

ARCHITECT'S FIELD REPORT

078





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|----------------|--|-------------|---------|
| PROJECT | Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225 | DATE | 6/22/12 |
|----------------|--|-------------|---------|





| CONDITIONS | | | |
|-------------------|-------------------|-------------|-----|
| DATE | 6/13/12 & 6/20/12 | TIME | N/A |
| WEATHER | N/A | TEMP | N/A |





| WORK OBSERVED | |
|--|--|
| Phase III - Exposed 1 st Floor Deck Sills | |
| TRADES PRESENT | |
| None | |





| PARTIES | | |
|----------------|------------------------|--------------|
| Ben White | Ben White Architecture | 970-349-5378 |
| | | |
| | | |





| COMMENTS & OBSERVATIONS |
|---|
| <ol style="list-style-type: none"> 1. Record photos of deck sill conditions exposed during Phase III demolition work. 2. Conditions may necessitate additional remedial work for Phase IV construction. 3. Sills do not appear to be pressure treated or of a rot-resistant species. Continued contact with concrete surfaces is against current building codes. (2009 IRC Section R317.1.3) 4. (22) Units showed signs of degraded and unstable sill plates – 1,7,8,9 (slated for repairs in 2012), 13, 15, 16, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 34, 37, 38 & 40. 5. This report recommends that, regardless of Phase IV remediation work, these structural defects be remedied. |





| PHOTO –WORK ITEM | DESCRIPTION | ACTION |
|---|---|-------------|
|  | <p>6/13/12 – Photo 1 Unit 1</p> <p>Degraded condition.</p> | <p>Note</p> |
|  | <p>6/13/12 – Photo 2 Unit 2</p> <p>No signs of degradation.</p> | <p>Note</p> |
|  | <p>6/13/12 – Photo 3 Unit 3</p> <p>No signs of degradation.</p> | <p>Note</p> |
|  | <p>6/13/12 – Photo 4 Unit 4</p> <p>No signs of degradation.</p> | <p>Note</p> |


| PHOTO –WORK ITEM | DESCRIPTION | ACTION |
|---|---|-------------|
|  | <p>6/13/12 – Photo 5 Unit 5</p> <p>No signs of degradation.</p> | <p>Note</p> |
|  | <p>6/13/12 – Photo 6 Unit 6</p> <p>No signs of degradation.</p> | <p>Note</p> |
|  | <p>6/13/12 – Photo 7 Unit 7</p> <p>Degraded condition.</p> | <p>Note</p> |
|  | <p>6/13/12 – Photo 8 Unit 8</p> <p>Degraded condition.</p> <p>Note: Owners have installed a vent at this location that may not be code-compliant.</p> | <p>Note</p> |





| PHOTO –WORK ITEM | DESCRIPTION | ACTION |
|---|---|-------------|
|  | <p>6/13/12 – Photo 9 Unit 9</p> <p>Degraded condition. Remediation work is scheduled for Phase III.</p> | <p>Note</p> |
|  | <p>6/13/12 – Photo 10 Unit 10</p> <p>No signs of degradation.</p> | <p>Note</p> |
|  | <p>6/13/12 – Photo 11 Unit 11</p> <p>No signs of degradation.</p> | <p>Note</p> |
|  | <p>6/13/12 – Photo 12 Unit 12</p> <p>No signs of degradation.</p> | <p>Note</p> |





| PHOTO -WORK ITEM | DESCRIPTION | ACTION |
|---|---|-------------|
|  | <p>6/13/12 – Photo 13 Unit 13</p> <p>Degraded condition.</p> | <p>Note</p> |
|  | <p>6/13/12 – Photo 14 Unit 14</p> <p>No signs of degradation.</p> | <p>Note</p> |
|  | <p>6/13/12 – Photo 15 Unit 15</p> <p>Degraded condition.</p> | <p>Note</p> |
|  | <p>6/13/12 – Photo 16 Unit 16</p> <p>Degraded condition.</p> | <p>Note</p> |



