

ARCHITECT'S FIELD REPORT

039

PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	3/16/11
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CONDITIONS			
DATE	3/16/11	TIME	9:15 am
WEATHER	Sunny	TEMP	35 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
Mick Holgate	Holgate Construction	970-209-4449

COMMENTS & OBSERVATIONS
<ol style="list-style-type: none"> 1. (12) Units Inspected - Units 1, 7, 8, 26 through 30, 33, 34, 35, & 38. 2. From Field Report 38 - Units 2, 3, 5, 6, 17, 18, 19, 20, 21, 22, 23, 24, & 25 were inspected. 3. From Field Report 23 – Units 2, 3, 4, 5, 6, & 7 were inspected. 4. From Field Report 32 – Unit 9, 10, 11, 12, 13, 14, 15, 16, 31, 32, 36, 37, 39, and 40 were inspected. 5. Unit 4 was not inspected. Field Report 23 verified trim installation. 6. End Loft Windows still in need of inspection – Units 24, 25, & 16. 7. Units 16, 24, & 25 end elevations remain. 8. (7) Workers were on site including Mick. 9. No weather days were taken in the last 7 days.

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>3/16/11 – Photo 1 Upper Level Units</p> <p>View from Morning Glory. Unit 16 siding is underway.</p>	<p>None</p>
	<p>3/16/11 – Photo 2 Unit 16</p> <p>Demolition is complete. Green siding is approximately 40% installed.</p> <p>New 4th Floor window is scheduled to arrive April 18th.</p>	<p>None</p>
	<p>3/16/11 – Photo 3 Unit 32</p> <p>End elevation is complete.</p>	<p>None</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>3/16/11 – Photo 4 Unit 33</p> <p>End elevation is complete.</p>	<p>None</p>
	<p>3/16/11 – Photo 5 Unit 33</p> <p>Bath vent is on order. An extra vent was needed to accommodate an unforeseen dryer vent.</p>	<p>MHC</p>
	<p>3/16/11 – Photo 6 Unit 33</p> <p>Photo sensor unit has been installed.</p>	<p>None</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>3/16/11 – Photo 7 Unit 25</p> <p>Siding is currently underway. Construction is approximately 75% complete.</p>	<p>None</p>
	<p>3/16/11 – Photo 8 Unit 24</p> <p>2nd Floor has new rigid insulation and new window flashing.</p>	<p>None</p>
	<p>3/16/11 – Photo 9 Lower Level Dumpster</p> <p>Dumpster is 100% full and scheduled to be replaced 3/17/11.</p>	<p>None</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>3/16/11 – Photo 10 Lower Level Work Area</p> <p>Auxiliary trailer is 100% full as well.</p>	<p>None</p>
	<p>3/16/11 – Photo 11 Unit 1</p> <p>Operable window is installed. Cranks and covers are in place.</p>	<p>None</p>
	<p>3/16/11 – Photo 12</p> <p>Paint touch-up required.</p>	<p>BP</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>3/16/11 – Photo 13 Unit 7</p> <p>Minor drywall repair. Paint touch-up required.</p>	<p>MHC BP</p>
	<p>3/16/11 – Photo 14 Unit 7</p> <p>Paint touch-up required.</p>	<p>BP</p>
	<p>3/16/11 – Photo 15 Unit 8</p> <p>End window cranks still to be installed. Minor wall cleaning.</p>	<p>MHC</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>3/16/11 – Photo 16 Unit 8</p> <p>Decorative hanging rod to be lowered or trimmed to fit under window.</p>	<p>MHC</p>
	<p>3/16/11 – Photo 17 Unit 8</p> <p>Minor drywall repair. Paint touch-up required.</p>	<p>MHC BP</p>
	<p>3/16/11 – Photo 18 Unit 8</p> <p>Paint touch-up.</p>	<p>BP</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>3/16/11 – Photo 19 Unit 26</p> <p>Minor drywall repairs and paint touch-up required.</p>	<p>MHC BP</p>
	<p>3/16/11 – Photo 20 Unit 26</p> <p>Note custom paint color. Paint touch-up required.</p>	<p>BP</p>
	<p>3/16/11 – Photo 21 Unit 27</p> <p>Minor drywall repairs and paint touch-up required.</p>	<p>MHC BP</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>3/16/11 – Photo 22 Unit 27</p> <p>Minor drywall repair.</p>	<p>MHC BP</p>
	<p>3/16/11 – Photo 23 Unit 27</p> <p>Paint touch-up required.</p>	<p>BP</p>
	<p>3/16/11 – Photo 24 Unit 27</p> <p>Paint touch-up required.</p>	<p>BP</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>3/16/11 – Photo 25 Unit 28</p> <p>Ceiling damage from apparent water leak at second floor bedroom.</p>	<p>CBL</p>
	<p>3/16/11 – Photo 26 Unit 28</p> <p>Paint touch-up required.</p>	<p>BP</p>
	<p>3/16/11 – Photo 27 Unit 28</p> <p>Paint touch-up required.</p>	<p>BP</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>3/16/11 – Photo 28 Unit 29</p> <p>Drywall repair and paint touch-up.</p>	<p>MHC BP</p>
	<p>3/16/11 – Photo 29 Unit 29</p> <p>Enlarged photo of loft window above. Drywall repair required.</p>	<p>MHC BP</p>
	<p>3/16/11 – Photo 30 Unit 29</p> <p>Paint touch-up required.</p>	<p>BP</p>



PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>3/16/11 – Photo 31 Unit 30</p> <p>Minor drywall repair and paint touch-up.</p>	<p>MHC BP</p>
	<p>3/16/11 – Photo 32 Unit 30</p> <p>Minor hole patching. Paint touch-up. Note custom paint color.</p>	<p>MHC BP</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>3/16/11 – Photo 33 Unit 30</p> <p>Detail of minor hole patching.</p>	<p>MHC BP</p>
	<p>3/16/11 – Photo 34 Unit 33</p> <p>End window need minor cleaning on wall.</p>	<p>MHC</p>
	<p>3/16/11 – Photo 35 Unit 33</p> <p>Drywall damage in this location. Patch required.</p> <p>Paint touch-up.</p>	<p>MHC BP</p>






PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>3/16/11 – Photo 36 Unit 33</p> <p>Paint touch-up required on adjacent windows.</p>	<p>MHC BP</p>
	<p>3/16/11 – Photo 37 Unit 34</p> <p>Minor drywall repair. Paint touch-up required.</p>	<p>MHC BP</p>
	<p>3/16/11 – Photo 38 Unit 34</p> <p>Minor drywall repair. Paint touch-up required.</p>	<p>MHC BP</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>3/16/11 – Photo 39 Unit 34</p> <p>Detail of minor drywall repair.</p>	<p>MHC BP</p>
	<p>3/16/11 – Photo 40 Unit 34</p> <p>Glass panel apparently removed from loft banister area. New trim will likely impede re-installation.</p>	<p>ENT</p>
	<p>3/16/11 – Photo 41 Unit 35</p> <p>Paint touch-up only.</p>	<p>BP</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>3/16/11 – Photo 42 Unit 35</p> <p>Paint touch-up only.</p>	<p>BP</p>
	<p>3/16/11 – Photo 43 Unit 35</p> <p>Second floor stair has minor drywall damage. It is not known if this was done during construction.</p>	<p>MHC</p>
	<p>3/16/11 – Photo 44 Unit 38</p> <p>Paint touch-up only.</p>	<p>BP</p>
	<p>3/16/11 – Photo 45 Unit 38</p> <p>Paint touch-up only.</p>	<p>BP</p>

END OF FIELD REPORT