</i> Yes, minor ponding <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> <u>Extremely water-logged</u> <i>Seam Condition:</i> Intact <i>Existing Patches:</i> None noted <i>Penetrations/Holes:</i> (1) staple SW of drain <i>Interior Damage:</i> <u>Damage centerline W (dark stain)</u></p> <p>Unit 20 – Bituminous Roof <i>Positive Drainage:</i> No, ponding, NE corner <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> Solid underfoot, no cant strip <i>Seam Condition:</i> <u>Bubbling at heat seams</u> <i>Existing Patches:</i> None noted <i>Penetrations/Holes:</i> (1) <u>gash 1'-4" N of S wall</u> <i>Interior Damage:</i> None noted</p>	<p>Unit 21 - EPDM <i>Positive Drainage:</i> Yes, minor ponding <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> <u>Extremely water-logged</u> <i>Seam Condition:</i> <u>Not fully adhered, south</u> <i>Existing Patches:</i> (2) SE corner; intact. <i>Penetrations/Holes:</i> (2) N and SW of drain <i>Interior Damage:</i> <u>NE corner</u></p> <p>Unit 22 - EPDM <i>Positive Drainage:</i> <u>No, ponding water</u> <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> <u>Extremely water-logged</u> <i>Seam Condition:</i> <u>Slightly loose</u>; otherwise intact <i>Existing Patches:</i> None noted <i>Penetrations/Holes:</i> (1) <u>hoe 1' NW of drain</u> <i>Interior Damage:</i> <u>Yes, location not specified</u></p> <p>Unit 23 – Bituminous Roof <i>Positive Drainage:</i> Yes <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> Solid, no cant strip <i>Seam Condition:</i> <u>Bubbling at heat seams</u> <i>Existing Patches:</i> (2) E and SE of drain; intact <i>Penetrations/Holes:</i> None noted <i>Interior Damage:</i> None noted</p> <p>Unit 24 - EPDM <i>Positive Drainage:</i> Yes <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> <u>Mostly solid; soft at edges</u> <i>Seam Condition:</i> Intact <i>Existing Patches:</i> None noted <i>Penetrations/Holes:</i> None noted <i>Interior Damage:</i> <u>Running E/W at centerline</u></p>

**Unit 17
Photo 1**



Notes: Roof Photo 1

**Unit 17
Photo 2**



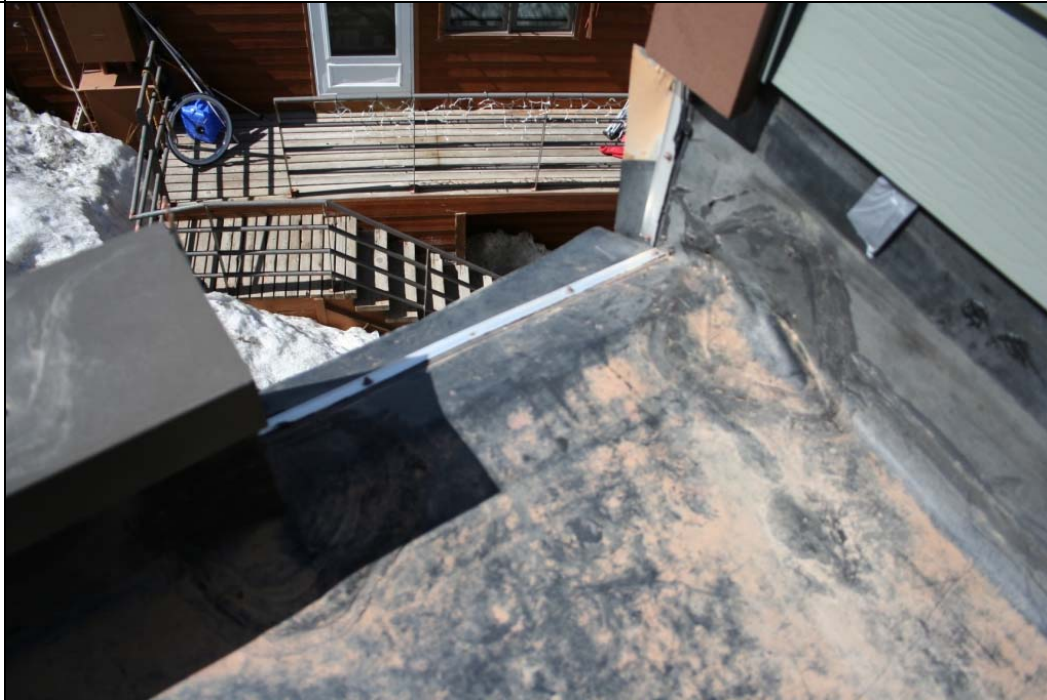
Notes: Roof Photo 2

**Unit 17
Photo 3**



Notes: Unidentified spill. Dry.

**Unit 17
Photo 4**



Notes: Overflow scupper detail.

**Unit 17
Photo 5**



Notes: Nail holes/penetrations have been sealed along the perimeter.

**Unit 17
Photo 6**



Notes: Nail holes/penetrations have been sealed along the perimeter.

**Unit 17
Photo 7**



Notes: CBL Interior photo of drywall damage. Damaged area has been removed.

