

**ARCHITECT'S FIELD REPORT**

**004**

**PROJECT**      **Eagle's Nest Townhouses**  
11 Morning Glory Way & 31 Marcellina Lane  
Mt. Crested Butte, CO 81225

**DATE**      4/8/10

CONDITIONS			
<b>DATE</b>	4/7/10	<b>TIME</b>	3:30 pm
<b>WEATHER</b>	Sunny	<b>TEMP</b>	37 deg

WORK OBSERVED	
Observations of moisture in crawlspaces.	
TRADES PRESENT	
None.	

PRESENT		
Ben White	Ben White Architecture	970-349-56378
Grant Benton	Crested Butte Lodging and Property Management	970-349-2400

COMMENTS & OBSERVATIONS
<p>As requested by the Board, this Field Report constitutes the initial observation survey of crawlspaces to determine existence, location, quantity, and possible sources of moisture, moving, and standing water.</p> <p>Crawlspaces in Units 17, 15, 9, and 24 were observed.</p> <p>Moisture was noted in all observed crawlspaces. No substantial flows were present.</p> <p>The foundation walls appear to be set directly on the bedrock. Moisture migrates both below the foundation wall and within the bedrock below. No moisture was observed moving through the concrete foundation wall; no cracks in the concrete were noted; the bedrock and/or bearing earth under and around the foundation walls did not appear to be undermined or degraded in any way.</p> <p>Moist soil/earth was consistent with the lowest level of foundation wall. Moisture appeared to drain into the fill without pooling or collecting against the interior foundation wall.</p> <p>Recommendation: As this was the initial survey, I would like to propose a weekly survey of crawlspaces throughout the spring thaw until approximately 1 week after snow pack has completely melted. If water migration is still present after the snow pack has melted completely, we may conclude that the source is subsurface flow. If the flow ceases or decreases dramatically, we may conclude that the water is from surface snowmelt.</p>



PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>4/7/10 – Photo 1 Unit 17 Southwest corner. Note damp area of dark soil.</p>	<p>None</p>
	<p>4/7/10 – Photo 2 Unit 17 Southwest corner. With minimal digging, water did pool in this area.</p>	<p>None</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/7/10 – Photo 3 Unit 17 Southwest corner. Detail photo of pooled water.</p>	<p>None</p>
	<p>4/7/10 – Photo 4 Unit 15 Moisture present along junction between foundation wall and bedrock. White panels are Styrofoam insulation glued to the foundation walls.</p>	<p>None</p>
	<p>4/7/10 – Photo 5 Unit 15 Close inspection revealed concrete foundation walls poured against bedrock. Moisture appears between the two.</p>	<p>None</p>




PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>4/7/10 – Photo 6 Unit 9 North foundation wall. Plywood forms are still present. Dark areas indicate moisture.</p>	<p>None</p>
	<p>4/7/10 – Photo 7 Unit 9 South Foundation Wall. Moist soil noted at similar level of bottom of foundation wall.</p>	<p>None</p>
	<p>4/7/10 – Photo 8 Unit 24 Relatively dry conditions. Note foundation wall set directly on bedrock.</p>	<p>None</p>







