

# 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>	4/24/13
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CONDITIONS			
<b>DATE</b>	4/24/13	<b>TIME</b>	9:00 am
<b>WEATHER</b>	Cloudy, Cold	<b>TEMP</b>	30 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 sheathing and house wrap on Units 19, 20, 21, 22, 23, &amp; 24.</li> <li>2. Inspected 3<sup>rd</sup> Floor window and door installation on Unit 24. Bare interior wood trim has been installed.</li> <li>3. 2<sup>nd</sup> Floor picture windows were ordered the wrong size. Mick has re-ordered the correct size window. The expected delivery date is May 22<sup>nd</sup>. Construction sequence will continue and windows will be swapped out as expeditiously as possible.</li> <li>4. Reviewed deck membrane installation and inspected plywood deck sub-floor.</li> <li>5. Spoke with Mick regarding the paint color scheme on the 1<sup>st</sup> Floor Entry Soffit, 2<sup>nd</sup> Floor Deck Joists, and 3<sup>rd</sup> Floor Balcony Ceiling. Paint color to be determined.</li> <li>6. (8) Workers were on site, including Mick.</li> <li>7. The project has experienced <b>2 days weather delay</b> due to snowfall on 4/9/13, 4/15/13.</li> </ol>

**CONSTRUCTION PROGRESS**

UNITS	DEMO	WINDOWS & DOORS	3 <sup>RD</sup> FLOOR DECK	2 <sup>ND</sup> FLOOR DECK	TRIM & SIDING	DAMAGES & NOTES	
<b>Building C – Completion Date: May 17, 2013</b>							
17 & 18	50%	0%	0%	0%	0%	?	1B
19 & 20	100%	50%	0%	0%	10%	1A, 3B	1A
21 & 22	100%	50%	0%	0%	10%	0	1B
23 & 24	100%	50%	0%	0%	10%	1A	1B, 3B
<b>Building D – Completion Date: June 20, 2013</b>							
25 & 26	0%	0%	0%	0%	0%		
27 & 28	0%	0%	0%	0%	0%		
29 & 30	0%	0%	0%	0%	0%		
31 & 32	0%	0%	0%	0%	0%		
<b>Building E – Completion Date: July 30, 2013</b>							
33 & 34	0%	0%	0%	0%	0%		
35 & 36	0%	0%	0%	0%	0%		
37 & 38	0%	0%	0%	0%	0%		
39 & 40	0%	0%	0%	0%	0%		
<b>Building A – Completion Date: September 9, 2013</b>							
1 & 2	0%	0%	0%	0%	0%		
3 & 4	0%	0%	0%	0%	0%		
5 & 6	0%	0%	0%	0%	0%		
7 & 8	0%	0%	0%	0%	0%		
<b>Building B – Completion Date: October 11, 2013</b>							
9 & 10	0%	0%	0%	0%	0%		
11 & 12	0%	0%	0%	0%	0%		
13 & 14	0%	0%	0%	0%	0%		
15 & 16	0%	0%	0%	0%	0%		
<b>FOOTNOTES</b>							
1	Degraded 2 <sup>nd</sup> Floor Deck Joists (A – Minor, B – Severe)						
2	Degraded 2 <sup>nd</sup> Floor Deck Plywood Top						
3	Degraded 3 <sup>rd</sup> Floor Deck Joists						
4							
5							

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/19/13 – Photo 1 Building C Looking North</p> <p>OSB installed to flush out chimney and belly band surfaces.</p>	<p>Note</p>
	<p>4/19/13 – Photo 2 Building C Looking North</p> <p>OSB installed to flush out chimney and belly band surfaces.</p>	<p>Note</p>
	<p>4/19/13 – Photo 3 Unit 24, 2<sup>nd</sup> Floor</p> <p>Repairs to damaged joists are complete.</p>	<p>Note</p>
	<p>4/19/13 – Photo 4 Unit 24, 3<sup>rd</sup> Floor</p> <p>3<sup>rd</sup> Floor Door and Window Installed.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/19/13 – Photo 5 Unit 22, Belly Band</p> <p>Mock-up &amp; coordination of 2<sup>nd</sup> Floor belly band at unit level drop.</p> <p>Belly band can end at new corner strip.</p>	<p>Note</p>
	<p>4/19/13 – Photo 6 Unit 22 Belly Band</p>	<p>Note</p>
	<p>4/24/13 – Photo 7 Building C from the East</p> <p>House wrap has been installed on 6 units.</p>	<p>Note</p>
	<p>4/24/13 – Photo 8 Unit 24, 3<sup>rd</sup> Floor</p> <p>Completed door and window installation. Bare trim has been installed.</p>	<p>Note</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/24/13 – Photo 9 Unit 24</p> <p>Completed house wrap and soffit vent on Unit 24.</p>	<p>Note</p>
	<p>4/24/13 – Photo 10 Unit 24 Underside of 3<sup>rd</sup> Floor Deck</p> <p>Miratec trim boards have been installed in between deck joists. Boards will be painted.</p>	<p>Note</p>
	<p>4/24/13 – Photo 11 Unit 24 2<sup>nd</sup> Floor Deck Condition</p> <p>Plywood deck surface is in good condition. In some instances the existing membrane can be left in place and covered over with new deck membrane.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/24/13 – Photo 12 Fiberon “Espresso” &amp; “Earl Grey”</p> <p>Sample to the left is Trex “Woodland Brown”</p>	<p>Note</p>
	<p>4/24/13 – Photo 13 Fiberon “Espresso” &amp; “Earl Grey”</p> <p>Sample to the left is Trex “Woodland Brown”</p>	<p>Note</p>
	<p>4/24/13 – Photo 14 Fiberon “Espresso” &amp; “Earl Grey”</p> <p>Sample to the left is Trex “Woodland Brown”</p>	<p>Note</p>
	<p>4/24/13 – Photo 15 Fiberon “Espresso” &amp; “Earl Grey”</p> <p>Sample to the left is Trex “Woodland Brown”</p>	<p>Note</p>



PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>4/24/13 – Photo 16 Fiberon “Espresso” &amp; “Earl Grey”</p> <p>Sample to the left is Trex “Woodland Brown”</p>	<p>Note</p>
	<p>4/24/13 – Photo 17 Fiberon “Espresso” &amp; “Earl Grey”</p>	<p>Note</p>
	<p>4/24/13 – Photo 18 Fiberon “Espresso”</p>	<p>Note</p>

END OF FIELD REPORT