

ARCHITECT'S FIELD REPORT

038

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|----------------|--|-------------|---------|
| PROJECT | Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225 | DATE | 3/15/11 |
|----------------|--|-------------|---------|




| CONDITIONS | | | |
|-------------------|--------|-------------|---------|
| DATE | 3/3/11 | TIME | 8:30 am |
| WEATHER | Sunny | TEMP | 16 deg |





| WORK OBSERVED | |
|---|--|
| Phase I – Construction, Interior Window Trim Inspection | |
| TRADES PRESENT | |
| None | |




| PRESENT | | |
|----------------|------------------------|--------------|
| Ben White | Ben White Architecture | 970-349-5378 |
| Grant Benton | Crested Butte Lodging | 970-497-9090 |
| | | |
| | | |

| COMMENTS & OBSERVATIONS |
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| <ol style="list-style-type: none"> 1. (13) Units Inspected - Units 2, 3, 5, 6, 17, 18, 19, 20, 21, 22, 23, 24, & 25. 2. From Field Report 23 – Units 2, 3, 4, 5, 6, & 7 were complete. Units 2, 5, 6, & 7 have since been upgraded to 3-1/4" trim. 3. From Field Report 32 – Unit 9, 10, 11, 12, 13, 14, 15, 16 (not including end window), 31, 32, 36, 37, 39, and 40 were inspected with completed trim. 4. Home Owners in Unit 3 have repaired drywall, painted, and stained window frame and window trim under a separate contract. Windows still have 2-1/4" wood trim. Owners indicated that Unit 4 has been similarly repaired. 5. Unit 4 was not inspected. Field Report 23 verified trim installation. 6. (12) Units still require inspection – Units 1, 7, 8, 26 through 30, 33, 34, 35, & 38. |

| PHOTO -WORK ITEM | DESCRIPTION | ACTION |
|---|---|-------------------|
|  | <p>3/10/11 – Photo 1 Unit 2</p> <p>Drywall damage to lower portion of windows.</p> | <p>MHC BP</p> |
|  | <p>3/10/11 – Photo 2 Unit 2</p> <p>Photo of drywall damage.</p> | <p>MHC BP</p> |
|  | <p>3/10/11 – Photo 3 Unit 2</p> <p>Minor drywall damage below windows (not visible in photo).</p> | <p>MHC BP</p> |

| PHOTO -WORK ITEM | DESCRIPTION | ACTION |
|---|---|-------------------|
|  | <p>3/10/11 – Photo 4 Unit 5</p> <p>Tan interior paint color. Exposed screws along top edge of trim.</p> | <p>BP</p> |
|  | <p>3/10/11 – Photo 5 Unit 5</p> <p>Exposed area at top of windows will require a custom paint.</p> | <p>BP</p> |
|  | <p>3/10/11 – Photo 6 Unit 5</p> <p>Detail of exposed screw heads at top of window trim.</p> | <p>MHC BP</p> |



| PHOTO –WORK ITEM | DESCRIPTION | ACTION |
|---|---|-------------------|
|  | <p>3/10/11 – Photo 7 Unit 6</p> <p>Paint touch-up around windows required.</p> | <p>BP</p> |
|  | <p>3/10/11 – Photo 8 Unit 6</p> <p>Paint touch-up required.</p> | <p>BP</p> |
|  | <p>3/10/11 – Photo 9 Unit 6</p> <p>Paint touch-up required.</p> | <p>BP</p> |
|  | <p>3/10/11 – Photo 10 Unit 6</p> <p>Cracks visible along bottom edge of window will require repair.</p> | <p>MHC BP</p> |

| PHOTO –WORK ITEM | DESCRIPTION | ACTION |
|---|---|-------------------|
|  | <p>3/10/11 – Photo 11 Unit 17</p> <p>End elevation window and trim.</p> <p>Wall will require cleaning and/or paint touchup.</p> | <p>BP</p> |
|  | <p>3/10/11 – Photo 12 Unit 17</p> <p>Drywall cracks visible along lower edge of window trim will require repair.</p> | <p>MHC BP</p> |
|  | <p>3/10/11 – Photo 13 Unit 17</p> <p>Paint around windows will require paint.</p> | <p>BP</p> |




