

**ARCHITECT'S FIELD REPORT**

**066**

<b>PROJECT</b>	<b>Eagle's Nest Townhouses</b> 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	<b>DATE</b>	11/30/11
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<b>CONDITIONS</b>			
<b>DATE</b>	11/30/11	<b>TIME</b>	4:10 pm
<b>WEATHER</b>	High Clouds, Clear, Cold	<b>TEMP</b>	35 deg

<b>WORK OBSERVED</b>	
Sloped Roof Design Units 19 & 20	
<b>TRADES PRESENT</b>	
None	

<b>PRESENT</b>		
Ben White	Ben White Architecture	970-349-5378

<b>COMMENTS &amp; OBSERVATIONS</b>
<ol style="list-style-type: none"> <li>1. Observed completed work on sloped roofs of Units 19 &amp; 20.</li> <li>2. Work appears to be complete.</li> <li>3. Paint job appears to have been completed in a hurried manner. Drips and over-painting should be removed from the existing siding. Fascia boards may need an additional coat of paint. Due to the cold weather, painting might be better left for spring.</li> <li>4. Fascia boards are scarf jointed (not a single piece) and mitered corners are of low quality workmanship.</li> <li>5. Flashing appears to be installed per the drawings.</li> <li>6. Replaced siding is bent and dented. J-Channel finish trim is bent.</li> <li>7. Building "B" snow melt system appears operational. Recommend full functional test with +6" of snow.</li> </ol>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/11/30 – Photo 1 Units 19 &amp; 20</p> <p>Roof flashing and trim is installed.</p>	<p>Note</p>
	<p>11/11/30 – Photo 2 Units 19 &amp; 20</p> <p>Roof flashing and trim is installed. Demolition debris has been removed.</p>	<p>Note</p>
	<p>11/11/30 – Photo 3 Units 19 &amp; 20</p> <p>Demolition debris has been removed.</p>	<p>Note</p>
	<p>11/11/30 – Photo 4 Unit 19</p> <p>Detail of completed fascia trim.</p>	<p>Note</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/11/30 – Photo 5 Unit 19</p> <p>Mitered corner detail. Large gap evident.</p>	<p>Note</p>
	<p>11/11/30 – Photo 6 Unit 19</p> <p>Paint drips on existing siding and corner trim. Painting looks to have been completed in a short time frame with excessive drips and over-paint on existing siding.</p>	<p>TR</p>
	<p>11/11/30 – Photo 7 Unit 19</p> <p>Paint drips on existing siding.</p>	<p>TR</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/11/30 – Photo 8 Unit 20</p> <p>View of completed roof.</p>	<p>Note</p>
	<p>11/11/30 – Photo 9 Unit 19</p> <p>View of completed roof.</p>	<p>Note</p>
	<p>11/11/30 – Photo 10 Unit 20</p> <p>Note buckled siding.</p>	<p>Note</p>
	<p>11/11/30 – Photo 11 Unit 19</p> <p>Note buckled siding.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/11/30 – Photo 12 Unit 20</p> <p>Parapet cap has been patched with miss-colored metal.</p>	<p>TR</p>
	<p>11/11/30 – Photo 13 Upper Level Building “B”</p> <p>Snow melt system appears to be functioning.</p>	<p>Note</p>
	<p>11/11/30 – Photo 14 Upper Level Building “B”</p> <p>Snow melt system appears to be functioning.</p>	<p>Note</p>
	<p>11/11/30 – Photo 15 Upper Level Building “B”</p> <p>Note build-up of ice at adjoining slope.</p>	<p>Note</p>

END OF FIELD REPORT