

# ARCHITECT'S FIELD REPORT

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<b>PROJECT</b>	<b>Eagle's Nest Townhouses</b> 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	<b>DATE</b>	4/10/13
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CONDITIONS			
<b>DATE</b>	4/10/13	<b>TIME</b>	11:30 am
<b>WEATHER</b>	Clear, Melting Snow	<b>TEMP</b>	24 deg




WORK OBSERVED	
Phase IV Construction	
TRADES PRESENT	
Holgate Construction Co.	

PARTIES		
Ben White	Ben White Architecture	970-349-5378
Mick Holgate	Holgate Construction Co.	970-209-4449

COMMENTS & OBSERVATIONS
<ol style="list-style-type: none"> <li>1. Observed demolition work started on Units 19, 20, 21, 22, 23, &amp; 24.</li> <li>2. Observed degraded joist conditions on the 3<sup>rd</sup> Floor balcony of Unit 23.</li> <li>3. (6) Workers were on site, including Mick.</li> <li>4. The project has experienced <b>1 day weather delay</b> due to snowfall on 4/9/13.</li> <li>5. Investigated reports of water seepage in to the garage of Unit 20. A slight area of damp concrete was noted; no ponding water, excessive quantities of standing water, or apparent leaks in the garage door, garage door seal, garage door weather stripping or threshold were noted. Photos of the garage threshold are included in this Field Report.</li> </ol>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/10/13 – Photo 1 Lower Level Looking South</p> <p>Recent snowfall delayed work on 4/9/13.</p>	<p>Note</p>
	<p>4/10/13 – Photo 2 Units 21 &amp; 22</p> <p>Railings and window trim have been removed.</p>	<p>Note</p>
	<p>4/10/13 – Photo 3 Units 23 &amp; 24</p> <p>Demolition underway. Handrails, window trim and column wraps are being stripped.</p>	<p>Note</p>
	<p>4/10/13 – Photo 4 Unit 23 3<sup>rd</sup> Floor Detail</p> <p>Note degraded condition of deck joists. Joists will need to be replaced.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/10/13 – Photo 5 Lower Level Looking South</p> <p>Dumpster is on site. Construction supply &amp; tool bins are located just to the south. (Center of the picture.)</p>	<p>Note</p>
	<p>4/10/13 – Photo 6 Lower Level Looking North</p> <p>Demolition work is confined to Units 19 to 24.</p>	<p>Note</p>
	<p>4/10/13 – Photo 7 Unit 20 Garage Threshold</p> <p>Conditions during the site observation were after a full day of snow fall with melting water dripping steadily in front of the garage door.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/10/13 – Photo 8 Unit 20 Garage Door Threshold</p> <p>Detail of the garage door apron. The darker color on the garage door is water splashing from the apron.</p>	<p>Note</p>
	<p>4/10/13 – Photo 9 Unit 20 Garage Threshold</p> <p>Threshold Looking North</p>	<p>Note</p>
	<p>4/10/13 – Photo 10 Unit 20 Garage Threshold</p> <p>Threshold Looking North</p>	<p>Note</p>
	<p>4/10/13 – Photo 11 Unit 20 Garage Threshold</p> <p>Area of damp concrete approximately 6” in diameter noted on the south corner of the threshold.</p>	<p>Note</p>

END OF FIELD REPORT