

ARCHITECT'S FIELD REPORT

070

PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	5/1/12
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CONDITIONS			
DATE	5/1/12	TIME	8:30 am
WEATHER	Overcast	TEMP	43 deg

WORK OBSERVED	
Phase III - Demolition	
TRADES PRESENT	
Holgate Construction	

PARTIES		
Ben White	Ben White Architecture	970-349-5378
Mick Holgate	Holgate Construction	970-209-4449

COMMENTS & OBSERVATIONS
<p>1. Visually inspected the condition of garage door headers and jamb trim.</p> <p>2. Unit #9 is in a state of disrepair and needs immediate attention. Structural components are completely degraded and the southeastern column post is not supported adequately. This report recommends shoring of the current condition to prevent further damage, limiting or preventing access to the deck(s), complete removal of the failed members and reconstruction of sill plates, rim and deck joists, and the garage header.</p> <p>3. (8) Units that I recommend replacing the header and subsequent jamb trim are: Unit 1, Unit 12, Unit 13, Unit 15, Unit 19, Unit 24, Unit 36, and Unit 38.</p> <p>4. (7) Units that I recommend replacing some or all of the jamb trim(s) are: Unit 3, Unit 5, Unit 8, Unit 18, Unit 25, Unit 33, and Unit 40.</p> <p>5. (1) Unit that I recommend we investigate further: Unit 22</p> <p>6. At all Units, I recommend we remove the bottom 1/2" to 3/4" of wood at all jamb trim locations to prevent contact with the concrete slab/apron.</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/01/12 – Photo 1 Upper Level Maintenance Shed</p> <p>Metal siding is underway.</p>	<p>Note</p>
	<p>5/01/12 – Photo 2 Upper Level Maintenance Shed</p> <p>Existing exterior outlet. MH to verify if this outlet is on a GFCI circuit. Outlet will require a shielded housing.</p>	<p>HC</p>
	<p>5/01/12 – Photo 3 Upper Level Maintenance Shed</p> <p>Exterior siding underway.</p>	<p>Note</p>
	<p>5/01/12 – Photo 4 Unit 1</p> <p>Deteriorated header condition. Recommend replacing header.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/01/12 – Photo 5 Unit 1 Detail</p> <p>Detail of degraded header at south bearing location.</p>	<p>Note</p>
	<p>5/01/12 – Photo 6 Unit 2</p> <p>Header and jamb trim appear to be in a usable condition.</p>	<p>Note</p>
	<p>5/01/12 – Photo 7 Unit 3</p> <p>Header appears to be in a usable condition. Lower 2' of south jamb trim should be replaced.</p>	<p>Note</p>
	<p>5/01/12 – Photo 8 Unit 3 Detail</p> <p>Degraded south jamb trim.</p>	<p>Note</p>





PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>5/01/12 – Photo 9 Unit 4</p> <p>Header and jamb trim appear to be in a usable condition.</p>	<p>Note</p>
	<p>5/01/12 – Photo 10 Unit 5</p> <p>Header appears to be in a usable condition. Lower 2' of jamb trim on each side should be replaced.</p>	<p>Note</p>
	<p>5/01/12 – Photo 11 Unit 5 Detail</p> <p>Degraded south jamb trim.</p>	<p>Note</p>
	<p>5/01/12 – Photo 12 Unit 5 Detail</p> <p>Degraded north jamb trim.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/01/12 – Photo 13 Unit 6</p> <p>Header and jamb trim appear to be in a usable condition.</p>	<p>Note</p>
	<p>5/01/12 – Photo 14 Unit 7</p> <p>Header and jamb trim appear to be in a usable condition.</p>	<p>Note</p>
	<p>5/01/12 – Photo 15 Unit 8</p> <p>Header appears to be in a usable condition.</p> <p>Jamb trim will need to be replaced.</p>	<p>Note</p>
	<p>5/01/12 – Photo 16 Unit 9</p> <p>Header, deck support and bearing for porch column are completely destroyed. Recommend immediate attention to this unit and complete rebuild of the lower wood framing.</p>	<p>ENT Urgent</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/01/12 – Photo 17 Unit 9 Detail</p> <p>Rotten and brittle condition of header and bearing for porch column. Sill plate is completely degraded; porch post supporting the decks and roof above are compromised.</p>	<p>ENT Urgent</p>
	<p>5/01/12 – Photo 18 Unit 9 Detail</p> <p>Anchor bolt for sill plate is visible. Wood crumbles when touched. Recommend to replace failed construction as soon as possible.</p>	<p>ENT Urgent</p>
	<p>5/01/12 – Photo 19 Unit 10</p> <p>Header and jamb trim appear to be in a usable condition.</p>	<p>Note</p>
	<p>5/01/12 – Photo 20 Unit 11</p> <p>Header and jamb trim appear to be in a usable condition.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/01/12 – Photo 21 Unit 12</p> <p>Header is in a degraded condition. Recommend replacement.</p>	<p>Note</p>
	<p>5/01/12 – Photo 22 Unit 12 Detail</p> <p>Detail of dry rot header.</p>	<p>Note</p>
	<p>5/01/12 – Photo 23 Unit 13</p> <p>Header is in a degraded condition. Recommend replacement.</p>	<p>Note</p>
	<p>5/01/12 – Photo 24 Unit 13 Detail</p> <p>Detail of dry rot header.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/01/12 – Photo 25 Unit 14</p> <p>Header and jamb trim appear to be in a usable condition.</p>	<p>Note</p>
	<p>5/01/12 – Photo 26 Unit 15</p> <p>Header is in a degraded condition. Recommend replacement.</p>	<p>Note</p>
	<p>5/01/12 – Photo 27 Unit 15 Detail</p> <p>Detail of dry rot header.</p>	<p>Note</p>
	<p>5/01/12 – Photo 28 Unit 16</p> <p>Header and jamb trim appear to be in a usable condition.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/01/12 – Photo 29 Unit 17</p> <p>Header and jamb trim appear to be in a usable condition.</p>	<p>Note</p>
	<p>5/01/12 – Photo 30 Unit 18</p> <p>Header and jamb trim appear to be in a usable condition.</p>	<p>Note</p>
	<p>5/01/12 – Photo 31 Unit 18 Detail (Typical Condition)</p> <p>Recommend removing bottom portion of jamb trim to hold the end grain off the face of concrete. This condition is common at all locations.</p>	<p>Note</p>
	<p>5/01/12 – Photo 32 Unit 19</p> <p>Header is in a degraded condition. Recommend replacement.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/01/12 – Photo 33 Unit 19 Detail</p> <p>Detail of degraded condition of header at the south bearing location.</p>	<p>Note</p>
	<p>5/01/12 – Photo 34 Unit 20</p> <p>Header and jamb trim appear to be in a usable condition.</p>	<p>Note</p>
	<p>5/01/12 – Photo 35 Unit 21</p> <p>Header and jamb trim appear to be in a usable condition.</p>	<p>Note</p>
	<p>5/01/12 – Photo 36 Unit 22</p> <p>Header and jamb trim appear to be in a usable condition.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/01/12 – Photo 37 Unit 22 Detail</p> <p>Face board of header appears degraded. Possible replacement of the face-board recommended. Further inspection may be required to see if the remaining structural members are degraded.</p>	<p>Note</p>
	<p>5/01/12 – Photo 38 Unit 23</p> <p>Header and jamb trim appear to be in a usable condition.</p>	<p>Note</p>
	<p>5/01/12 – Photo 39 Unit 24</p> <p>Header is in a degraded condition. Recommend replacement.</p>	<p>Note</p>
	<p>5/01/12 – Photo 40 Unit 24 Detail</p> <p>Detail of degraded bearing end and stud pack. Members will need to be replaced and protected from contact with the concrete.</p>	<p>Note</p>





PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>5/01/12 – Photo 41 Unit 25</p> <p>Header appears to be in a usable condition. Lower 2' of jamb trim on each side should be replaced.</p>	<p>Note</p>
	<p>5/01/12 – Photo 42 Unit 25 Detail</p> <p>Detail of degraded jamb trim.</p>	<p>Note</p>
	<p>5/01/12 – Photo 43 Unit 26</p> <p>Header and jamb trim appear to be in a usable condition.</p>	<p>Note</p>
	<p>5/01/12 – Photo 44 Unit 27</p> <p>Header and jamb trim appear to be in a usable condition.</p>	<p>Note</p>





PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>5/01/12 – Photo 45 Unit 28</p> <p>Header and jamb trim appear to be in a usable condition.</p>	<p>Note</p>
	<p>5/01/12 – Photo 46 Unit 29</p> <p>Header and jamb trim appear to be in a usable condition.</p>	<p>Note</p>
	<p>5/01/12 – Photo 47 Unit 30</p> <p>Header and jamb trim appear to be in a usable condition.</p>	<p>Note</p>
	<p>5/01/12 – Photo 48 Unit 31</p> <p>Header and jamb trim appear to be in a usable condition.</p>	<p>Note</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/01/12 – Photo 49 Unit 32</p> <p>Header and jamb trim appear to be in a usable condition.</p>	<p>Note</p>
	<p>5/01/12 – Photo 50 Unit 33</p> <p>Header appears to be in a usable condition. Lower 2' of jamb trim on each side should be replaced.</p>	<p>Note</p>
	<p>5/01/12 – Photo 51 Unit 33 Detail</p> <p>Detail of degraded jamb trim.</p>	<p>Note</p>
	<p>5/01/12 – Photo 52 Unit 34</p> <p>Header and jamb trim appear to be in a usable condition.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/01/12 – Photo 53 Unit 35</p> <p>Header and jamb trim appear to be in a usable condition.</p>	<p>Note</p>
	<p>5/01/12 – Photo 54 Unit 36</p> <p>Header is in a degraded condition. Recommend replacement.</p>	<p>Note</p>
	<p>5/01/12 – Photo 55 Unit 36 Detail</p> <p>Detail of degraded jamb trim.</p>	<p>Note</p>
	<p>5/01/12 – Photo 56 Unit 36 Detail</p> <p>Detail of degraded header.</p>	<p>Note</p>







PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/01/12 – Photo 57 Unit 37</p> <p>Header and jamb trim appear to be in a usable condition.</p>	<p>Note</p>
	<p>5/01/12 – Photo 58 Unit 38</p> <p>Header is in a degraded condition. Recommend replacement.</p>	<p>Note</p>
	<p>5/01/12 – Photo 59 Unit 38 Detail</p> <p>Detail of dry rot header.</p>	<p>Note</p>
	<p>5/01/12 – Photo 60 Unit 39</p> <p>Header and jamb trim appear to be in a usable condition.</p>	<p>Note</p>

PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>5/01/12 – Photo 61 Unit 40</p> <p>Header appears to be in a usable condition.</p> <p>South jamb trim, bottom 2' should be replaced as the board is degraded.</p>	<p>Note</p>
	<p>5/01/12 – Photo 62 Unit 40 Detail</p> <p>Degraded south jamb trim.</p>	<p>Note</p>

END OF FIELD REPORT