**Unit 18
Photo 1**



Notes: Roof Photo #1

**Unit 18
Photo 2**



Notes: Roof Photo #2.

**Unit 18
Photo 3**



Notes: Construction debris and nail located in southeast corner. Nail removed.

**Unit 18
Photo 4**



Notes: Roof drain detail.

**Unit 18
Photo 5**



Notes: Debris and dirt removed from outside ring of roof drain.

**Unit 18
Photo 6**



Notes: Debris removed from ring of roof drain.

**Unit 18
Photo 7**



Notes: CBL Photo of interior drywall damage.

**Unit 19
Photo 1**



Notes: Roof Photo #1.

**Unit 19
Photo 2**



Notes: Roof Photo #2.

Unit 19
Photo 3



Notes: Staple has penetrated membrane southwest of roof drain.

Unit 19
Photo 4



Notes: Detail of staple from Photo 3.

**Unit 19
Photo 5**



Notes: Staple was removed. Saturated substrate discharges water when pressure was applied adjacent to the hole.

**Unit 19
Photo 6**



Notes: CBL Interior photo showing drywall damage.

**Unit 20
Photo 1**



Notes: Roof Photo #1.

**Unit 20
Photo 2**



Notes: Roof Photo #2.

**Unit 20
Photo 3**



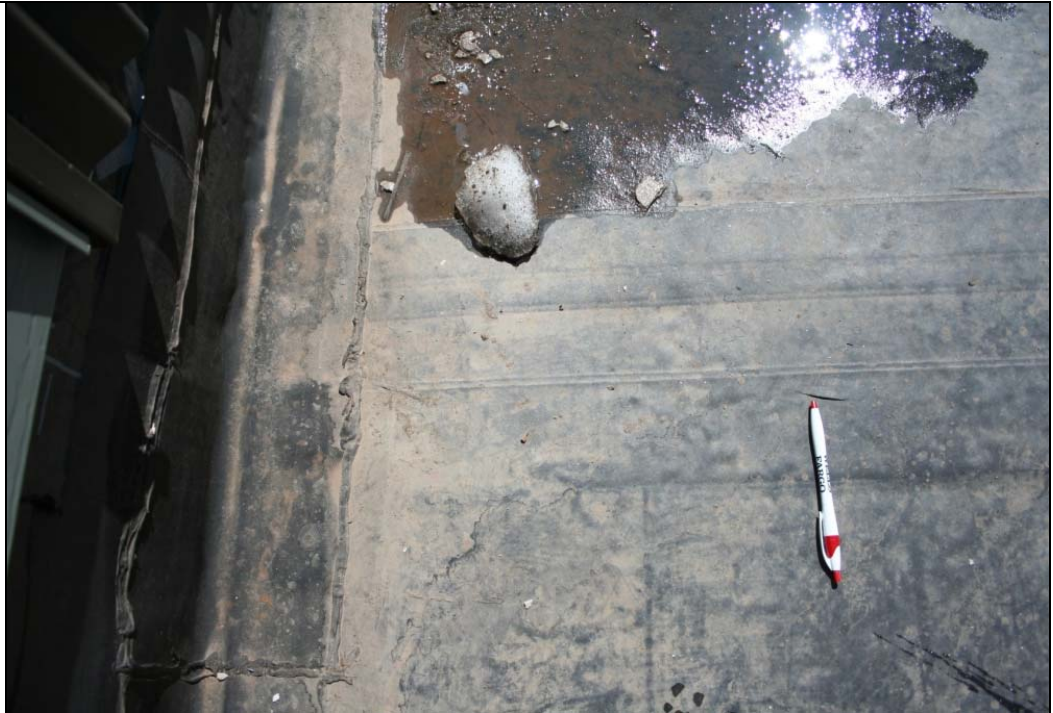
Notes: Debris located in southeast corner. Three nails were removed.

**Unit 20
Photo 4**



Notes: Additional nail located along the south wall. Removed.

**Unit 20
Photo 5**



Notes: Gash in membrane approximately 1'-4" north of the south wall.

**Unit 20
Photo 6**



Notes: Detail of gash in Photo 5. Measures approximately 1" long.

**Unit 20
Photo 7**



Notes: Bubbling in seam. Multiple locations.

**Unit 20
Photo 8**



Notes: Ponding water visible in northeast corner.

**Unit 20
Photo 9**



Notes: Bubble in seam visible against wall under window.

**Unit 21
Photo 1**



Notes: Roof Photo #1.

**Unit 21
Photo 2**



Notes: Roof Photo #2.

**Unit 21
Photo 3**



Notes: Hole in membrane approximately 4' southwest of roof drain.

**Unit 21
Photo 4**



Notes: Detail of hole in Photo 4. This hole appears to have been previously sealed. Water discharge from saturated substrate.

