

ARCHITECT'S FIELD REPORT

003

PROJECT **Eagle's Nest Townhouses** **DATE** 11/16/09
 11 Morning Glory Way & 31 Marcellina Lane
 Mt. Crested Butte, CO 81225

CONDITIONS			
DATE	11/15/09	TIME	12:30 pm
WEATHER	Overcast	TEMP	28 deg

WORK OBSERVED	
Investing completed roofing work by Telluride Roofing.	
TRADES PRESENT	
None.	




PRESENT		
Ben White	Ben White Architecture	970-349-56378

COMMENTS & OBSERVATIONS
<p>Field Report 003 is intended to be the preliminary investigation of roofing work performed by Telluride Roofing in September and October. The investigation constitutes cosmetic and operational functions. As I was not present while work was performed, this report does not include any investigation of material or methods used in construction.</p> <ul style="list-style-type: none"> • The roofing work appears to be complete and in good order. • Metal chimney siding, caps, and boots have been installed. • Snow fences have been installed and are operational. • Metal roof to wall flashing (where visible) has been installed. • Metal diverters at roof eaves appear to be deflecting drainage away from the structure. • The snowmelt system appears to be operational except for Units 25, 26, 27, 28, and 40. The system is either not on or not operational for those units. • Construction equipment and material appears to have been removed from the site. <p>Recommendations: Crested Butte Electric (CBE) should investigate and repair snowmelt systems for the above listed units. Chimney siding has not been installed on the sides of chimneys on end units. The original stucco is visible. This gives an unfinished look to the project. This area can be addressed in future siding projects.</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/15/09 – Photo 1 Upper Units – snow melt and snow fence appear to be operational.</p>	<p>None</p>
	<p>11/15/09 – Photo 2 Upper Units – note some sloughing on the diagonal pitches where snow melt was not installed.</p>	<p>None</p>
	<p>11/15/09 – Photo 3 Upper Unit Common Area – snow shed is directed to the asphalt parking lot.</p>	<p>None</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/15/09 – Photo 4 Upper Units – Rear View. Condition of flat roofs is hidden. Side wall flashing appears to be in good order.</p>	<p>None</p>
	<p>11/15/09 – Photo 5 Upper Units – Rear View.</p>	<p>None</p>
	<p>11/15/09 – Photo 6 Lower Units – note snow at eave on Unit 40 indicates that snow melt system is not working.</p>	<p>CBE</p>
	<p>11/15/09 – Photo 7 Lower Units – 39 through 33. Note absence of snow at roof eaves. Snow fencing and snow melt system are functioning.</p>	

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/15/09 – Photo 8 Lower Units – 34 through 29 Operational and in good order.</p>	<p>None</p>
	<p>11/15/09 – Photo 9 Lower Level Units – 28 through 25 Snow melt system does not appear to be operational on these units. Note snow present at roof eaves.</p>	<p>CBE</p>
	<p>11/15/09 – Photo 10 Lower Level Units – looking back at condition of eaves.</p>	<p>None</p>
	<p>11/15/09 – Photo 11 Lower Level Common Area – note snow shed on walkway.</p>	<p>None</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/15/09 – Photo 12 Lower Level Units – Rear View. Condition of flat roofs is hidden. Side wall flashing appears to be in good order.</p>	<p>None</p>
	<p>11/15/09 – Photo 13 Garage Door Threshold, common condition. Note ice accumulation at garage entrance from working snow melt system above.</p>	<p>None</p>
	<p>11/15/09 – Photo 14 Upper Unit Common Area – note metal roof diverter. The diverter is successfully deflecting ice from the side wall.</p>	<p>None</p>

END OF FIELD REPORT