

ARCHITECT'S FIELD REPORT

085

PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	8/06/12
----------------	--	-------------	---------

CONDITIONS			
DATE	7/26/12 & 8/02/12	TIME	9:00 am
WEATHER	Clear, Sunny, Hot	TEMP	NA

WORK OBSERVED	
Phase III Construction – Garage Door Punch, Garage Threshold Investigation	
TRADES PRESENT	
Holgate Construction	

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

COMMENTS & OBSERVATIONS
<ol style="list-style-type: none"> 1. Site walk with Mick Holgate to inspect new garage door installation, garage door opener functions, safety sensor functions, and the function and security of garage doors without openers. 2. Visually inspected for leaks above the garage door heads. None were noted. 3. Investigated the condition of garage door thresholds and discussed necessary repairs and remediation as it relates to Phase III work. 4. Investigated the location and condition of sewer cleanout caps. <p>Notes:</p> <p>A.) In certain units, water from the sloped roof above is draining back in to the garages. Sunken garage slabs allow water to pool.</p> <p>B.) The proposed solution is an 8" wide aluminum threshold all 40 units. This will create a small dam to prevent water from flowing backward into the garage. This will also provide for a level seal for the bottom of the garage door. Sealant will be used on the leading edge of the threshold and extend around the side of the wood garage door jamb trim.</p> <p>C.) Cleanout located directly underneath the garage door threshold should be replaced. This will entail removing concrete around the clean out pipe and installing a 4" clean out cap bushing extending the rim level with the new aluminum threshold. It is recommended that the caps be traffic rated, corrosion resistant, and be opened with code compliant flush or recessed openers.</p>



PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>7/26/12 – Photo 1 Unit #1 Threshold</p> <p>Opener Works: Yes Sensors Work: Yes Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>None Noted</i> Threshold Bar: <i>None</i> Threshold Condition: <i>Fair</i></p>	<p>Note</p>
	<p>7/26/12 – Photo 2 Unit #2 Threshold</p> <p>Opener Works: <i>Yes, Button Cracked</i> Sensors Work: Yes Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>None Noted</i> Threshold Bar: <i>None</i> Threshold Condition: <i>Fair</i></p>	<p>Note</p>



PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>7/26/12 – Photo 3 Unit #3 Threshold</p> <p>Opener Works: Yes Sensors Work: <i>Yes, Mounted Too High</i> Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>None Noted</i> Threshold Bar: <i>Yes, Poor Condition</i> Threshold Condition: <i>Poor Condition</i></p>	<p>Note</p>
	<p>7/26/12 – Photo 4 Unit #4 Threshold</p> <p>Opener Works: Yes Sensors Work: Yes Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>None Noted</i> Threshold Bar: <i>Yes, Poor (High)</i> Threshold Condition: <i>Poor, Raised on North End</i></p>	<p>Note</p>




PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>7/26/12 – Photo 5 Unit #5 Threshold</p> <p>Opener Works: <i>Yes</i> Sensors Work: <i>Yes</i> Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>Yes</i> Threshold Bar: <i>Yes, Poor</i> Threshold Condition: <i>Poor</i></p>	<p>Note</p>
	<p>7/26/12 – Photo 6 Unit #5 Clean Out Detail</p> <p>Note clean out at threshold and standing water.</p>	<p>Note</p>
	<p>7/26/12 – Photo 7 Unit # 6 Threshold</p> <p>Opener Works: <i>None, Rope Pull</i> Lock Condition: <i>Misaligned</i> Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>None Noted</i> Threshold Bar: <i>Yes, Poor</i> Threshold Condition: <i>Poor</i></p>	<p>MHC</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/26/12 – Photo 8 Unit # 7 Threshold</p> <p>Opener Works: <i>Yes</i> Sensors Work: <i>No Sensors Present</i> Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>Yes, Low</i> Threshold Bar: <i>Yes, Poor</i> Threshold Condition: <i>Very Poor</i></p>	<p>Note</p>
	<p>7/26/12 – Photo 9 Unit #7 Threshold Detail</p> <p>Note rebar ties used to embed the threshold bar. Approximately #3 rebar on the interior side at 18” on center.</p>	<p>Note</p>
	<p>7/26/12 – Photo 10 Unit #8</p> <p>Opener Works: <i>Yes</i> Sensors Work: <i>Yes, Mounted Low</i> Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>Yes, Poor</i> Threshold Bar: <i>Yes, Fair</i> Threshold Condition: <i>Fair, Seam on Exterior</i></p>	<p>Note</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/26/12 – Photo 11 Unit #8 Clean Out Detail</p> <p>Note clean out location at threshold. Cap will no longer screw back on.</p>	<p>Note</p>
	<p>7/26/12 – Photo 12 Unit #9 Threshold</p> <p>Opener Works: <i>Yes</i> Sensors Work: <i>Yes</i> Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>Yes, Poor</i> Threshold Bar: <i>None</i> Threshold Condition: <i>Very Poor</i></p>	<p>Note</p>
	<p>7/26/12 – Photo 13 Unit 10 Threshold</p> <p>Opener Works: <i>Yes</i> Sensors Work: <i>No, Needs Adjusting</i> Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>None Noted</i> Threshold Bar: <i>None</i> Threshold Condition: <i>Fair</i></p>	<p>Note</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/26/12 – Photo 14 Unit 11 Threshold</p> <p>Opener Works: <i>Yes</i> Sensors Work: <i>Yes</i> Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>Yes, Poor</i> Threshold Bar: <i>None</i> Threshold Condition: <i>Very Poor</i></p>	<p>Note</p>
	<p>7/26/12 – Photo 15 Unit 12 Threshold</p> <p>Opener Works: <i>Sticks, Needs Adjusting</i> Sensors Work: <i>None Noted</i> Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>None Noted</i> Threshold Bar: <i>Yes, Very Poor</i> Threshold Condition: <i>Very Poor</i></p>	<p>Note</p>
	<p>7/26/12 – Photo 16 Unit 12 Threshold Detail</p> <p>Note bent threshold bar.</p>	<p>Note</p>




PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>7/26/12 – Photo 17 Unit 13 Threshold</p> <p>Opener Works: <i>No, Needs Attention</i> Sensors Work: <i>None Noted</i> Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>None</i> Threshold Bar: <i>Yes, Very Poor</i> Threshold Condition: <i>Very Poor, Elevation is off by approximately 1" on the interior.</i></p>	<p>Note</p>
	<p>7/26/12 – Photo 18 Unit 13 Threshold Detail</p> <p>Note raised elevation of the garage apron.</p>	<p>Note</p>
	<p>7/26/12 – Photo 19 Unit 14 Threshold</p> <p>Opener Works: <i>None, Rope Installed</i> Lock Condition: <i>Operational, Okay</i> Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>None Noted</i> Threshold Bar: <i>Yes, Fair</i> Threshold Condition: <i>Fair</i></p>	<p>Note</p>



PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>7/26/12 – Photo 20 Unit 15 Threshold</p> <p>Opener Works: <i>None, Rope Installed</i> Lock Condition: <i>Operational, Okay</i> Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>None</i> Threshold Bar: <i>None</i> Threshold Condition: <i>Fair</i></p>	<p>Note</p>
	<p>7/26/12 – Photo 21 Unit 16 Threshold</p> <p>Opener Works: <i>Yes</i> Sensors Work: <i>Needs Adjusting</i> Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>None Noted</i> Threshold Bar: <i>Yes, High On South</i> Threshold Condition: <i>Poor</i></p>	<p>Note</p>

PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>8/02/12 – Photo 22 Unit 17 Threshold</p> <p>Opener Works: <i>Yes</i> Sensors Work: <i>Yes</i> Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>None Noted</i> Threshold Bar: <i>None</i> Threshold Condition: <i>Fair</i></p>	<p>Note</p>
	<p>8/02/12 – Photo 23 Unit 18 Threshold</p> <p>Opener Works: <i>Yes</i> Sensors Work: <i>None Present</i> Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>Yes, Poor</i> Threshold Bar: <i>Yes, Poor Condition</i> Threshold Condition: <i>Poor, Standing Water Noted</i></p>	<p>Note</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>8/02/12 – Photo 24 Unit 19 Threshold</p> <p>Opener Works: <i>Yes</i> Sensors Work: <i>Yes</i> Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>None Noted</i> Threshold Bar: <i>Yes, Fair</i> Threshold Condition: <i>Poor</i></p>	<p>Note</p>
	<p>8/02/12 – Photo 25 Unit 20 Threshold</p> <p>Opener Works: <i>Yes</i> Sensors Work: <i>Yes</i> Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>Yes, Poor</i> Threshold Bar: <i>Yes, Fair</i> Threshold Condition: <i>Poor, Standing Water</i></p>	<p>Note</p>
	<p>8/02/12 – Photo 26 Unit 21 Threshold</p> <p>Opener Works: <i>Yes</i> Sensors Work: <i>Yes</i> Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>None Noted</i> Threshold Bar: <i>Yes, Fair</i> Threshold Condition: <i>Poor</i></p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>8/02/12 – Photo 27 Unit 22 Threshold</p> <p>Opener Works: <i>Yes</i> Sensors Work: <i>Yes</i> Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>Yes, Poor</i> Threshold Bar: <i>Yes, Poor</i> Threshold Condition: <i>Poor</i></p>	<p>Note</p>
	<p>8/02/12 – Photo 28 Unit 23 Threshold</p> <p>Opener Works: <i>Yes</i> Sensors Work: <i>Yes</i> Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>None Noted</i> Threshold Bar: <i>Yes, Fair</i> Threshold Condition: <i>Fair</i></p>	<p>Note</p>
	<p>8/02/12 – Photo 29 Unit 24 Threshold South</p> <p>Opener Works: <i>None</i> Bolt and Rope: <i>Yes</i> Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>Yes, Poor</i> Threshold Bar: <i>Yes, Poor</i> Threshold Condition: <i>Fair</i></p>	<p>Note</p>
	<p>8/02/12 – Photo 30 Unit 24 Threshold North</p> <p>Note location of cleanout.</p>	<p>Note</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>8/02/12 – Photo 31 Unit 25 Threshold</p> <p>Opener Works: <i>None</i> Bolt and Rope: <i>Yes</i> Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>None Noted</i> Threshold Bar: <i>Yes, Fair</i> Threshold Condition: <i>Poor</i></p>	<p>Note</p>
	<p>8/02/12 – Photo 32 Unit 26 Threshold</p> <p>Opener Works: <i>Yes</i> Sensors Work: <i>Yes</i> Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>Yes, Poor</i> Threshold Bar: <i>Yes, Very Poor</i> Threshold Condition: <i>Very Poor</i></p>	<p>Note</p>
	<p>8/02/12 – Photo 33 Unit 26 Threshold</p> <p>Note cleanout cap plug is directly in the line of the garage door bottom seal, the cap is not vehicle rated, and is a tripping hazard.</p>	<p>Note</p>
	<p>8/02/12 – Photo 34 Unit 26 Standing Water</p> <p>Note large quantity of standing water.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>8/02/12 – Photo 35 Unit 27 Threshold</p> <p>Opener Works: <i>Yes</i> Sensors Work: <i>None Present</i> Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>None Noted</i> Threshold Bar: <i>Yes, Fair</i> Threshold Condition: <i>Fair</i></p>	<p>Note</p>
	<p>8/02/12 – Photo 36 Unit 28 Threshold</p> <p>Opener Works: <i>Yes</i> Sensors Work: <i>None Present</i> Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>Yes, Poor</i> Threshold Bar: <i>Yes, Poor</i> Threshold Condition: <i>Poor</i></p>	<p>Note</p>
	<p>8/02/12 – Photo 37 Unit 29 Threshold</p> <p>Opener Works: <i>Yes</i> Sensors Work: <i>Yes</i> Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>None Noted</i> Threshold Bar: <i>Yes, Fair</i> Threshold Condition: <i>Fair</i></p>	<p>Note</p>
	<p>8/02/12 – Photo 38 Unit 30 Threshold</p> <p>Opener Works: <i>Yes but needs adjusting</i> Sensors Work: <i>Yes</i> Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>Yes, Poor</i> Threshold Bar: <i>Yes, Poor</i> Threshold Condition: <i>Poor, Standing Water</i></p>	<p>MHC</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>8/02/12 – Photo 39 Unit 31 Threshold</p> <p>Opener Works: Yes Sensors Work: Yes Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>None Noted</i> Threshold Bar: <i>Yes, Very Poor</i> Threshold Condition: <i>Very Poor, Standing Water</i></p>	<p>Note</p>
	<p>8/02/12 – Photo 40 Unit 32 Threshold North</p> <p>Opener Works: Yes Sensors Work: Yes Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>Yes, Poor</i> Threshold Bar: <i>Yes, Fair</i> Threshold Condition: <i>Fair, Standing Water</i></p>	<p>Note</p>
	<p>8/02/12 – Photo 41 Unit 32 Threshold South</p> <p>Note standing water.</p>	<p>Note</p>
	<p>8/02/12 – Photo 42 Unit 33 Threshold</p> <p>Opener Works: Yes Sensors Work: Yes Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>None Noted</i> Threshold Bar: <i>Yes, Fair</i> Threshold Condition: <i>Fair</i></p>	<p>Note</p>


PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>8/02/12 – Photo 43 Unit 34 Threshold</p> <p>Opener Works: Yes Sensors Work: Yes Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>Yes, Poor</i> Threshold Bar: <i>Yes, Poor</i> Threshold Condition: <i>Poor</i></p>	<p>Note</p>
	<p>8/02/12 – Photo 44 Unit 34 Standing Water</p> <p>Note standing water.</p>	<p>Note</p>
	<p>8/02/12 – Photo 45 Unit 35 Threshold</p> <p>Opener Works: Yes Sensors Work: Yes Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>None Noted</i> Threshold Bar: <i>Yes, but forward</i> Threshold Condition: <i>Fair</i></p>	<p>Note</p>
	<p>8/02/12 – Photo 46 Unit 36 Threshold</p> <p>Opener Works: Yes Sensors Work: Yes Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>Yes, Poor</i> Threshold Bar: <i>Yes, Fair</i> Threshold Condition: <i>Fair</i></p>	<p>Note</p>






PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>8/02/12 – Photo 47 Unit 37 Threshold</p> <p>Opener Works: <i>Yes</i> Sensors Work: <i>Yes</i> Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>None Noted</i> Threshold Bar: <i>Yes, Fair</i> Threshold Condition: <i>Fair</i></p>	<p>Note</p>
	<p>8/02/12 – Photo 48 Unit 38 Threshold</p> <p>Opener Works: <i>No</i> Sensors Work: <i>None Present</i> Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>None Noted</i> Threshold Bar: <i>None</i> Threshold Condition: <i>Fair</i></p>	<p>Note</p>
	<p>8/02/12 – Photo 49 Unit 38 – Garage Door Opener</p> <p>Note Garage door opener is connected but inoperable. Due to the age and condition of the opener, no work has been performed regarding its operation. Warning: the garage is not secured due to this condition.</p>	<p>ENT CBL</p>

PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>8/02/12 – Photo 50 Unit 39 Threshold</p> <p>Opener Works: <i>Yes</i> Sensors Work: <i>Yes</i> Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>None Noted</i> Threshold Bar: <i>Yes, Poor</i> Threshold Condition: <i>Poor</i></p>	<p>Note</p>
	<p>8/02/12 – Photo 51 Unit 40 Threshold</p> <p>Opener Works: <i>None</i> Bolt and Rope: <i>Bolt Bent, No Rope</i> Ceiling Condition: <i>No Stains Present</i> Clean Out Coordination: <i>Yes, Poor</i> Threshold Bar: <i>Yes, Very Poor</i> Threshold Condition: <i>Very Poor</i></p>	<p>MHC</p>

END OF FIELD REPORT