**Unit 21
Photo 5**



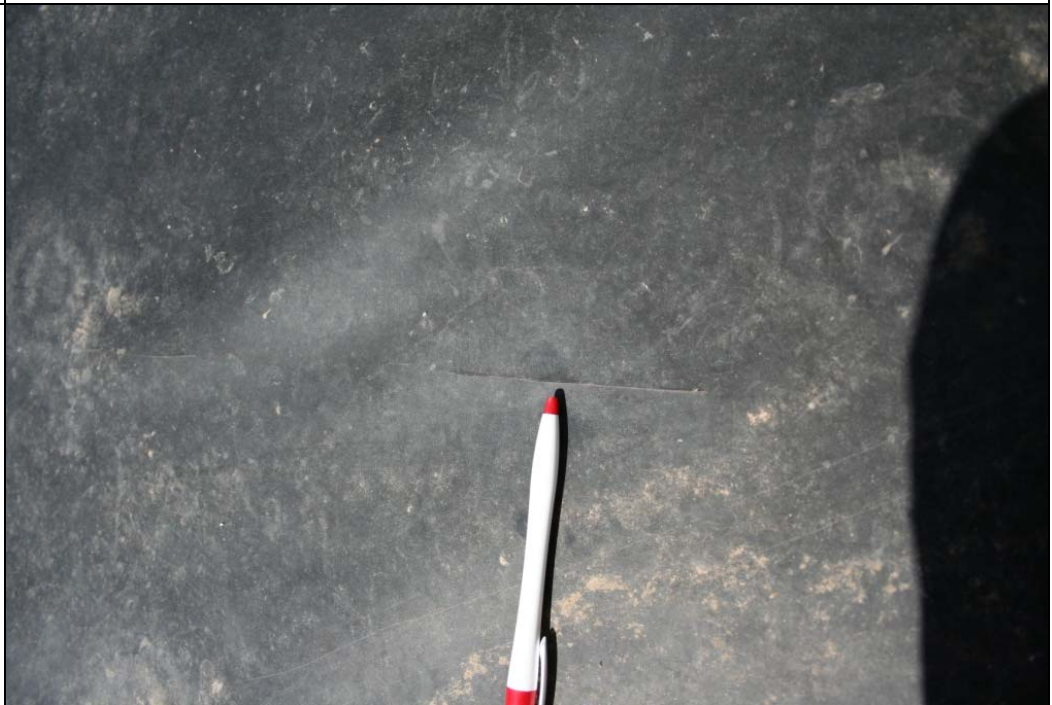
Notes: 2 patches located in the southeast corner.

**Unit 21
Photo 6**



Notes: Surface cut 1' north of roof drain. Cut does not penetrate the full depth of the membrane.

**Unit 21
Photo 7**



Notes: Detail of cut in Photo 6.

**Unit 21
Photo 8**



Notes: Pin hole in membrane approximately 4' north of roof drain.

**Unit 21
Photo 9**



Notes: Detail of pin hole in Photo 8.

**Unit 21
Photo 10**



Notes: Seam at north side of parapet cap not fully adhered.

**Unit 21
Photo 11**



Notes: CBL Interior photo showing drywall damage.

**Unit 22
Photo 1**



Notes: Roof Photo #1.

**Unit 22
Photo 2**



Notes: Roof Photo #2.

**Unit 22
Photo 3**



Notes: West seam at centerline not fully adhered.

**Unit 22
Photo 4**



Notes: Hole in membrane 1' northwest of drain. Water discharge is from saturated substrate.

**Unit 22
Photo 5**



Notes: CBL Interior photo of drywall damage.

**Unit 23
Photo 1**



Notes: Roof Photo #1.

**Unit 23
Photo 2**



Notes: Roof Photo #2.

**Unit 23
Photo 3**



Notes: Bubbling in seam in multiple locations.

**Unit 23
Photo 4**



Notes: Bubbling in seam in multiple locations.

**Unit 23
Photo 5**



Notes: Patch located southeast of drain.

**Unit 23
Photo 6**



Notes: Patch located southeast of drain.

**Unit 23
Photo 7**



Notes: Nail located in southeast corner. Removed.

**Unit 23
Photo 8**



Notes: Debris around perimeter of roof drain.

**Unit 24
Photo 1**



Notes: Roof Photo #1.