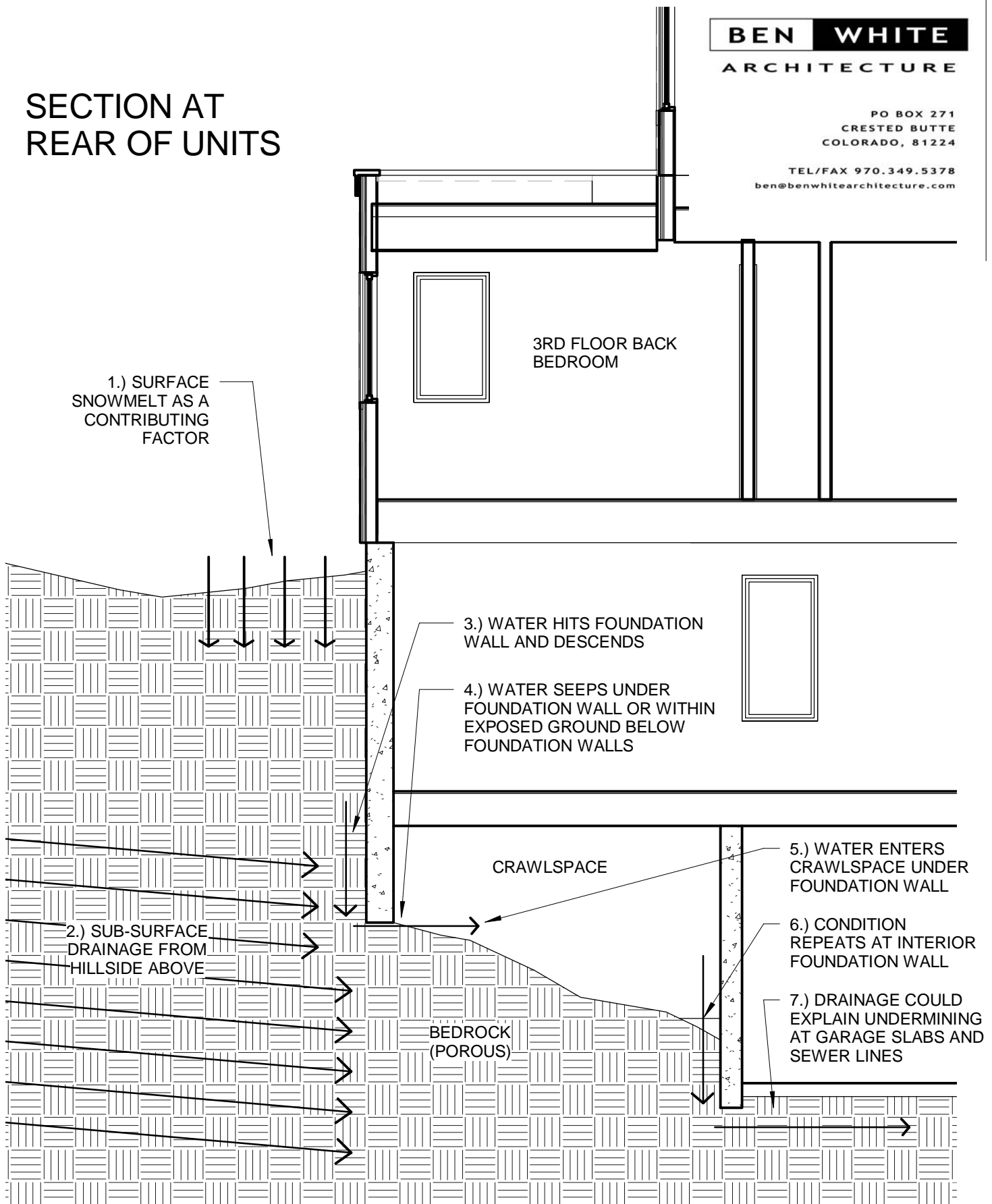
PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/7/10 – Photo 9 Unit 9 Northwest corner. Dark areas are moist soil. Moisture appeared to be isolated and not percolating through the bedrock below.</p>	<p>None</p>
	<p>4/7/10 – Photo 10 Unit 9 Detail – dark areas are moist.</p>	<p>None</p>
	<p>4/7/10 – Photo 11 Lower Level Units Record photo of snow conditions.</p>	<p>None</p>

PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>4/7/10 – Photo 12 Lower Level Units Record photo of snow conditions.</p>	<p>None</p>
	<p>4/7/10 – Photo 13 Upper Level Units Record photo of snow conditions.</p>	<p>None</p>
	<p>4/7/10 – Photo 14 Upper Level Units Record photo of snow conditions.</p>	<p>None</p>

END OF FIELD REPORT

# SECTION AT REAR OF UNITS



1.) SURFACE  
SNOWMELT AS A  
CONTRIBUTING  
FACTOR

3RD FLOOR BACK  
BEDROOM

3.) WATER HITS FOUNDATION  
WALL AND DESCENDS

4.) WATER SEEPS UNDER  
FOUNDATION WALL OR WITHIN  
EXPOSED GROUND BELOW  
FOUNDATION WALLS

CRAWLSPACE

5.) WATER ENTERS  
CRAWLSPACE UNDER  
FOUNDATION WALL

6.) CONDITION  
REPEATS AT INTERIOR  
FOUNDATION WALL

7.) DRAINAGE COULD  
EXPLAIN UNDERMINING  
AT GARAGE SLABS AND  
SEWER LINES

2.) SUB-SURFACE  
DRAINAGE FROM  
HILLSIDE ABOVE

BEDROCK  
(POROUS)