

ARCHITECT'S FIELD REPORT

065

PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	11/18/11
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CONDITIONS			
DATE	11/18/11	TIME	11:00 am
WEATHER	Sunny, Clear, Cold	TEMP	36 deg

WORK OBSERVED	
Sloped Roof Replacements – Units 19 & 20; Phase II – Snow Melt Aprons	
TRADES PRESENT	
None	

PARTIES		
Ben White	Ben White Architecture	970-349-5378

COMMENTS & OBSERVATIONS
<p>1. Investigated progress on sloped roof replacements at Units 19 & 20. Metal standing seam roofs are in place. Roof to wall flashing may not be installed. Corner trim at side flashing are not installed. Demolition debris is still on site. Fascia connection has been corrected, however fascia remains unpainted. Construction was started on October 12th.</p> <p>2. Observed snowmelt system results on apron valley pans. System appeared functional on Buildings A, C, D, & E. Building B did not appear to have been turned on. Snowmelt system was not operational (warm) at the time of observation. BW will follow up with CB Electric.</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/18/11 – Photo 1 Unit 19 & 20 Mid Photo</p> <p>Roofs remain unfinished.</p>	<p>TR</p>
	<p>11/18/11 – Photo 2 Units 19 & 20</p> <p>Metal standing seam roof has been installed.</p>	<p>Note</p>
	<p>11/18/11 – Photo 3 Units 19 & 20</p> <p>Fascia detail has been altered.</p>	<p>Note</p>
	<p>11/18/11 – Photo 4 Units 18 & 19</p> <p>Demolition debris has not yet been removed.</p>	<p>TR</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/18/11 – Photo 5 Unit 18 & 19 – Comparison Photo</p> <p>Note: Snow level at window – snow at the new sloped roof is not significantly higher than the adjacent flat roof.</p>	<p>Note</p>
	<p>11/18/11 – Photo 6 Lower Level Looking North</p> <p>Note: Line of snow plow along even asphalt edge. Relatively clear apron valley pans.</p>	<p>Note</p>
	<p>11/18/11 – Photo 7 Typical Apron Condition</p>	<p>Note</p>
	<p>11/18/11 – Photo 8 Lower Level Looking North</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/18/11 – Photo 9 Upper Level Building “B”</p> <p>Snow melt system did not appear to be on.</p>	<p>BWA CBE</p>
	<p>11/18/11 – Photo 10 Upper Level Looking South</p> <p>Note tracks of snow plow along even edge of asphalt and relatively clear apron valley pans.</p>	<p>Note</p>
	<p>11/18/11 – Photo 11 Upper Level Building “A”</p> <p>Typical valley pan condition.</p>	<p>Note</p>
	<p>10/19/11 – Photo 12 Upper Level, North Top Drive</p> <p>New telephone pedestal.</p>	

END OF FIELD REPORT