**Unit 24
Photo 2**



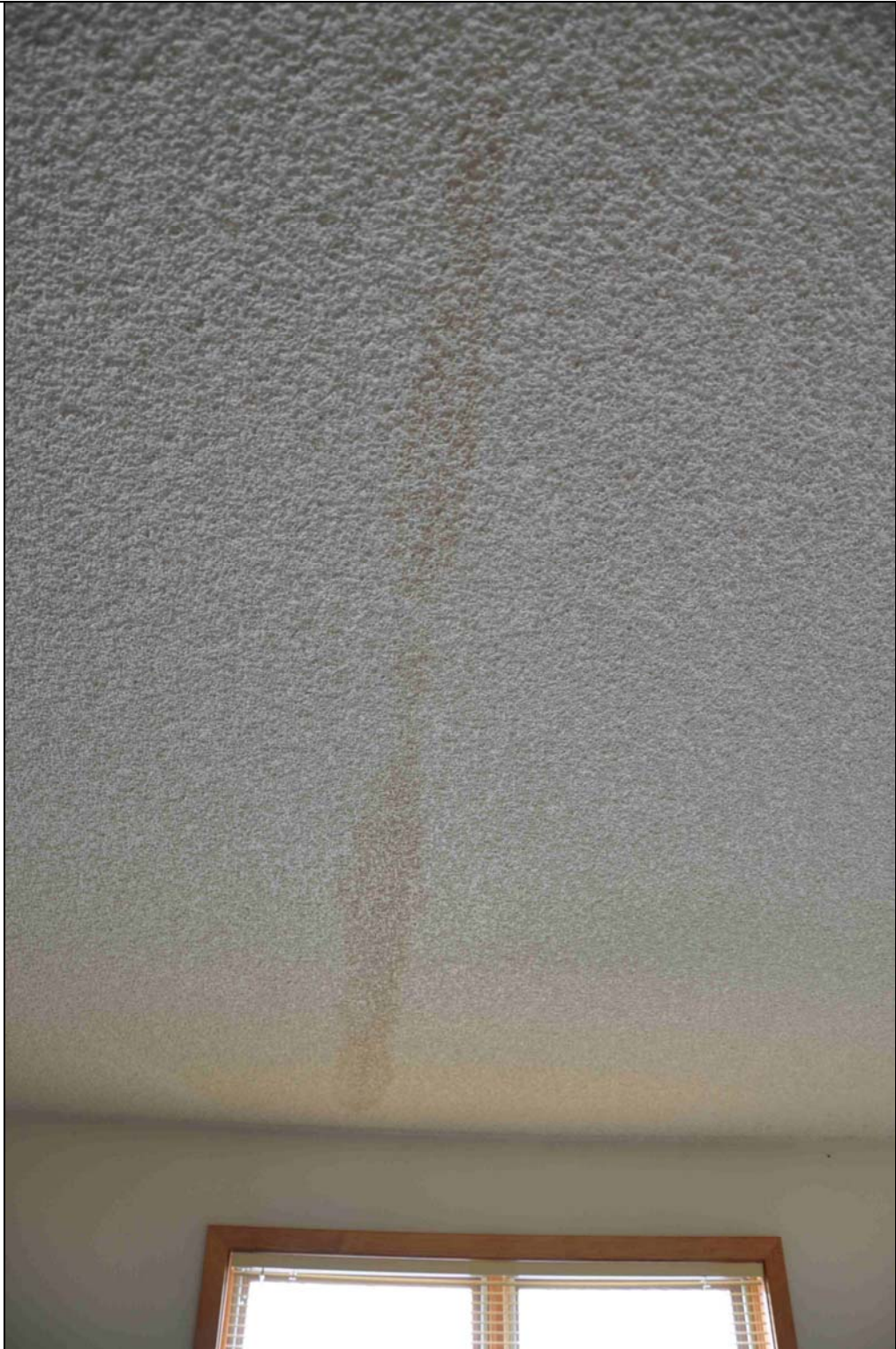
Notes: Roof Photo #2.

**Unit 24
Photo 3**



Notes: Detail of overflow scupper.

Unit 24
Photo 4



Notes: CBL Interior Photo of drywall damage.

ARCHITECT'S FIELD REPORT

049D

PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	5/9/11
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CONDITIONS			
DATE	5/7/11	TIME	3:15 pm
WEATHER	Sunny	TEMP	68 deg

WORK OBSERVED
Phase II – Roof Audit, Existing Conditions, Units 25 through 32

COMMENTS & OBSERVATIONS	
<p>Unit 25 – EPDM – POOR CONDITIONS <i>Positive Drainage:</i> <u>No, ponding water</u> <i>Membrane Condition:</i> <u>Detached</u> <i>Substrate Condition:</i> <u>Extremely water-logged</u> <i>Seam Condition:</i> <u>Loose near scupper</u> <i>Existing Patches:</i> (2) south of drain; intact <i>Penetrations/Holes:</i> None noted <i>Interior Damage:</i> <u>At wall, location not specified</u></p> <p>Unit 26 – EPDM – POOR CONDITIONS <i>Positive Drainage:</i> <u>No, ponding water</u> <i>Membrane Condition:</i> <u>Detached</u> <i>Substrate Condition:</i> <u>Extremely water-logged</u> <i>Seam Condition:</i> Intact <i>Existing Patches:</i> (3) west of drain; intact <i>Penetrations/Holes:</i> None noted <i>Interior Damage:</i> <u>At wall, location not specified</u></p> <p>Unit 27 – EPDM <i>Positive Drainage:</i> Yes, minor ponding <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> <u>Extremely water-logged</u> <i>Seam Condition:</i> Not adhered NW corner <i>Existing Patches:</i> (1) N of drain; not fully adhered <i>Penetrations/Holes:</i> None noted <i>Interior Damage:</i> <u>Old leak on W wall, S of window</u></p> <p>Unit 28 – EPDM – POOR CONDITIONS <i>Positive Drainage:</i> <u>No, ponding water NE corner</u> <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> <u>Extremely water-logged</u> <i>Seam Condition:</i> Intact <i>Existing Patches:</i> (1) at scupper; intact <i>Penetrations/Holes:</i> None noted <i>Interior Damage:</i> <u>Center, drywall removed</u></p>	<p>Unit 29 – EPDM <i>Positive Drainage:</i> Yes <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> Solid underfoot <i>Seam Condition:</i> Intact <i>Existing Patches:</i> (1) W wall; intact <i>Penetrations/Holes:</i> None noted <i>Interior Damage:</i> <u>Old leak running E/W</u></p> <p>Unit 30 – EPDM <i>Positive Drainage:</i> Yes <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> <u>Partially water-logged</u> <i>Seam Condition:</i> Intact; <u>parapet cap seam</u> <i>Existing Patches:</i> (1) possible at S wall <i>Penetrations/Holes:</i> None noted <i>Interior Damage:</i> None noted</p> <p>Unit 31 – EPDM <i>Positive Drainage:</i> Yes, minor ponding <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> <u>Extremely water-logged</u> <i>Seam Condition:</i> Intact <i>Existing Patches:</i> (1) SE of drain; intact <i>Penetrations/Holes:</i> (1) <u>2' NW of drain</u> <i>Interior Damage:</i> <u>Leak in SE corner</u></p> <p>Unit 32 – EPDM <i>Positive Drainage:</i> Yes, minor ponding <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> <u>Extremely water-logged</u> <i>Seam Condition:</i> Intact <i>Existing Patches:</i> (5) patches; intact <i>Penetrations/Holes:</i> None noted <i>Interior Damage:</i> <u>Leak centerline west wall</u></p>

