

# ARCHITECT'S FIELD REPORT

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<b>PROJECT</b>	<b>Eagle's Nest Townhouses</b>	<b>DATE</b>	5/22/13
	11 Morning Glory Way & 31 Marcellina Lane	<b>REV</b>	5/23/13
	Mt. Crested Butte, CO 81225		

CONDITIONS			
<b>DATE</b>	5/21/13	<b>TIME</b>	10:30 am
<b>WEATHER</b>	Warm Sunny	<b>TEMP</b>	50 deg

WORK OBSERVED	
Phase IV Construction	
TRADES PRESENT	
Holgate Construction Co.	

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

COMMENTS & OBSERVATIONS
<ol style="list-style-type: none"> <li>1. Observed installation of new deck boards on Unit 20. Deck boards are being attached with face screws.</li> <li>2. Documented completed belly bands on the 3<sup>rd</sup> Floor decks, Tyvek house wrap on Building D, completed fascia boards on Building C, completed chimney paint on both buildings, and completed soffit and joist paint on both buildings.</li> <li>3. Spoke with Mick about deck board attachment and installation of a nailer board across the top of the scupper drain on even numbered units.</li> <li>4. Investigated exterior outlets and determined that the existing exterior deck outlets are not GFCI protected.</li> <li>5. (8) Workers were on site, including Mick.</li> <li>6. The project has experienced <b>3 days weather delay</b> due to snowfall on 4/9/13, 4/15/13, and 5/8/13.</li> </ol>

**CONSTRUCTION PROGRESS**

UNITS	DEMO	WINDOWS & DOORS	3 <sup>RD</sup> FLOOR DECK	2 <sup>ND</sup> FLOOR DECK	TRIM & SIDING	DAMAGES & NOTES	
<b>Building C – Completion Date: May 31, 2013</b>							
17 & 18	50%	0%	10%	10%	0%	?	1B
19 & 20	100%	50%	20%	50%	20%	1A, 3B	1A
21 & 22	100%	50%	20%	50%	20%	0	1B
23 & 24	100%	50%	20%	50%	20%	1A	1B, 3B
<b>Building D – Completion Date: June 14, 2013</b>							
25 & 26	100%	50%	20%	50%	20%	1A	1B,3B
27 & 28	100%	50%	20%	50%	20%	1A	1B,3B
29 & 30	100%	50%	20%	50%	20%	1A	1B,3B
31 & 32	100%	50%	20%	50%	20%	0	1B,3B
<b>Building E – Completion Date: July 12, 2013</b>							
33 & 34	0%	0%	0%	0%	0%		
35 & 36	0%	0%	0%	0%	0%		
37 & 38	0%	0%	0%	0%	0%		
39 & 40	0%	0%	0%	0%	0%		
<b>Building A – Completion Date: September 27, 2013</b>							
1 & 2	0%	0%	0%	0%	0%		
3 & 4	0%	0%	0%	0%	0%		
5 & 6	0%	0%	0%	0%	0%		
7 & 8	0%	0%	0%	0%	0%		
<b>Building B – Completion Date: November 8, 2013</b>							
9 & 10	0%	0%	0%	0%	0%		
11 & 12	0%	0%	0%	0%	0%		
13 & 14	0%	0%	0%	0%	0%		
15 & 16	0%	0%	0%	0%	0%		
<b>FOOTNOTES</b>							
1	Degraded 2 <sup>nd</sup> Floor Deck Joists (A – Minor, B – Severe)						
2	Degraded 2 <sup>nd</sup> Floor Deck Plywood Top						
3	Degraded 3 <sup>rd</sup> Floor Deck Joists						
4							
5							

**MATERIAL STATUS SUMMARY**

MATERIAL	MANUFACTURER	STATUS
Metal Siding "Sage"	Emco Building Products, Inc.	40% Ordered Materials on Site
Metal Siding "Royal Brown"	Emco Building Products, Inc.	40% Ordered Materials on Site
Metal Corner Trim "Sage"	Emco Building Products, Inc.	40% Ordered Materials on Site
Standing Seam Wall Panels	Dragon Sheet Metal	Not Ordered Materials Available Locally
EPDM Deck Membrane	Carlisle Syntec 45 mil EPDM	40% Ordered Materials Available Locally
Chimney Flue Paint "Black"	Rustoleum 1200 Degree Enamel	40% Ordered Available Locally
Ceiling, Joist, Soffit Paint	Sherwin Williams "Spalding Gray"	Paint available locally.
Trim, Belly Bands, & Fascia	MiraTec with SW "ENT Brown"	40% Ordered Materials on Site
Wood Column Wraps	MiraTec with SW "ENT Brown"	40% Ordered Materials on Site
Metal Guardrails	Fortress Fe26 "Flat Black"	60% Ordered Arrival Date Approximately 5/28/13
Exterior Light Fixtures	World Imports Essen	0% Ordered Deposit Requested in Pay App #3
Outlet Covers	Undecided	Unknown
Scupper Drains	Dragon Sheet Metal	40% Ordered Materials Available Locally
Address Numbers	Undecided	Undecided

