

**ARCHITECT'S FIELD REPORT**

**006**

**PROJECT**      **Eagle's Nest Townhouses**      **DATE**      4/28/10  
 11 Morning Glory Way & 31 Marcellina Lane  
 Mt. Crested Butte, CO 81225

CONDITIONS			
<b>DATE</b>	4/27/10	<b>TIME</b>	4:30 pm
<b>WEATHER</b>	Sunny Clear	<b>TEMP</b>	54 deg

WORK OBSERVED	
Observations of moisture in crawlspaces – week number 3.	
TRADES PRESENT	
None.	

PRESENT		
Ben White	Ben White Architecture	970-349-5378
Grant Benton	Crested Butte Lodging and Property Management	970-349-2400

COMMENTS & OBSERVATIONS
<p>The previous Field Report 05 detailed conditions on 4/15/10.</p> <p>In that time, approximately 1 inch precipitation (rain) fell and over .75 inches of snow accumulated and melted. Temperatures varied from 50 to 65 degrees during the day and 27 to 32 degrees at night. Daytime rain occurred on both the 16<sup>th</sup> and 23<sup>rd</sup>.</p> <p>Crawlspaces in Units 9, 17, 24, and 40 were observed.</p> <p>Moisture was noted in crawlspaces 9, 10, 17, and 24. Crawlspace in Unit 40 appeared dry.</p> <p>Moisture and standing water appears to have increased when compared to observations from Field Report 05.</p> <p>Flowing water was noted in Unit 9 crawlspace due to an existing pipe penetration on the back wall.</p> <p>No snow test pits were dug this week although visual inspections revealed that the snow pack is melting. The distance of snow pack to the structure has increased to approximately 3 to 4 feet. Snow pack depths behind the upper units appear to be 2 to 4 feet deep while the lower level appeared to be relatively the same height as last week although it has receded approximately 2 feet from the building.</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/27/10 – Photo 1 Unit 9</p> <p>Moisture apparent in bedrock.</p>	<p>None</p>
	<p>4/27/10 – Photo 2 Unit 9</p> <p>Interior corner appears to be dry.</p>	<p>None</p>
	<p>4/27/10 – Photo 3 Unit 17</p> <p>Moisture (dark grey) apparent in crawlspace. Area appears to be more extensive compared with previous Field Report.</p>	<p>None</p>
	<p>4/27/10 – Photo 4 Unit 17</p> <p>Test corner has standing water.</p>	<p>None</p>







PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>4/27/10 – Photo 5 Unit 17</p> <p>Water supply pipe penetration along back wall is allowing water entry into the crawspace of Unit 17. Water was flowing at a steady rate.</p>	<p>None</p>
	<p>4/27/10 – Photo 6 Unit 24</p> <p>Moisture along north foundation wall. Flowing water was observed.</p>	<p>None</p>
	<p>4/27/10 – Photo 7 Unit 24</p> <p>Standing water was observed on the upper portion of the crawlspace.</p>	<p>None</p>

PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>4/27/10 – Photo 8 Unit 24</p> <p>Southern foundation wall with moisture in bedrock.</p>	<p>None</p>
	<p>4/27/10 – Photo 9 Unit 40</p> <p>Crawlspace appeared dry.</p>	<p>None</p>
	<p>4/27/10 – Photo 10 Unit 40</p> <p>Crawlspace appeared dry.</p>	<p>None</p>

END OF FIELD REPORT