**Unit 25
Photo 1**



Notes: Roof Photo #1

**Unit 25
Photo 2**



Notes: Roof Photo #2

**Unit 25
Photo 3**



Notes: Patches south of roof drain.

**Unit 25
Photo 4**



Notes: Detail of overflow scupper.

**Unit 25
Photo 5**



Notes: CBL Interior photo of drywall damage.

**Unit 26
Photo 1**



Notes: Roof Photo #1.

**Unit 26
Photo 2**



Notes: Roof Photo #2.

**Unit 6
Photo 3**



Notes: Debris located in southeast corner. 1 nail was removed.

**Unit 26
Photo 4**



Notes: 3 Patches located west of roof drain.

**Unit 26
Photo 5**



Notes: CBL Interior photo showing drywall damage.

**Unit 27
Photo 1**



Notes: Roof Photo #1.

**Unit 27
Photo 2**



Notes: Roof Photo #2.

Unit 27
Photo 3



Notes: Patch located 2'-6" north of roof drain. Edge of patch is not fully adhered.

Unit 27
Photo 4



Notes: Seam is not fully adhered in northwest corner.

**Unit 27
Photo 5**



Notes: CBL Interior photo showing drywall damage.

**Unit 28
Photo 1**



Notes: Roof Photo #1.

**Unit 28
Photo 2**



Notes: Roof Photo #2.

**Unit 28
Photo 3**



Notes: Patch located in southwest corner.

**Unit 28
Photo 4**



Notes: Ponding water in northeast corner. Rectangular area in corner approximately 3' by 4' (outline visible) is loose and unstable.

**Unit 28
Photo 5**



Notes: Detail of ponding water and area of loose substrate from Photo 4.

**Unit 28
Photo 6**



Notes: CBL Interior photo of drywall damage. Area of damaged drywall has been removed.

**Unit 29
Photo 1**



Notes: Roof Photo #1.

**Unit 29
Photo 2**



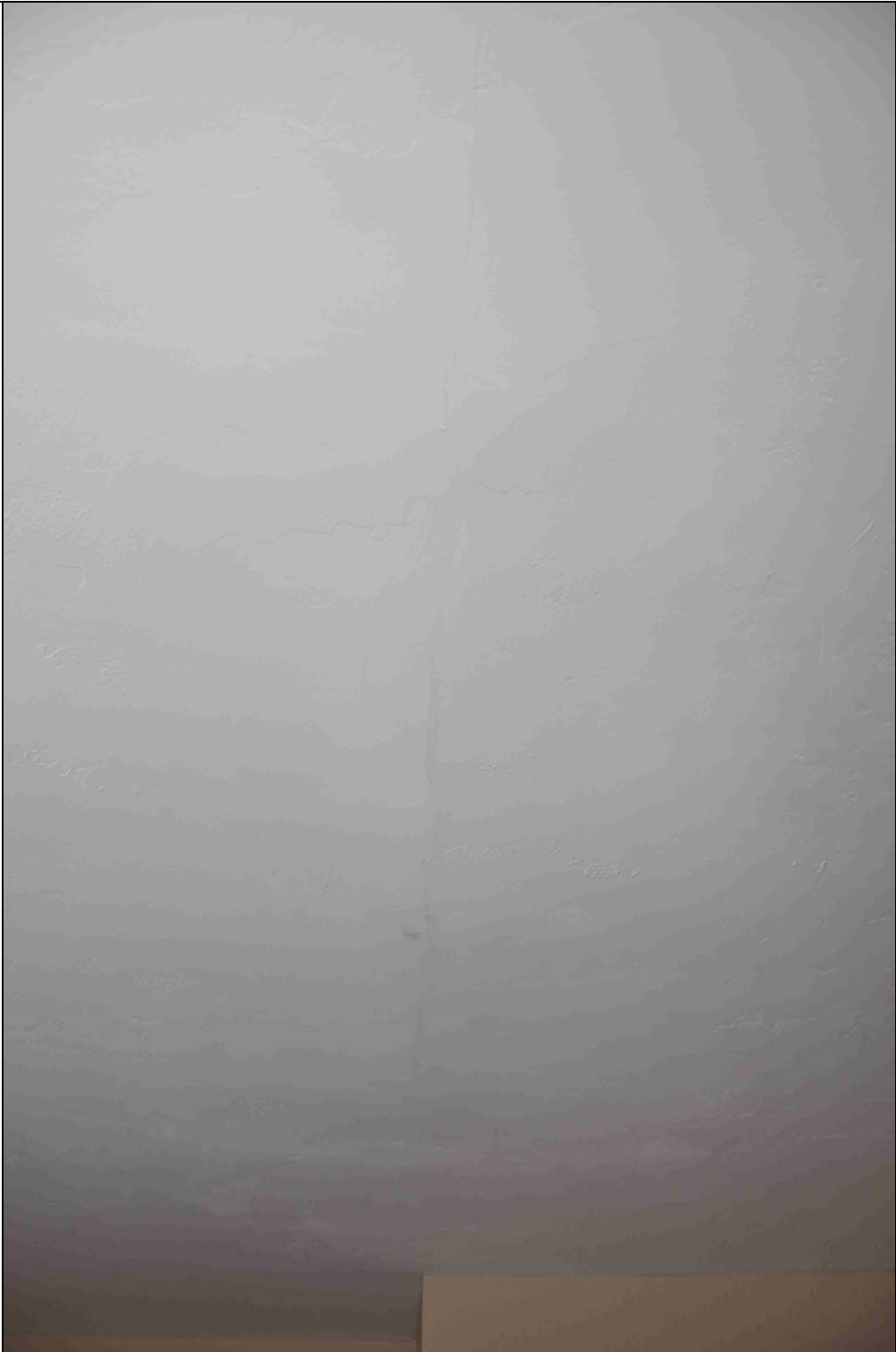
Notes: Roof Photo #2.