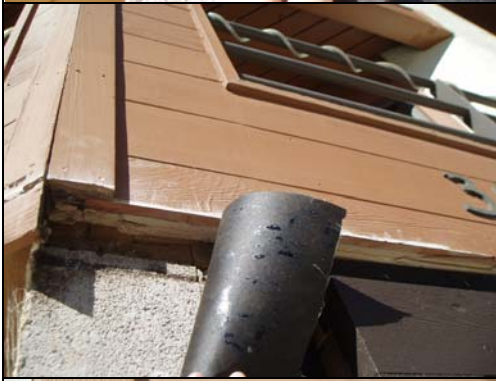

| PHOTO -WORK ITEM | DESCRIPTION | ACTION |
|---|--|-------------|
|  | <p>6/13/12 – Photo 17 Unit 17 Sill Plate</p> <p>No signs of degradation.</p> | <p>Note</p> |
|  | <p>6/13/12 – Photo 18 Unit 18 Sill Plate</p> <p>Degraded condition.</p> | <p>Note</p> |
|  | <p>6/13/12 – Photo 19 Unit 19 Sill Plate</p> <p>No signs of degradation.</p> | <p>Note</p> |
|  | <p>6/13/12 – Photo 20 Unit 20 Sill Plate</p> <p>Degraded condition.</p> | <p>Note</p> |

| PHOTO -WORK ITEM | DESCRIPTION | ACTION |
|---|--|-------------|
|  | <p>6/13/12 – Photo 21 Unit 21 Sill Plate</p> <p>Degraded condition.</p> | <p>Note</p> |
|  | <p>6/13/12 – Photo 22 Unit 22 Sill Plate</p> <p>Degraded condition.</p> | <p>Note</p> |
|  | <p>6/13/12 – Photo 23 Unit 23 Sill Plate</p> <p>No signs of degradation.</p> | <p>Note</p> |
|  | <p>6/13/12 – Photo 24 Unit 24 Sill Plate</p> <p>Degraded condition.</p> | <p>Note</p> |

| PHOTO –WORK ITEM | DESCRIPTION | ACTION |
|---|---|-------------|
|  | <p>6/13/12 – Photo 25 Unit 25 Sill Plate</p> <p>Degraded condition.</p> | <p>Note</p> |
|  | <p>6/13/12 – Photo 26 Unit 26 Sill Plate</p> <p>Degraded condition.</p> | <p>Note</p> |
|  | <p>6/13/12 – Photo 27 Unit 27 Sill Plate</p> <p>Degraded condition.</p> | <p>Note</p> |
|  | <p>6/13/12 – Photo 28 Unit 28 Sill Plate</p> <p>Degraded condition.</p> | <p>Note</p> |

| PHOTO –WORK ITEM | DESCRIPTION | ACTION |
|---|--|-------------|
|  | <p>6/13/12 – Photo 29 Unit 29 Sill Plate</p> <p>Degraded condition.</p> | <p>Note</p> |
|  | <p>6/13/12 – Photo 30 Unit 30 Sill Plate</p> <p>No signs of degradation.</p> | <p>Note</p> |
|  | <p>6/13/12 – Photo 31 Unit 31 Sill Plate</p> <p>No signs of degradation.</p> | <p>Note</p> |
|  | <p>6/13/12 – Photo 32 Unit 32 Sill Plate</p> <p>No signs of degradation.</p> | <p>Note</p> |

| PHOTO –WORK ITEM | DESCRIPTION | ACTION |
|---|--|-------------|
|  | <p>6/13/12 – Photo 33 Unit 33 Sill Plate</p> <p>No signs of degradation.</p> | <p>Note</p> |
|  | <p>6/13/12 – Photo 34 Unit 34 Sill Plate</p> <p>Degraded condition.</p> | <p>Note</p> |
|  | <p>6/13/12 – Photo 35 Unit 35 Sill Plate</p> <p>No signs of degradation.</p> | <p>Note</p> |
|  | <p>6/13/12 – Photo 36 Unit 36 Sill Plate</p> <p>No signs of degradation.</p> | <p>Note</p> |

| PHOTO –WORK ITEM | DESCRIPTION | ACTION |
|---|--|-------------|
|  | <p>6/13/12 – Photo 37 Unit 37 Sill Plate</p> <p>Degraded condition.</p> | <p>Note</p> |
|  | <p>6/13/12 – Photo 38 Unit 38 Sill Plate</p> <p>Degraded condition.</p> | <p>Note</p> |
|  | <p>6/13/12 – Photo 39 Unit 39 Sill Plate</p> <p>No signs of degradation.</p> | <p>Note</p> |
|  | <p>6/13/12 – Photo 40 Unit 40 Sill Plate</p> <p>Degraded condition.</p> | <p>Note</p> |

END OF FIELD REPORT