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/21/13 – Photo 1 Lower Level Work Area Looking North</p>	<p>Note</p>
	<p>5/21/13 – Photo 2 Unit 20, 2<sup>nd</sup> Floor Deck Detail</p> <p>Fiberon “Tudor Brown” deck edge board has been installed.</p>	<p>Note</p>
	<p>5/21/13 – Photo 3 Unit 20, 2<sup>nd</sup> Floor Deck Detail</p> <p>View of leading edge of deck board.</p>	<p>Note</p>
	<p>5/21/13 – Photo 4 Unit 20, 2<sup>nd</sup> Floor Deck Detail</p> <p>View #2 of the deck corner.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/21/13 – Photo 5 Unit 18</p> <p>Building C: Fascia Boards, Soffit Paint, Soffit Vent, 3<sup>rd</sup> Floor Belly Band, Deck Joist Paint, 2<sup>nd</sup> Floor EPDM, Scupper Drain, 2<sup>nd</sup> Floor Belly Band complete.</p> <p>Awaiting 2<sup>nd</sup> Floor Deck Boards, 2<sup>nd</sup> Floor Doors and Windows, Window Trim, Siding and Railings.</p>	<p>Note</p>
	<p>5/21/13 – Photo 6 Unit 19</p> <p>Note fascia and belly bands are complete.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/21/13 – Photo 7 Unit 20</p> <p>Deck installation underway.</p>	<p>Note</p>
	<p>5/21/13 – Photo 8 Building C Looking South</p>	<p>Note</p>
	<p>5/21/13 – Photo 9 Unit 24</p> <p>Fascia replacement underway.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/21/13 – Photo 10 Units 25 &amp; 26</p> <p>Upper level fascia boards have been removed. All chimney flue paint is complete on Buildings C &amp; D.</p>	<p>Note</p>
	<p>5/21/13 – Photo 11 Units 26 &amp; 27</p> <p>Materials are still stored in the garages.</p>	<p>Note</p>
	<p>5/21/13 – Photo 12 Units 29 &amp; 30</p> <p>Building D: Soffit Paint, Soffit Vents, 3<sup>rd</sup> Floor Belly Band, Deck Joist Paint, 2<sup>nd</sup> Floor EPDM, Scupper Drain, 2<sup>nd</sup> Floor Belly Band complete.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/21/13 – Photo 13 Units 31 &amp; 32</p> <p>Note additional temporary guardrails were installed at Unit 32.</p>	<p>Note</p>
	<p>5/21/13 – Photo 14 Fiberon Decking</p> <p>Boards for the initial mock-up are on site.</p>	<p>Note</p>
	<p>5/21/13 – Photo 15 Fiberon Decking</p> <p>Label Detail</p>	<p>Note</p>
	<p>5/21/13 – Photo 16 Unit 31 Deck Detail</p> <p>EPDM Membrane is in place. Membrane is installed as a single piece without intermittent seams.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/21/13 – Photo 17 Unit 32</p> <p>Detail of EPDM Membrane extending up wall approximately 8” per the drawings.</p>	<p>Note</p>
	<p>5/21/13 – Photo 18 Unit 20</p> <p>Fiberon Deck installation underway.</p> <p>Photos of the completed deck will come from MH.</p>	<p>Note</p>
	<p>5/21/13 – Photo 19 Unit 33, North Upper Chimney</p> <p>Area to receive new standing seam metal siding is above the fascia.</p>	<p>Note</p>
	<p>5/21/13 – Photo 20 Unit 30, Exterior Electrical Outlet</p> <p>Existing receptacle is not GFCI protected.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/21/13 – Photo 21 Unit 30, Exterior Electrical Outlet</p> <p>Voltmeter in place to test circuit location. It was determined that the exterior outlet is on the Living Room</p>	<p>Note</p>
	<p>5/21/13 – Photo 22 Unit 30, Interior Outlet Location</p> <p>Likely the last receptacle on the outlet circuit.</p>	<p>Note</p>
	<p>5/21/13 – Photo 23 Unit 26 Break Panel</p> <p>The Living Room outlet circuit is not GFCI protected. The only circuit that is GFCI protected is the Garage/Bath circuit.</p>	<p>Note</p>
	<p>5/21/13 – Photo 24 Lower Level Hot Tub Restroom</p> <p>Restroom is clean and in good order.</p>	<p>Note</p>