**Unit 29
Photo 3**



Notes: Patch located under west window.

Unit 29
Photo 4



Notes: CBL Interior photo showing drywall damage.

**Unit 30
Photo 1**



Notes: Roof Photo #1.

**Unit 30
Photo 2**



Notes: Roof Photo #2.

**Unit 30
Photo 3**



Notes: Location photo of sealant. It was not determined if this sealant covers a penetration.

**Unit 30
Photo 4**



Notes: Detail of sealant in Photo 3. This is most likely not a patch. Note minor construction debris. Removed.

**Unit 30
Photo 5**



Notes: North parapet cap. Membrane from Unit 29 laps over the top of the parapet cap. The edge of the membrane is not fully adhered.

**Unit 31
Photo 1**



Notes: Roof Photo #1.

**Unit 31
Photo 2**



Notes: Roof Photo #2.

**Unit 31
Photo 3**



Notes: 1 Patch southeast of roof drain.

**Unit 31
Photo 4**



Notes: 1 Hole approximately 2' northwest of roof drain. Water discharged from saturated substrate.

**Unit 31
Photo 5**



Notes: CBL Interior photo showing drywall damage.

**Unit 32
Photo 1**



Notes: Roof Photo #1.

**Unit 32
Photo 2**



Notes: Roof Photo #2.

**Unit 32
Photo 3**



Notes: Detail of overflow scupper and two patches.

**Unit 32
Photo 4**



Notes: Two additional patches just north of the roof drain.

**Unit 32
Photo 5**



Notes: Patch located in sidewall just underneath the west window.

**Unit 32
Photo 6**



Notes: CBL Interior photo showing drywall damage.

END OF FIELD REPORT

ARCHITECT'S FIELD REPORT

049E

PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	5/9/11
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CONDITIONS			
DATE	5/7/11	TIME	2:30 pm
WEATHER	Sunny	TEMP	67 deg

WORK OBSERVED
Phase II – Roof Audit, Existing Conditions, Units 33 through 40

COMMENTS & OBSERVATIONS	
<p>Unit 33 – Bituminous Roof <i>Positive Drainage:</i> Yes <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> Solid underfoot; cants <i>Seam Condition:</i> Intact <i>Existing Patches:</i> (1) NW corner; intact <i>Penetrations/Holes:</i> <u>Multiple nail heads protruding</u> <i>Interior Damage:</i> None noted</p> <p>Unit 34 – EPDM <i>Positive Drainage:</i> Yes, minor ponding <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> <u>Uneven (lumpy)</u> <i>Seam Condition:</i> Intact <i>Existing Patches:</i> (1) NE corner; intact <i>Penetrations/Holes:</i> (1) <u>NW corner</u> <i>Interior Damage:</i> <u>Leak center of room (light stain)</u></p> <p>Unit 35 – EPDM <i>Positive Drainage:</i> Yes <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> Solid underfoot <i>Seam Condition:</i> Intact <i>Existing Patches:</i> None noted <i>Penetrations/Holes:</i> None noted <i>Interior Damage:</i> <u>Leak center of room (light stain)</u></p> <p>Unit 36 – EPDM – POOR CONDITIONS <i>Positive Drainage:</i> No, water ponding <i>Membrane Condition:</i> <u>Detached</u> <i>Substrate Condition:</i> <u>Extremely water-logged</u> <i>Seam Condition:</i> Intact (parapet cap not adhered) <i>Existing Patches:</i> None noted <i>Penetrations/Holes:</i> (1) <u>NW corner (prior sealed)</u> <i>Interior Damage:</i> <u>Leaks in ceiling, location (?)</u></p>	<p>Unit 37 – EPDM <i>Positive Drainage:</i> Yes, slight ponding <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> <u>Water-logged; soft</u> <i>Seam Condition:</i> Intact (parapet not adhered) <i>Existing Patches:</i> (3) <u>W of drain; poor condition</u> <i>Penetrations/Holes:</i> None noted <i>Interior Damage:</i> <u>Leaks in corner & against wall</u></p> <p>Unit 38 – EPDM <i>Positive Drainage:</i> Yes <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> <u>Water-logged; soft</u> <i>Seam Condition:</i> <u>Not fully adhered</u> <i>Existing Patches:</i> None noted <i>Penetrations/Holes:</i> None noted <i>Interior Damage:</i> <u>Leak in SE corner of room</u></p> <p>Unit 39 – EPDM <i>Positive Drainage:</i> Yes <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> <u>Bouncy and uneven</u> <i>Seam Condition:</i> Intact <i>Existing Patches:</i> (2) <u>N&S at seam; intact</u> <i>Penetrations/Holes:</i> None noted <i>Interior Damage:</i> <u>East against wall</u></p> <p>Unit 40 – EPDM <i>Positive Drainage:</i> Yes, minor ponding <i>Membrane Condition:</i> Attached <i>Substrate Condition:</i> Solid underfoot <i>Seam Condition:</i> Not fully adhered <i>Existing Patches:</i> (1) <u>3'-6" N of drain; failing</u> <i>Penetrations/Holes:</i> None noted <i>Interior Damage:</i> <u>Leak in SE corner, old</u></p>

