

# ARCHITECT'S FIELD REPORT

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<b>PROJECT</b>	<b>Eagle's Nest Townhouses</b> 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	<b>DATE</b>	4/28/14
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CONDITIONS			
<b>DATE</b>	4/25/14	<b>TIME</b>	1:30 pm
<b>WEATHER</b>	Clear & Sunny	<b>TEMP</b>	58 deg

WORK OBSERVED	
Existing West Window Condition	
TRADES PRESENT	
None	

PARTIES		
Ben White	Ben White Architecture	970-349-5378
Barb Pachla	Barb's Painting	970-209-5773

COMMENTS & OBSERVATIONS
<ol style="list-style-type: none"> <li>1. Site Visit to observe condition of 4<sup>th</sup> Floor west-facing window frame conditions.</li> <li>2. Met with Barb Pachla and looked at window frames on Unit 37 for existing conditions. According to Barb, the UV rays coupled with condensation issues are degrading the wood finish and then the wood of the window frame. Existing finish is likely a single coat of water-based latex varnish.</li> <li>3. Looked at windows on Unit 38 for proposed remedy. The wood frame is sanded to bare wood with two coats of marine grade gel spar varnish.</li> <li>4. The causes of the degraded condition are likely an incorrect finish applied to the existing windows during or shortly after installation, extreme exposure to late afternoon sun, and condensation during the winter months.</li> <li>5. Regardless of the repairs, Barb recommended that all blinds and window covers be raised at least 2" above the sill to allow for air circulation to help reduce the amount of condensation.</li> </ol>






PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/25/13 – Photo 1 Unit 37, 4<sup>th</sup> Floor West Windows</p> <p>Outside frame edge. Note degraded condition of wood window stop. Finish has flaked off and wood is turning black.</p>	<p>Note</p>
	<p>4/25/13 – Photo 2 Unit 37, 4<sup>th</sup> Floor West Windows</p> <p>Inside frame. Note degrading condition of wood window stop.</p>	<p>Note</p>
	<p>4/25/13 – Photo 3 Unit 38, 3<sup>rd</sup> Floor West Windows</p> <p>Photo after repairs. Window stop and top portion of the window sill has been sanded to bare wood and refinished.</p>	<p>Note</p>
	<p>4/25/13 – Photo 4 Unit 38, 3<sup>rd</sup> Floor West Windows</p> <p>Photo after repairs.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/25/13 – Photo 5 Unit 38, 3<sup>rd</sup> Floor West Windows</p> <p>Interior window frame after repair work.</p>	<p>Note</p>
	<p>4/25/13 – Photo 6 Unit 38, 4<sup>th</sup> Floor West Window</p> <p>Interior window frame after repair work.</p>	<p>Note</p>
	<p>4/25/13 – Photo 7 Unit 38, 4<sup>th</sup> Floor East Loft Windows</p> <p>Comparison photo of fixed loft windows. No degradation or condensation marks evident.</p>	<p>Note</p>
	<p>4/25/13 – Photo 8 Unit 38, 4<sup>th</sup> Floor East Loft Windows</p> <p>Window sill detail. No water marks visible. Windows were installed during Phase I.</p>	<p>Note</p>

END OF FIELD REPORT