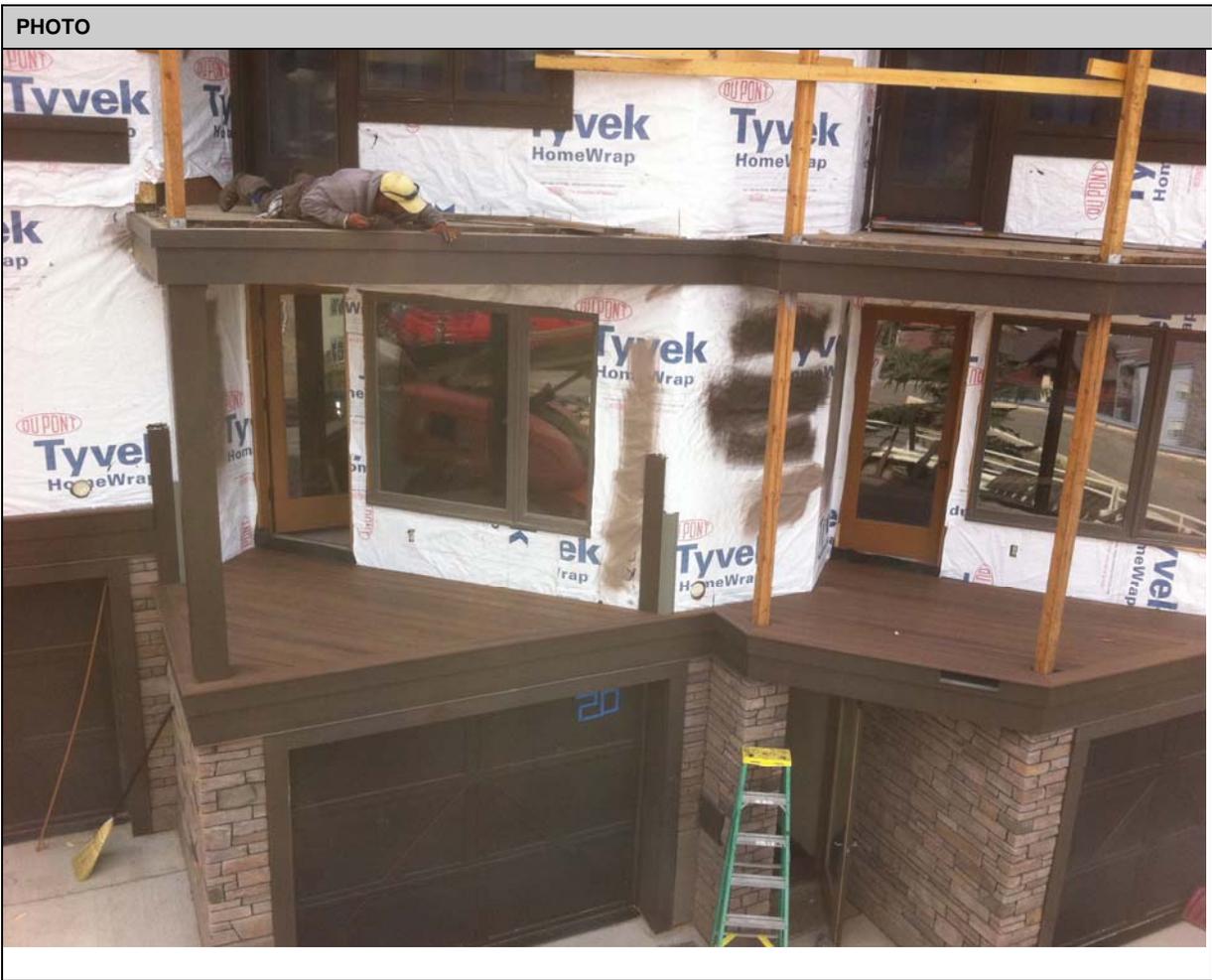
PHOTO



5/22/13 – Photo 25 – Completed Mock-Up Deck Installation  
Photo by Mick Holgate



5/22/13 – Photo 26 – Completed Mock-Up Deck Installation  
Photo by Mick Holgate



5/22/13 – Photo 27 – Completed Mock-Up Deck Installation  
Photo by Mick Holgate

END OF FIELD REPORT