**Unit 33
Photo 1**



Notes:

**Unit 33
Photo 2**



Notes:

Unit 33
Photo 3



Notes: Glued patches and seams at southwest corner.

Unit 33
Photo 4



Notes: Glued seam at west centerline.

Unit 33
Photo 5



Notes: Glued patch at northwest corner.

Unit 33
Photo 6



Notes: Glued patches at northeast overflow scupper.

**Unit 33
Photo 7**



Notes: Nail head protruding southwest of drain.

**Unit 33
Photo 8**



Notes: Multiple nail heads protruding around perimeter of drain.

Unit 33
Photo 9



Notes: Nail heads protruding through membrane.

Unit 33
Photo 10



Notes: Detail of nail head protruding near overflow scupper.

**Unit 33
Photo 11**



Notes: Proximity photo of Photo 10.

**Unit 34
Photo 1**



Notes:

**Unit 34
Photo 2**



Notes:

**Unit 34
Photo 3**



Notes: Screw from construction project. Removed.

**Unit 34
Photo 4**



Notes: Existing patch in northeast corner.

**Unit 34
Photo 5**



Notes: Detail of Photo 4.

**Unit 34
Photo 6**



Notes: Hole in membrane, northwest corner.

**Unit 34
Photo 7**



Notes: Location photo of hole in Photo 6.

**Unit 34
Photo 8**



Notes: CBL Interior photo of drywall damage.

**Unit 35
Photo 1**



Notes:

**Unit 35
Photo 2**



Notes:

**Unit 35
Photo 3**



Notes: CBL Interior Photo of drywall damage.

**Unit 36
Photo 1**



Notes:

**Unit 36
Photo 2**



Notes:

**Unit 36
Photo 3**



Notes: Screw from previous construction project. Removed.

**Unit 36
Photo 4**



Notes: Hole in membrane, northwest corner.

**Unit 36
Photo 5**



Notes: Detail of hole in Photo 4.

**Unit 36
Photo 6**



Notes: Membrane is not adhered to substrate.

Unit 36
Photo 7



Notes: Membrane is not adhered to substrate.

Unit 36
Photo 8



Notes: Large gap in lapped membrane on north parapet cap. Not necessarily indicative of leak.

**Unit 36
Photo 9**



Notes: Hole in membrane in southwest corner. Area was previously sealed.

**Unit 36
Photo 10**



Notes: CBL Interior Photo of drywall damage.

**Unit 37
Photo 1**



Notes:

**Unit 37
Photo 2**



Notes:

**Unit 37
Photo 3**



Notes: Seam not fully adhered in south parapet cap.

