

ARCHITECT'S FIELD REPORT

072

PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	5/14/12
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CONDITIONS			
DATE	5/14/12	TIME	8:30 am
WEATHER	Sunny, Clear	TEMP	52 deg

WORK OBSERVED	
Phase II Warranty Item Review & Phase III – Finish Carpentry	
TRADES PRESENT	
Holgate Construction	

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

COMMENTS & OBSERVATIONS
<p>Phase II Comments</p> <ol style="list-style-type: none"> 1. Observed conditions noted in Field Report 67 on aprons and concrete that exhibited movement attributed to frost heaving. 2. Units 17 & 18 valley pans appear to have settled to within 1/4" offset. 3. Unit 18 apron has a fairly large crack and will need attention. 4. Recommend that the apron at Unit 35 be replaced in its entirety. 5. Recommend that elastomeric sealant be used to seal the joint between the valley pan and apron. <p>Phase III Comments</p> <ol style="list-style-type: none"> 1. (3) Workers on site. 2. Project is progressing according to schedule. 3. Weather Delays to Date – 1 day




PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>5/14/12 – Photo 1 Phase II Warranty Item Review</p> <p>Unit 17 Apron Condition</p>	<p>Note</p>
	<p>5/14/12 – Photo 2 Phase II Warranty Item Review</p> <p>Unit 18 Apron Condition</p>	<p>Note</p>
	<p>5/14/12 – Photo 3 Phase II Warranty Item Review</p> <p>Unit 18 Apron Condition</p>	<p>Note</p>





PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>5/14/12 – Photo 4 Phase II Warranty Item Review</p> <p>Unit 20 Apron Condition</p>	<p>Note</p>
	<p>5/14/12 – Photo 5 Phase II Warranty Item Review</p> <p>Unit 20 Apron Condition</p>	<p>Note</p>
	<p>5/14/12 – Photo 6 Phase II Warranty Item Review</p> <p>Unit 20 Apron Condition</p>	<p>Note</p>
	<p>5/14/12 – Photo 7 Phase II Warranty Item Review</p> <p>Unit 20 Apron Condition</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/14/12 – Photo 8 Phase II Warranty Item Review</p>	<p>Note</p>
	<p>5/14/12 – Photo 9 Phase II Warranty Item Review Unit 22</p>	<p>Note</p>
	<p>5/14/12 – Photo 10 Phase II Warranty Item Review Unit 22 Valley Pan Condition</p>	<p>Note</p>
	<p>5/14/12 – Photo 11 Phase II Warranty Item Review Unit 28</p>	<p>Note</p>

PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>5/14/12 – Photo 12 Phase II Warranty Item Review</p> <p>Unit 28 Valley Pan condition.</p>	<p>Note</p>
	<p>5/14/12 – Photo 13 Phase II Warranty Item Review</p> <p>Unit 32</p>	<p>Note</p>
	<p>5/14/12 – Photo 14 Phase II Warranty Item Review</p> <p>Unit 32 Valley Pan condition.</p>	<p>Note</p>
	<p>5/14/12 – Photo 15 Phase II Warranty Item Review</p> <p>Unit 35 Apron condition.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/14/12 – Photo 16 Phase II Warranty Item Review</p> <p>Unit 36 Valley Pan condition.</p>	<p>Note</p>
	<p>5/14/12 – Photo 17 Phase II Record Photo</p> <p>Lower Level drywell manhole covers are covered with sediment from the road swale.</p>	<p>Note</p>
	<p>5/14/12 – Photo 18 Phase II Record Photo</p> <p>Detail of depression. Lower Level drywell manhole cover is covered with sediment from the road swale.</p>	<p>Note</p>
	<p>5/14/12 – Photo 19 Phase II Possible Warranty Item</p> <p>Lower Level Service Unit - Tire divots in new asphalt drive. The depressions are likely from the mud jacking concrete truck.</p>	<p>BWA</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/14/12 – Photo 20 Phase II Possible Warranty Item</p> <p>Detail of three tire divots adjacent to existing manhole. Depressions are approximately 2”-3” deep.</p>	<p>BWA</p>
	<p>5/14/12 – Photo 21 Phase II Possible Warranty Item</p> <p>Detail of northwestern divot.</p>	<p>BWA</p>
	<p>5/14/12 – Photo 22 Phase III Construction</p> <p>Unit 17 Electrical Meter Cover – design comments have been relayed to MH.</p>	<p>Note</p>
	<p>5/14/12 – Photo 23 Phase III Construction</p> <p>Unit 3 – example of renovated garage door header and garage door jamb and head blocking. Note header rests on a small piece of bituthene waterproofing to protect wood from concrete.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/14/12 – Photo 24 Phase III Construction</p> <p>North Garage Jamb Blocking – recommend the blocking be held ½” off concrete.</p>	<p>MHC</p>
	<p>5/14/12 – Photo 25 Phase III Construction</p> <p>South Garage Jamb Blocking – recommend the blocking be held ½” off concrete.</p>	<p>MCH</p>
	<p>5/14/12 – Photo 26 Phase III Construction – CBL</p> <p>Unit 8 & 9 retaining wall has been demolished.</p>	<p>Note</p>

END OF FIELD REPORT