

**ARCHITECT'S FIELD REPORT**

**060**

<b>PROJECT</b>	<b>Eagle's Nest Townhouses</b> 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	<b>DATE</b>	9/01/11
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<b>CONDITIONS</b>			
<b>DATE</b>	9/01/11	<b>TIME</b>	8:30 am
<b>WEATHER</b>	Sunny & Clear	<b>TEMP</b>	61 deg

<b>WORK OBSERVED</b>	
Phase II – Garage Apron Photos from Owner Punch List Items	
<b>TRADES PRESENT</b>	
None	

<b>PRESENT</b>		
Ben White	Ben White Architecture	970-349-5378

<b>COMMENTS &amp; OBSERVATIONS</b>
<p>1. Photographed slope of valley pans from Owner's Inspection. (Units 14 north, 15 north, 16 mid to north, 25 all, 27 north, 29 north, 30 south, 32 south, 34 south, 38 south.)</p> <p>South Inside Threshold Unit 30 is not pitch toward the center of the valley pan. South Inside Threshold Unit 34 is not pitch toward the center of the valley pan.</p> <p>2. Inspected exterior damage relayed by Owner's Inspection. (Units 2, 3, 4, 6, 9, 13, 18, 19, 26, and 32.)</p> <p>Damaged concrete appeared to be inside the garage threshold and could be an existing condition. Further investigation required as this Field Report did not document conditions inside the garage door threshold.</p> <p>3. Checked on continuing Punch List Items for Phase II.</p> <p>4. CORRECT indicates positive slope in the correct direction. NEUTRAL indicates flat concrete parallel with the torpedo level. INCORRECT indicates slope in the incorrect or negative direction.</p>




PHOTO – WORK ITEM	DESCRIPTION	ACTION
	<p>9/01/11 – Photo 1 Unit 2</p>	<p>Note</p>
	<p>9/01/11 – Photo 2 Unit 2 South Threshold</p> <p>Note Steel Threshold Bar and chipped concrete. Demolition was held to the exterior of the existing steel bar; condition could be existing.</p>	<p>Note</p>
	<p>9/01/11 – Photo 3 Unit 3</p>	<p>Note</p>
	<p>9/01/11 – Photo 4 Unit 3 South Threshold</p> <p>Note Steel Threshold Bar and chipped concrete. Demolition was held to the exterior of the existing steel bar; condition could be existing.</p>	<p>Note</p>




PHOTO – WORK ITEM	DESCRIPTION	ACTION
	<p>9/01/11 – Photo 5 Unit 3 Mid Threshold</p> <p>Detail of garage door threshold.</p>	<p>Note</p>
	<p>9/01/11 – Photo 6 Unit 4</p>	<p>Note</p>
	<p>9/01/11 – Photo 7 Unit 4</p> <p>Threshold</p> <p>Further investigation required. Did not document interior conditions. Exterior appeared in good shape. Concrete poured to existing Steel Threshold Bar.</p>	<p>Note</p>





PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>9/01/11 – Photo 8 Unit 6</p>	<p>Note</p>
	<p>9/01/11 – Photo 9 Unit 6 Threshold</p> <p>Further investigation required. Did not document interior conditions. Exterior appeared in good shape. Concrete poured to existing Steel Threshold Bar.</p>	<p>Note</p>
	<p>9/01/11 – Photo 10 Unit 9</p> <p>“Holes in South Wall” were not documented. Further clarification required.</p>	<p>CBL ENT</p>
	<p>9/01/11 – Photo 11 Unit 9 Threshold</p> <p>Concrete poured to existing Steel Threshold Bar.</p>	<p>Note</p>




PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>9/01/11 – Photo 12 Unit 9 Area Drain</p> <p>Concrete still evident at top right-hand corner of operable area drain grate.</p>	<p>Note</p>
	<p>9/01/11 – Photo 13 Unit 13</p>	<p>Note</p>
	<p>9/01/11 – Photo 14 Unit 13</p> <p>North Threshold</p> <p>Concrete at north threshold was poured against existing Steel Threshold Bar. Bar appears to have been damaged during demolition.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/01/11 – Photo 15 Unit 14</p>	<p>Note</p>
	<p>9/01/11 – Photo 16 Unit 14 North Threshold</p> <p>Concrete poured to existing Steel Threshold Bar.</p>	<p>Note</p>
	<p>9/01/11 – Photo 17 Unit 14 North Threshold Outside Valley Pan Slope: CORRECT</p>	<p>Note</p>
	<p>9/01/11 – Photo 18 Unit 14 North Threshold Inside Valley Pan Slope: CORRECT</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/01/11 – Photo 19 Unit 15</p>	<p>Note</p>
	<p>9/01/11 – Photo 20 Unit 15 South Threshold</p>	<p>Note</p>
	<p>9/01/11 – Photo 21 Unit 15 South Threshold Outside Valley Pan Slope: CORRECT</p>	<p>Note</p>
	<p>9/01/11 – Photo 22 Unit 15 South Threshold Inside Valley Pan Slope: CORRECT</p>	<p>Note</p>


PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/01/11 – Photo 23 Unit 15 Threshold</p> <p>Note: Concrete Valley Pan was poured level with existing vinyl garage threshold strip. Valley pan is likely higher than the garage floor. Further investigation required.</p>	<p>Note</p>
	<p>9/01/11 – Photo 24 Unit 16</p>	<p>Note</p>
	<p>9/01/11 – Photo 25 Unit 16</p> <p>Threshold</p>	<p>Note</p>
	<p>9/01/11 – Photo 26 Unit 16 North Threshold Outside Valley Pan Slope: CORRECT</p>	<p>Note</p>



PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/01/11 – Photo 27 Unit 16 North Threshold Inside Valley Pan Slope: NEUTRAL</p>	<p>Note</p>
	<p>9/01/11 – Photo 28 Unit 16 North Threshold (2' South of Photo 27) Inside Valley Pan Slope: CORRECT</p>	<p>Note</p>
	<p>9/01/11 – Photo 29 Unit 16 North Threshold (2' South of Photo 27) Outside Valley Pan Slope: CORRECT</p>	<p>Note</p>
	<p>9/01/11 – Photo 30 Unit 28</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/01/11 – Photo 31 Unit 28 Existing Threshold; New concrete stops in lower right-hand corner.</p> <p>Note existing vinyl garage door threshold is not located under the garage door. Any water flowing on the garage door face will likely enter the garage.</p>	<p>Note</p>
	<p>9/01/11 – Photo 32 Unit 29</p>	<p>Note</p>
	<p>9/01/11 – Photo 33 Unit 29 North Threshold</p>	<p>Note</p>
	<p>9/01/11 – Photo 34 Unit 29 North Threshold Inside Valley Pan Slope: CORRECT</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/01/11 – Photo 35 Unit 29 Apron Detail</p> <p>Note: North end of apron has positive pitch away from building.</p>	<p>Note</p>
	<p>9/01/11 – Photo 36 Unit 28 &amp; 29</p> <p>Note: Chimney above directs water to approximate mid-span of valley pan on all odd-numbered units.</p> <p>It is uncertain if this condition was taken into consideration during water tests.</p>	<p>Note</p>
	<p>9/01/11 – Photo 37 Unit 28 South Threshold Inside Valley Pan Slope: CORRECT</p>	<p>Note</p>


PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>9/01/11 – Photo 38 Unit 30</p>	<p>Note</p>
	<p>9/01/11 – Photo 39 Unit 30 South Threshold Inside Valley Pan Slope: INCORRECT</p>	<p>Note</p>
	<p>9/01/11 – Photo 40 Unit 30 South Threshold Outside Valley Pan Slope: CORRECT</p>	<p>Note</p>


PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/01/11 – Photo 41 Unit 30 South Threshold (2' North of Photo 39) Inside Valley Pan Slope: INCORRECT</p>	<p>Note</p>
	<p>9/01/11 – Photo 42 Unit 32</p>	<p>Note</p>
	<p>9/01/11 – Photo 43 Unit 32</p> <p>South Threshold</p> <p>Concrete poured to existing Steel Threshold Bar.</p>	<p>Note</p>
	<p>9/01/11 – Photo 44 Unit 32</p> <p>South Threshold Detail</p> <p>Concrete on interior of Steel Threshold Bar is approximately ¼" lower. Further investigation required.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/01/11 – Photo 45 Unit 32 South Threshold Inside Valley Pan Slope: CORRECT</p>	<p>Note</p>
	<p>9/01/11 – Photo 46 Unit 32 South Threshold Outside Valley Pan Slope: CORRECT</p>	<p>Note</p>
	<p>9/01/11 – Photo 47 Unit 32 South Threshold (2' North of Photo 45) Inside Valley Pan Slope: CORRECT</p>	<p>Note</p>
	<p>9/01/11 – Photo 48 Unit 32 South Threshold (2' North of Photo 45) Outside Valley Pan Slope: CORRECT</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/01/11 – Photo 49 Unit 34</p>	<p>Note</p>
	<p>9/01/11 – Photo 50 Unit 34 South Threshold Head of Valley Pan: INCORRECT</p>	<p>Note</p>
	<p>9/01/11 – Photo 51 Unit 34 South Threshold Outside Slope of Valley Pan: CORRECT</p>	<p>Note</p>
	<p>9/01/11 – Photo 52 Unit 34 South Threshold (1' North of Photo 51) Inside Valley Pan Slope: INCORRECT</p>	<p>Note</p>

PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>9/01/11 – Photo 53 Unit 34 South Threshold (2' North of Photo 51) Inside Valley Pan Slope: INCORRECT</p>	<p>Note</p>
	<p>9/01/11 – Photo 54 Unit 34 South Threshold (2' North of Photo 51) Outside Valley Pan Slope: CORRECT</p>	<p>Note</p>
	<p>9/01/11 – Photo 55 Unit 34 Mid Threshold Inside Valley Pan Slope: NEUTRAL</p>	<p>Note</p>



PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>9/01/11 – Photo 56 Unit 38</p>	<p>Note</p>
	<p>9/01/11 – Photo 57 Unit 38 South Threshold Inside Valley Pan Slope: CORRECT</p>	<p>Note</p>
	<p>9/01/11 – Photo 58 Unit 38 South Threshold Outside Valley Pan Slope: CORRECT</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/01/11 – Photo 59 Unit 38 South Threshold Detail</p> <p>Note: Gap beneath garage door.</p>	<p>Note</p>
	<p>9/01/11 – Photo 60 Unit 38 South Threshold Detail</p> <p>Note: Gap beneath garage door. Level used for scale reference only.</p>	<p>Note</p>
	<p>9/01/11 – Photo 61 Unit 38 North Threshold Detail</p> <p>Note: Gap beneath garage door.</p>	<p>Note</p>
	<p>9/01/11 – Photo 62 Lower Level Parking South End</p> <p>3 Removable bollards are installed.</p>	<p>Note</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/01/11 – Photo 63 Upper Level Maintenance Shed</p> <p>Wire mesh remains.</p>	<p>LC</p>
	<p>9/01/11 – Photo 64 Upper Level Caretaker Sidewalk</p> <p>Section of sidewalk has been removed and replaced.</p>	<p>Note</p>
	<p>9/01/11 – Photo 65 Upper Level Caretaker Sidewalk</p> <p>Section of sidewalk has been removed and replaced. Note pitch to north retaining wall.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/01/11 – Photo 66 Upper Level Electrical/Data Trench</p> <p>Trench has been excavated. Awaiting new conduit and wire.</p>	<p>Note</p>
	<p>9/01/11 – Photo 67 Upper Level Electrical/Data Trench</p> <p>Trench has been excavated. Awaiting new conduit and wire.</p>	<p>Note</p>

END OF FIELD REPORT