| PHOTO –WORK ITEM | DESCRIPTION | ACTION |
|---|--|-------------------|
|  | <p>3/10/11 – Photo 14 Unit 18</p> <p>Minor drywall repair needed. Paint touch-up.</p> | <p>MHC BP</p> |
|  | <p>3/10/11 – Photo 15 Unit 18</p> <p>Minor drywall repair and paint touch-up.</p> | <p>MHC BP</p> |
|  | <p>3/10/11 – Photo 16 Unit 18</p> <p>Drywall repair necessary at top of window trim.</p> | <p>MHC BP</p> |

| PHOTO –WORK ITEM | DESCRIPTION | ACTION |
|---|--|-------------------|
|  | <p>3/10/11 – Photo 17 Unit 19</p> <p>Custom paint. Area around top of windows will require touch-up.</p> | <p>BP</p> |
|  | <p>3/10/11 – Photo 18 Unit 19</p> <p>Custom paint. Area around top of windows will require touch-up.</p> | <p>BP</p> |
|  | <p>3/10/11 – Photo 19 Unit 20</p> <p>Minor drywall repairs and paint touch-up.</p> | <p>MHC BP</p> |

| PHOTO –WORK ITEM | DESCRIPTION | ACTION |
|---|--|-------------------|
|  | <p>3/10/11 – Photo 20 Unit 20</p> <p>Minor drywall repairs and paint touch-up.</p> | <p>MHC BP</p> |
|  | <p>3/10/11 – Photo 21 Unit 21</p> <p>Paint touch up.</p> | <p>BP</p> |
|  | <p>3/10/11 – Photo 22 Unit 21</p> <p>Note cracks at bottom of window. Paint touch-up required.</p> | <p>MHC BP</p> |

| PHOTO –WORK ITEM | DESCRIPTION | ACTION |
|---|--|-------------------|
|  | <p>3/10/11 – Photo 23 Unit 22</p> <p>Custom paint. Touch-up paint required at the top of window trim.</p> | <p>BP</p> |
|  | <p>3/10/11 – Photo 24 Unit 22</p> <p>Custom paint. Touch-up paint required at the top of window trim.</p> | <p>BP</p> |
|  | <p>3/10/11 – Photo 25 Unit 23</p> <p>Window trim is still bare. Wall will require touch-up paint.</p> <p>Blinds have adjustment extensions. Home Owner has requested extensions be reinstalled by Blind Faith.</p> | <p>BP CBL</p> |

| PHOTO –WORK ITEM | DESCRIPTION | ACTION |
|---|---|-------------------|
|  | <p>3/10/11 – Photo 26 Unit 23</p> <p>Paint touch-up required.</p> | <p>BP</p> |
|  | <p>3/10/11 – Photo 27 Unit 23</p> <p>Master Bedroom Ceiling Beam. Note recent water stains apparently from a condensation-related drip.</p> | <p>CBL</p> |
|  | <p>3/10/11 – Photo 28 Unit 24</p> <p>Minor drywall repair required. Paint touch-up.</p> | <p>MHC BP</p> |

| PHOTO -WORK ITEM | DESCRIPTION | ACTION |
|---|---|--------------------|
|  | <p>3/10/11 – Photo 29 Unit 24</p> <p>Minor drywall repair required. Paint touch-up.</p> | <p>MHC BP</p> |
|  | <p>3/10/11 – Photo 30 Unit 24</p> <p>Water damage to second floor bedroom ceiling.</p> <p>Roof inspection has been added to the Punch List.</p> <p>Ceiling will require repair.</p> | <p>MHC CBL</p> |
|  | <p>3/10/11 – Photo 31 Unit 25</p> <p>Paint touch-up required.</p> | <p>BP</p> |

| PHOTO -WORK ITEM | DESCRIPTION | ACTION |
|---|---|--------|
|  | 3/10/11 – Photo 32 Unit 25 Paint touch-up required. | BP |

END OF FIELD REPORT