

**ARCHITECT'S FIELD REPORT**

<b>PROJECT</b>	<b>Eagle's Nest Townhouses</b> 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	<b>DATE</b>	4/15/13
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<b>CONDITIONS</b>			
<b>DATE</b>	4/15/13	<b>TIME</b>	1:00 pm
<b>WEATHER</b>	Snowing, Blowing Snow, 12" Snow in last 24 hrs.	<b>TEMP</b>	38 deg

<b>WORK OBSERVED</b>	
Phase IV Construction	
<b>TRADES PRESENT</b>	
Holgate Construction Co.	

<b>PARTIES</b>		
Ben White	Ben White Architecture	970-349-5378
Mick Holgate	Holgate Construction Co.	970-209-4449
Allen Hadley	Eagle Windows of Crested Butte	970-209-2689

<b>COMMENTS &amp; OBSERVATIONS</b>
<ol style="list-style-type: none"> <li>1. Observed completed demolition on Units 18, 19, 20, 21, 22, 23, &amp; 24.</li> <li>2. Discussed necessary repair work to floor joists, rim joists, and sills with Mick.</li> <li>3. Discussed 2<sup>nd</sup> Floor Deck Edge construction details.</li> <li>4. Discussed minor items – fireplace make-up air vents and electrical conduit.</li> <li>5. Observed window and door delivery. Windows and doors are stored in the garages of Units 18, 26 &amp; 27.</li> <li>6. Lower Level Hot Tub Area restroom is clean and in good condition.</li> <li>7. Checked progress on Unit 25 sloped roof construction.</li> <li>8. (8) Workers were on site, including Mick.</li> <li>9. The project has experienced <b>1 day weather delay</b> due to snowfall on 4/9/13.</li> <li>10. Approximately 12" of snow accumulation from snow storm on 4/14/13.</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</b>							
17 & 18	50%	0%	0%	0%	0%		
19 & 20	100%	0%	0%	0%	0%		
21 & 22	100%	0%	0%	0%	0%		
23 & 24	100%	0%	0%	0%	0%		
<b>Building D</b>							
25 & 26	0%	0%	0%	0%	0%		
27 & 28	0%	0%	0%	0%	0%		
29 & 30	0%	0%	0%	0%	0%		
31 & 32	0%	0%	0%	0%	0%		
<b>Building E</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</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</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						
2	Degraded 2 <sup>nd</sup> Floor Deck Plywood Top						
3	Degraded 3 <sup>rd</sup> Floor Deck Joists						
4							
5							


PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/15/13 – Photo 1 Unit 18, 2<sup>nd</sup> Floor Deck Demolition Complete</p> <p>Degraded joists noted.</p>	<p>Note</p>
	<p>4/15/13 – Photo 2 Unit 18, 3<sup>rd</sup> Floor Deck Demolition Complete</p> <p>Joists appear intact.</p>	<p>Note</p>
	<p>4/15/13 – Photo 3 Unit 19, 2<sup>nd</sup> Floor Deck Demolition Complete</p> <p>Minor degradation around outside column noted.</p>	<p>Note</p>
	<p>4/15/13 – Photo 4 Unit 19, 3<sup>rd</sup> Floor Deck Demolition Complete</p> <p>All 3 outside joists were degraded. Joists have been removed.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/15/13 – Photo 5 Unit 20, 2<sup>nd</sup> Floor Deck Demolition Complete</p> <p>Minor degradation of joists and sill.</p>	<p>Note</p>
	<p>4/15/13 – Photo 6 Unit 20, 3<sup>rd</sup> Floor Deck Demolition Complete</p> <p>Joists appear intact.</p>	<p>Note</p>
	<p>4/15/13 – Photo 7 Unit 21, 2<sup>nd</sup> Floor Deck Demolition Complete</p> <p>Joists appear intact.</p>	<p>Note</p>
	<p>4/15/13 – Photo 8 Unit 21, 3<sup>rd</sup> Floor Deck Demolition Complete</p> <p>Joists appear intact.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/15/13 – Photo 9 Unit 22, 2<sup>nd</sup> Floor Deck Demolition Complete</p> <p>Joists and sill are completely degraded. Joists have been removed. (Insulation in joists bays visible.)</p>	<p>Note</p>
	<p>4/15/13 – Photo 10 Unit 22, 3<sup>rd</sup> Floor Deck Demolition Complete</p> <p>Joists appear intact.</p>	<p>Note</p>
	<p>4/15/13 – Photo 11 Unit 23, 2<sup>nd</sup> Floor Deck Demolition Complete</p> <p>Minor degradation of joists and sill at outside column.</p>	<p>Note</p>
	<p>4/15/13 – Photo 12 Unit 23, 3<sup>rd</sup> Floor Deck Demolition Complete</p> <p>Joists appear intact.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/15/13 – Photo 13 Unit 24, 2<sup>nd</sup> Floor Deck Demolition Complete</p> <p>Joists and sill are completely degraded. Joists have been removed. (Insulation is visible.)</p>	<p>Note</p>
	<p>4/15/13 – Photo 14 Unit 23, 3<sup>rd</sup> Floor Deck Demolition Complete</p> <p>Outside face of joists are degraded.</p>	<p>Note</p>
	<p>4/15/13 – Photo 15 Unit 18, Example 2<sup>nd</sup> Floor Deck</p> <p>Example of 2<sup>nd</sup> Floor Deck Construction.</p>	<p>Note</p>
	<p>4/15/13 – Photo 16 Unit 18, Example 2<sup>nd</sup> Floor Deck</p> <p>From bottom of picture: Metal Flashing above stone, temporary strip of waterproofing, 2x8 rim joist, and then 1/2” plywood top.</p>	<p>Note</p>



PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/15/13 – Photo 17 Unit 18, Example 2<sup>nd</sup> Floor Deck</p> <p>Detail of flashing extended up wall on outside edge.</p>	<p>Note</p>
	<p>4/15/13 – Photo 18 Unit 18, Example 2<sup>nd</sup> Floor Deck</p> <p>Detail of deck membrane flashing.</p>	<p>Note</p>
	<p>4/15/13 – Photo 19 Unit 18, Example 2<sup>nd</sup> Floor Deck</p> <p>Looking north on the deck.</p>	<p>Note</p>
	<p>4/15/13 – Photo 20 Unit 18, Example 2<sup>nd</sup> Floor Deck</p> <p>Flashing at door threshold.</p>	<p>Note</p>









PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/15/13 – Photo 21 Unit 18, Example 2<sup>nd</sup> Floor Deck</p> <p>Detail of flashing against west wall.</p>	<p>Note</p>
	<p>4/15/13 – Photo 22 Unit 18, Example 2<sup>nd</sup> Floor Deck</p>	<p>Note</p>
	<p>4/15/13 – Photo 23 Unit 18, Fireplace Make-Up Air Vent</p> <p>Mick will perforate metal siding to allow for make-up air.</p>	<p>Note</p>
	<p>4/15/13 – Photo 24 Unit 20, 2<sup>nd</sup> Floor Deck</p> <p>Mick will flush existing electrical conduit on Unit 20.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/15/13 – Photo 25 Unit 27, Windows &amp; Doors</p>	<p>Note</p>
	<p>4/15/13 – Photo 26 Unit 28, Windows &amp; Doors</p>	<p>Note</p>
	<p>4/15/13 – Photo 27 Unit 28, Windows &amp; Doors</p>	<p>Note</p>
	<p>4/15/13 – Photo 28 Example of Second Floor Window</p> <p>Picture window with 1'-4" casement window. (Upside down.) Windows and doors arrived prefinished.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/15/13 – Photo 29 Lower Level Materials on Site</p> <p>Metal siding has been delivered and stored at both the Lower and Upper levels.</p>	<p>Note</p>
	<p>4/15/13 – Photo 30 Emco Siding, Label Detail</p> <p>8" Preserve "Sage"</p>	<p>Note</p>
	<p>4/15/13 – Photo 31 Emco 135 Degree Corner Trim</p>	<p>Note</p>
	<p>4/15/13 – Photo 32 Lower Level Restroom</p> <p>Restroom is clean and in good order.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/15/13 – Photo 33 Unit 25 Roof, West Side</p> <p>Roof is still under construction.</p>	<p>Note</p>
	<p>4/15/13 – Photo 34 Unit 25 Roof, North Side</p> <p>Roof is still under construction. Ice and Watershield membrane is protecting roof.</p>	<p>Note</p>
	<p>4/15/13 – Photo 35 Site Photo at Units 17 &amp; 18</p> <p>Rear sloped roofs have created additional snow slide along back of the units.</p>	<p>Note</p>
	<p>4/15/13 – Photo 36 Detail of Snow Slide Condition</p> <p>Recent snow has piled to the height of the 3<sup>rd</sup> Floor windows.</p>	<p>Note</p>

END OF FIELD REPORT