**Unit 37
Photo 4**



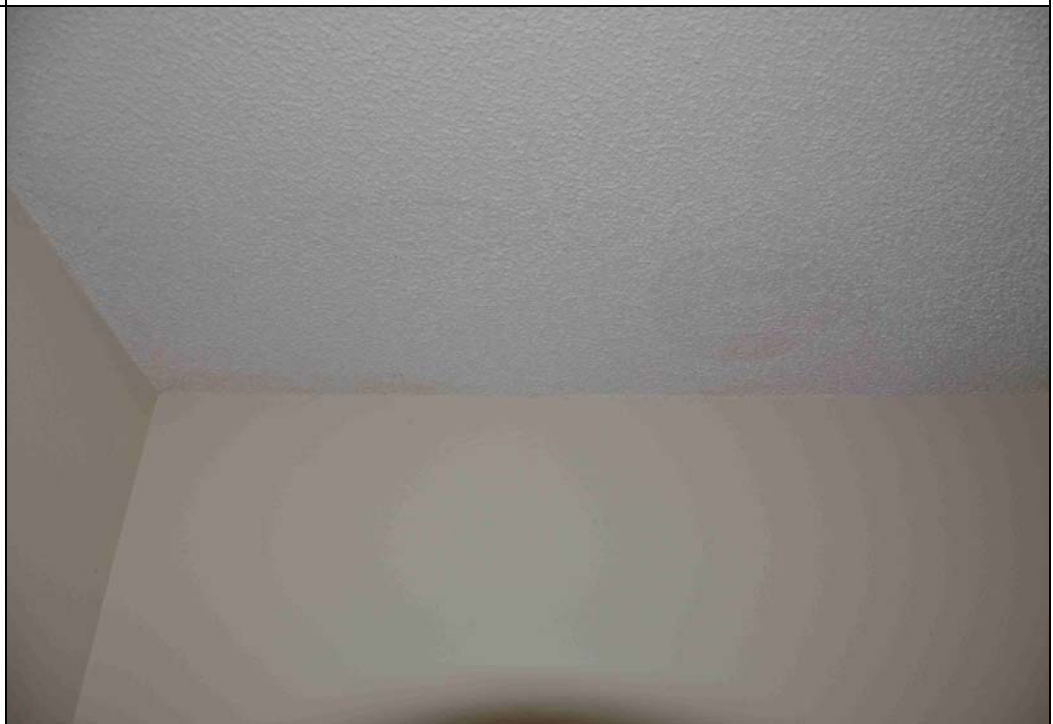
Notes: Lapped membrane at corner.

**Unit 37
Photo 5**



Notes: Sealed holes west of drain. Sealant is in poor condition.

**Unit 37
Photo 6**



Notes: CBL Interior Photo of drywall damage.

**Unit 38
Photo 1**



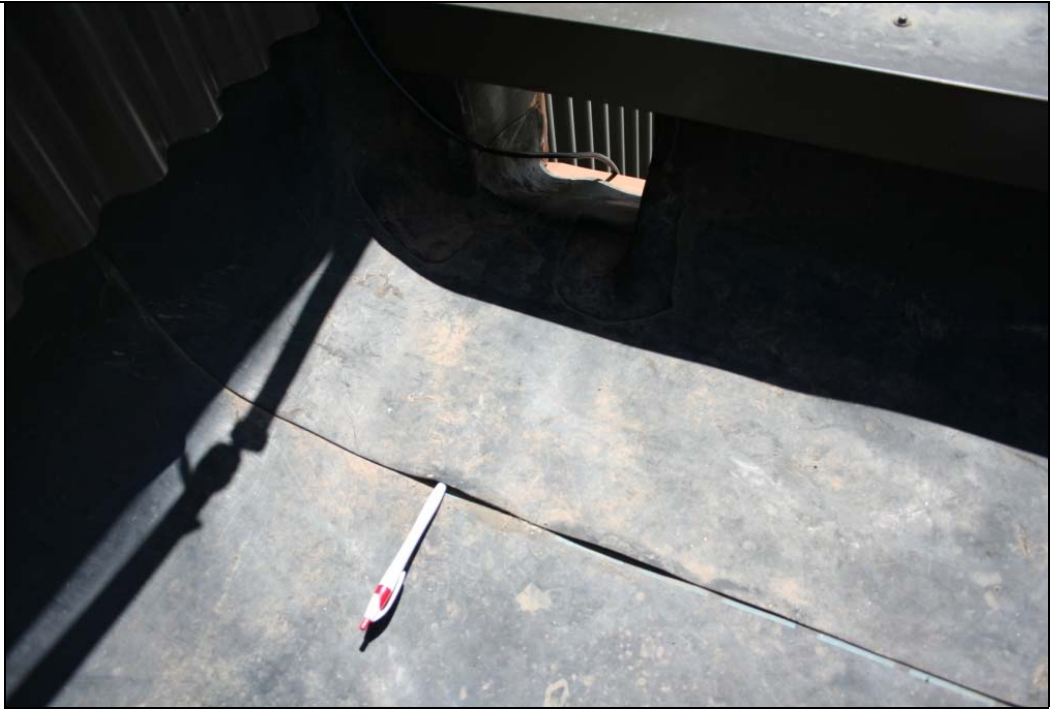
Notes:

**Unit 38
Photo 2**



Notes:

**Unit 38
Photo 3**



Notes: Seams not fully adhered at overflow scupper.

**Unit 38
Photo 4**



Notes: Corner seam not fully adhered at northeast corner.

**Unit 38
Photo 5**



Notes: CBL Interior Photo of drywall damage.

**Unit 39
Photo 1**



Notes:

Unit 39
Photo 2



Notes:

Unit 39
Photo 3



Notes: Seam patch at northwest corner.

**Unit 39
Photo 4**



Notes: Patch at seam on south parapet wall near overflow scupper.

**Unit 39
Photo 5**



Notes: CBL Interior Photo of drywall damage.

**Unit 40
Photo 1**



Notes:

**Unit 40
Photo 2**



Notes:

**Unit 40
Photo 3**



Notes: Overflow scupper detail.

**Unit 40
Photo 4**



Notes: West seam not fully adhered.

Unit 40
Photo 5



Notes: Hole 3-'6" north of drain.

Unit 40
Photo 6



Notes: Detail of Photo 5. Hole appears to have been previously fixed.

**Unit 40
Photo 7**



Notes: CBL Interior Photo of drywall damage.

END OF FIELD REPORT