

**ARCHITECT'S FIELD REPORT**

**020**

<b>PROJECT</b>	<b>Eagle's Nest Townhouses</b> 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	<b>DATE</b>	10/13/10
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<b>CONDITIONS</b>			
<b>DATE</b>	10/13/10	<b>TIME</b>	10:30 am
<b>WEATHER</b>	Clear & Sunny	<b>TEMP</b>	51 deg

<b>WORK OBSERVED</b>	
Phase I – Construction	
<b>TRADES PRESENT</b>	
Holgate Construction Company	

<b>PRESENT</b>		
Ben White	Ben White Architecture	970-349-5378
Mick Holgate	Holgate Construction Company	970-209-4449

<b>COMMENTS &amp; OBSERVATIONS</b>
<ol style="list-style-type: none"> <li>1. Rear siding on the Upper Units is complete. Awaiting parapet cap prior to final inspection of those areas.</li> <li>2. Performed a visual inspection of work on the 4<sup>th</sup> Floor of Units 1 through 8. Noted three areas of paint touch-up and one area of exposed waterproof membrane. Siding is installed per the specifications. All trim work is attached securely. Existing fascia is painted.</li> <li>3. Corrugated metal installation is complete on the Lower Level. Wood trim work is nearing completion.</li> <li>4. Platforms have been installed on the front (east elevation) of Units 1 through 4. New windows have been installed in Unit 1. New windows will be in place through Unit 4 by the end of today.</li> <li>5. Inspected existing window openings. Wood appears to be in good condition with no signs of weathering.</li> <li>6. (9) Workers were on site including Mick.</li> <li>7. With the window removal, workers will affect all units. Care should be taken to make sure the units are cleaned thoroughly and construction debris is kept to a minimum. I would recommend that we perform a visual inspection of each unit once interior window trim is installed to insure units are clean.</li> </ol>

<b>CONTRACT DAYS</b>	<b>165</b>	<b>CONTRACT EXTENSIONS</b>	<b>0</b>	<b>DAYS REMAINING</b>	<b>53</b>
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ITEM	TASK	9/29/10	10/6/10	10/13/10	11/10/10	11/24/10	12/5/10
1.01	<b>Upper Level Units – Rear</b>						
	Demolition	1-16	✓				
	Coax Installed	1-16	✓				
	Insulation & Tyvek	1-16	✓				
	Corrugated Siding	1-16	✓				
	Horizontal Siding	1-5, 7, 8	6, 9-16	✓			
	Parapet Cap	None	None	None			
1.02	<b>Lower Level Units – Rear</b>						
	Demolition	17-40	✓				
	Coax Installed	17-40	✓				
	Insulation & Tyvek	17-40	✓				
	Corrugated Siding	17-24, 33-40	25-32	✓			
	Horizontal Siding	None	None	None			
	Parapet Cap	None	None	None			
1.03	<b>Upper Level Units – Sides</b>						
	Demolition	None	None	None			
	Belly Bands Installed	None	None	None			
	Window Installed	None	None	None			
	Horizontal Siding	None	None	None			
1.04	<b>Lower Level Units – Sides</b>						
	Demolition	None	None	None			
	Belly Bands Installed	None	None	None			
	Window Installed	None	None	None			
	Horizontal Siding	None	None	None			
1.05	<b>Upper Level Units – Loft</b>						
	Demolition	None	None	1,2,3,4			
	Windows Installed	None	None	1,2			
	Horizontal Siding	None	None	None			
1.06	<b>Lower Level Units – Loft</b>						
	Demolition	None	None	None			
	Windows Installed	None	None	None			
	Horizontal Siding	None	None	None			

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>10/13/10 – Photo 1 Upper Units 5 through 8</p> <p>Note gable siding on Unit 6 is complete.</p>	<p>None</p>
	<p>10/13/10 – Photo 2 Upper Units 13 through 16</p> <p>Note siding complete on Unit 14.</p>	<p>None</p>
	<p>10/13/10 – Photo 3 Unit 2</p> <p>West-facing window needs touch-up paint.</p>	<p>MHC</p>
	<p>10/13/10 – Photo 4 Unit 3 &amp; 4</p> <p>Siding &amp; flashing is installed per the construction drawings.</p>	<p>None</p>


PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>10/13/10 – Photo 5 Unit 4</p> <p>Note window trim needs additional paint.</p>	<p>MHC</p>
	<p>10/13/10 – Photo 6 Unit 6</p> <p>Window trim end needs paint.</p>	<p>MHC</p>
	<p>10/13/10 – Photo 7 Unit 1</p> <p>Waterproofing membrane needs to be trimmed.</p>	<p>MHC</p>



PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>10/13/10 – Photo 8 Unit 1, End View</p> <p>Platforms have been constructed for loft window replacement and residing.</p>	<p>None</p>
	<p>10/13/10 – Photo 9 Unit 4, Interior from Loft</p> <p>Old windows have been removed. Sills appear to be in good condition.</p>	<p>None</p>






PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>10/13/10 – Photo 10 Unit 2 Looking North</p> <p>Temporary plywood platforms have been installed. Platform legs are padded to protect the new roof.</p>	<p>None</p>
	<p>10/13/10 – Photo 11 Unit 3</p> <p>Loft windows have been removed.</p>	<p>None</p>
	<p>10/13/10 – Photo 12 Unit 3, Sill Detail</p> <p>Note the window sills are in good condition. New metal roof flashing extends to the bottom of the window opening and will not be affected by construction.</p>	<p>None</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>10/13/10 – Photo 13 From Unit 3 Looking South</p> <p>Windows have been removed.</p>	<p>None</p>
	<p>10/13/10 – Photo 14 Unit 2</p> <p>Loft windows have been removed.</p>	<p>None</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>10/13/10 – Photo 15 Unit 1, New Loft Windows</p> <p>Note Hardie siding has been removed. Due to existing roof flashing, the original siding will remain. A waterproof membrane will be installed under the new metal siding.</p>	<p>None</p>
	<p>10/13/10 – Photo 16 Unit 1, New Loft Windows</p> <p>Note the 2x6 bottom trim example.</p>	<p>None</p>

END OF FIELD REPORT