

ARCHITECT'S FIELD REPORT

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PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	5/14/14
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CONDITIONS			
DATE	5/14/14	TIME	1:30 pm
WEATHER	Partially Cloudy	TEMP	39 deg

WORK OBSERVED	
Radon Mitigation, Building A Units 1-8	
TRADES PRESENT	
None	

PARTIES		
Ben White	Ben White Architecture	970-349-5378
Ken Wyrick	Environmental Testing	970-729-2733

COMMENTS & OBSERVATIONS
<ol style="list-style-type: none"> 1. Observed installed vent pipe and fan installed on the south elevation of Unit #1. The fan is operational via an extension cord to Unit #1's balcony outlet. 2. Observed radon membrane barriers in Units 1 through 5. The membranes appear to be sealed to the perimeter foundation walls. In some instances the Styrofoam insulation has been removed to ensure adhesion to the bare concrete. 3. Radon vent piping has been installed and connected to vertical soil gas pipes. Soil gas pipes appear to be completely sealed to the membrane barrier. 4. Metacaulk fire collars have been installed at all new pipe penetrations between units. Existing pipe chases have been utilized at other instances. 5. Laundry Room and Garage spaces are clean and in good order. No evidence of construction debris, dirt, or dust was noted.





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/14/13 – Photo 1 North Elevation, Unit 1</p> <p>Radon vent and fan on the exterior.</p>	<p>Note</p>
	<p>5/14/13 – Photo 2 North Elevation, Unit 1</p> <p>Radon vent extended above the roof line. Vent runs along the rear trim line.</p>	<p>Note</p>
	<p>5/14/13 – Photo 3 North Elevation, Unit #1</p> <p>Pipe penetration on the exterior wall.</p>	<p>Note</p>
	<p>5/14/13 – Photo 4 Unit #1</p> <p>Temporary electrical connection to the outlet on Unit #1.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/14/13 – Photo 5 Unit #1 Laundry Room</p> <p>Laundry Room and Garage are clean. No sign of construction debris.</p>	<p>Note</p>
	<p>5/14/13 – Photo 6 Unit #1 Looking North</p> <p>Radon Pipe runs horizontally in the upper left corner. Membrane barrier has been installed and sealed to the concrete stem wall.</p>	<p>Note</p>
	<p>5/14/13 – Photo 7 Unit #1 Looking Northwest</p> <p>Membrane barrier installed over the exposed soil in the crawlspace.</p>	<p>Note</p>
	<p>5/14/13 – Photo 8 Unit #1 Looking South</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/14/13 – Photo 9 Unit #1 Looking South</p> <p>Membrane installed around the perimeter of the crawlspace. Black pipe in the foreground is the water supply.</p>	<p>Note</p>
	<p>5/14/13 – Photo 10 Unit #1, Soil Gas Pipe</p> <p>Pipe has been sealed at the junction with the membrane barrier.</p>	<p>Note</p>
	<p>5/14/13 – Photo 11 Unit #1, Exterior Discharge</p> <p>Pipe discharge location is 12” below the wood sill plate and above grade. Space around the pipe has been sealed with expanding foam insulation.</p>	<p>Note</p>
	<p>5/14/13 – Photo 12 Unit #1, Pipe Path</p> <p>Radon pipe (on left) extends through an existing opening in the foundation.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/14/13 – Photo 13 Unit #1, Radon Barrier</p> <p>Detail of the membrane to wall attachment. The perimeter is sealed with a bead of caulk and intermittently attached with a red-head nail.</p>	<p>Note</p>
	<p>5/14/13 – Photo 14 Unit #2 Laundry Room</p> <p>Laundry Room and Garage are clean. No sign of construction debris.</p>	<p>Note</p>
	<p>5/14/13 – Photo 15 Unit #2 Looking North</p> <p>Membrane is installed and vent pipes are in place.</p>	<p>Note</p>
	<p>5/14/13 – Photo 16 Unit #2 Looking West</p> <p>Membrane follows the slope of the crawlspace floor.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/14/13 – Photo 17 Unit #2 Looking South & Down</p> <p>Membrane installed around the crawlspace perimeter.</p>	<p>Note</p>
	<p>5/14/13 – Photo 18 Unit #2, North Pipe Penetration</p> <p>Metacaulk fire collar has been installed at the pipe penetration in the existing party wall.</p>	<p>Note</p>
	<p>5/14/13 – Photo 19 Unit #2, North Pipe Chase</p> <p>Existing piping installed to the left of the new pipe penetration.</p>	<p>Note</p>
	<p>5/14/13 – Photo 20 Unit #2, South Pipe Chase</p> <p>Radon Vent Pipe shares the existing chase. (New pipe is on the right.)</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/14/13 – Photo 21 Unit #3 Laundry Room</p> <p>Laundry Room and Garage are clean. No sign of construction debris.</p>	<p>Note</p>
	<p>5/14/13 – Photo 22 Unit #3, Laundry Room Walls</p> <p>Gouges in the wall may be existing.</p>	<p>Note</p>
	<p>5/14/13 – Photo 23 Unit #3, Soil Gas Pipe</p> <p>Looking southwest at the soil gas pipe.</p>	<p>Note</p>
	<p>5/14/13 – Photo 24 Unit #3 Looking Northwest</p> <p>Membrane barrier has been installed and sealed to the foundation wall.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/14/13 – Photo 25 Unit #3, Pipe Chase</p> <p>Vent pipe extends through an existing pipe chase.</p>	<p>Note</p>
	<p>5/14/13 – Photo 26 Unit #4 Laundry Room</p> <p>Laundry Room and Garage are clean. No sign of construction debris.</p>	<p>Note</p>
	<p>5/14/13 – Photo 27 Unit #4 Looking West</p> <p>Membrane barrier follows the contours of the crawlspace.</p>	<p>Note</p>
	<p>5/14/13 – Photo 28 Unit #4 Looking Northwest</p> <p>Soil gas pipe is to the left.</p>	<p>Note</p>








PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/14/13 – Photo 29 Unit #4, Looking Northwest</p> <p>Membrane barrier is sealed to the foundation wall.</p>	<p>Note</p>
	<p>5/14/13 – Photo 30 Unit #4, Pipe Penetration</p> <p>Metacaulk fire collar has been installed at the pipe penetration.</p>	<p>Note</p>
	<p>5/14/13 – Photo 31 Unit #1 Laundry Room</p> <p>Laundry Room and Garage are clean. No sign of construction debris.</p>	<p>Note</p>
	<p>5/14/13 – Photo 32 Unit #5 Looking South</p> <p>Detail of the soil gas pipe.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/14/13 – Photo 33 Unit #5 Pipe Identification</p> <p>Pipes have been labeled as “Radon”.</p>	<p>Note</p>
	<p>5/14/13 – Photo 34 Unit #5 Looking North</p> <p>Vent pipe extends to Unit #6.</p>	<p>Note</p>
	<p>5/14/13 – Photo 35 Unit #5 Looking Northwest</p> <p>Membrane barrier is in place.</p>	<p>Note</p>

END OF FIELD REPORT