

ARCHITECT'S FIELD REPORT

149

PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	11/19/14
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CONDITIONS			
DATE	11/19/14	TIME	2:30 pm
WEATHER	Clear, Cold, Recent Snow	TEMP	28 deg

WORK OBSERVED	
Radon Mitigation Substantial Completion, Odd Units	
TRADES PRESENT	
None	

PARTIES		
Ben White	Ben White Architecture	970-349-5378

COMMENTS & OBSERVATIONS
<ol style="list-style-type: none"> 1. Observed vapor retarders and radon mitigation pipes installed in the crawlspaces of odd-numbered units. 2. I was unable to enter Units 29 or 31 to photograph the installed radon system. 3. Manometers have been installed in the water heater closets of Units 28, 30, and 32. 4. Radon pipes were not clearly labeled in Unit 27. 5. Vapor retarder plastic sheets were installed in all observed crawlspaces. Sealant to the exterior foundation walls was often not continuous and occasionally adhered directly to the existing foam insulation. It is the conclusion of this report that an air seal, if required, has not been achieved at the retarder to wall junction.





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/19/14 – Photo 1 Unit 10 Crawlspace</p> <p>North wall pipe penetration and vapor retarder.</p>	<p>Note</p>
	<p>11/19/14 – Photo 2 Unit 10 Crawlspace</p> <p>West wall vapor retarder.</p>	<p>Note</p>
	<p>11/19/14 – Photo 3 Unit 10 Crawlspace</p> <p>Southwest corner vapor retarder.</p>	<p>Note</p>
	<p>11/19/14 – Photo 4 Unit 10 Crawlspace</p> <p>Detail of vapor retarder at foam insulation.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/19/14 – Photo 5 Unit 12 Crawlspace</p> <p>North wall pipe penetration and vapor retarder.</p> <p>Note: Insulation debris was existing.</p>	<p>Note</p>
	<p>11/19/14 – Photo 6 Unit 12 Crawlspace</p> <p>West wall condition.</p>	<p>Note</p>
	<p>11/19/14 – Photo 7 Unit 12 Crawlspace</p> <p>Southwest corner vapor retarder.</p>	<p>Note</p>
	<p>11/19/14 – Photo 8 Unit 12 Crawlspace</p> <p>Pipe penetration at north wall.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/19/14 – Photo 9 Unit 14 Crawlspace</p> <p>North wall pipe penetration and vapor retarder.</p>	<p>Note</p>
	<p>11/19/14 – Photo 10 Unit 14 Crawlspace</p> <p>West wall vapor retarder.</p>	<p>Note</p>
	<p>11/19/14 – Photo 11 Unit 14 Crawlspace</p> <p>Southwest wall vapor retarder.</p>	<p>Note</p>
	<p>11/19/14 – Photo 12 Unit 14 Crawlspace</p> <p>Caulk joint is not continuous at the east wall connection.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/19/14 – Photo 13 Unit 14 Crawlspace</p> <p>Vapor retarder is not sealed to the back, west wall.</p>	<p>Note</p>
	<p>11/19/14 – Photo 14 Unit 14 Crawlspace</p> <p>Detail of balancing valve.</p>	<p>Note</p>
	<p>11/19/14 – Photo 15 Unit 14 Crawlspace</p> <p>Detail of pipe penetration at the water heater closet.</p>	<p>Note</p>
	<p>11/19/14 – Photo 16 Unit 16 Laundry Room</p> <p>Unrelated to this project: Dryer vent is directed to the crawlspace. This ventilation and disruption of the 1-hour fire barrier is not advised.</p>	<p>Note</p>





PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>11/19/14 – Photo 17 Unit 16 Crawlspace</p> <p>North wall condensate drain and vapor retarder.</p>	<p>Note</p>
	<p>11/19/14 – Photo 18 Unit 16 Crawlspace</p> <p>Northwest wall vapor retarder.</p>	<p>Note</p>
	<p>11/19/14 – Photo 19 Unit 16 Crawlspace</p> <p>Southwest wall vapor retarder.</p>	<p>Note</p>
	<p>11/19/14 – Photo 20 Unit 16 Crawlspace</p> <p>Vapor retarder is not fully adhered to the foundation wall.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/19/14 – Photo 21 Unit 16 Crawlspace</p> <p>Detail of balancing valve.</p>	<p>Note</p>
	<p>11/19/14 – Photo 22 Unit 15 Water Heater Closet</p> <p>Drywall debris remains behind the hot water heater.</p>	<p>Note</p>
	<p>11/19/14 – Photo 23 Unit 17 Crawlspace</p> <p>North wall condensate drain and vapor retarder.</p>	<p>Note</p>
	<p>11/19/14 – Photo 24 Unit 17 Crawlspace</p> <p>Northwest wall vapor retarder.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/19/14 – Photo 25 Unit 17 Crawl space</p> <p>Southwest wall vapor retarder.</p>	<p>Note</p>
	<p>11/19/14 – Photo 26 Unit 17 Crawl space</p> <p>Note: Standing water on top of the vapor retarder.</p>	<p>Note</p>
	<p>11/19/14 – Photo 27 Unit 17 Crawl space</p> <p>Likely source of the water infiltration. There is running water from the pipe penetration in the back foundation wall.</p>	<p>Note</p>
	<p>11/19/14 – Photo 28 Unit 17 Crawl space</p> <p>Detail of mixing valve and pipe penetration at south foundation wall.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/19/14 – Photo 29 Unit 19 Crawlspace</p> <p>North wall pipe penetration and vapor retarder.</p>	<p>Note</p>
	<p>11/19/14 – Photo 30 Unit 19 Crawlspace</p> <p>West wall vapor retarder.</p>	<p>Note</p>
	<p>11/19/14 – Photo 31 Unit 19 Crawlspace</p> <p>Vapor retarder is not fully adhered to the foundation wall.</p>	<p>Note</p>
	<p>11/19/14 – Photo 32 Unit 21 Crawlspace</p> <p>North wall pipe penetration and vapor retarder.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/19/14 – Photo 33 Unit 21 Crawlspace</p> <p>West wall vapor retarder.</p>	<p>Note</p>
	<p>11/19/14 – Photo 34 Unit 21 Crawlspace</p> <p>Detail of the condensate drain at the vapor retarder.</p>	<p>Note</p>
	<p>11/19/14 – Photo 35 Unit 21 Crawlspace</p> <p>Detail of balancing valve.</p>	<p>Note</p>
	<p>11/19/14 – Photo 36 Unit 21 Crawlspace</p> <p>Pipe penetration is sealed on the opposite side. Reference Field Report 148, Photo 68.</p>	<p>Note</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/19/14 – Photo 37 Unit 23 Crawlspace</p> <p>North wall pipe penetration and vapor retarder.</p>	<p>Note</p>
	<p>11/19/14 – Photo 38 Unit 23 Crawlspace</p> <p>West wall vapor retarder.</p>	<p>Note</p>
	<p>11/19/14 – Photo 39 Unit 23 Crawlspace</p> <p>Vapor retarded is not adhered to the back wall.</p>	<p>Note</p>
	<p>11/19/14 – Photo 40 Unit 23 Crawlspace</p> <p>Southwest wall vapor retarder.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/19/14 – Photo 41 Unit 25 Crawlspace</p> <p>Northwest wall vapor retarder.</p>	<p>Note</p>
	<p>11/19/14 – Photo 42 Unit 25 Crawlspace</p> <p>Northwest wall vapor retarder.</p>	<p>Note</p>
	<p>11/19/14 – Photo 43 Unit 25 Crawlspace</p> <p>Southwest wall vapor retarder.</p>	<p>Note</p>
	<p>11/19/14 – Photo 44 Unit 25 Crawlspace</p> <p>What appears to be a futon mattress.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/19/14 – Photo 45 Unit 27 Crawlspace</p> <p>North wall pipe penetration and vapor retarder.</p>	<p>Note</p>
	<p>11/19/14 – Photo 46 Unit 27 Crawlspace</p> <p>West wall vapor retarder.</p>	<p>Note</p>
	<p>11/19/14 – Photo 47 Unit 27 Crawlspace</p> <p>Southwest wall vapor retarder.</p> <p>Note: Radon pipes are not labeled in this area.</p>	<p>Note</p>
	<p>11/19/14 – Photo 48 Unit 28 Water Heater Closet</p> <p>A manometer has been installed on the sub-slab vent stack.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/19/14 – Photo 49 Unit 30 Water Heater Closet</p> <p>A manometer has been installed on the sub-slab vent stack.</p>	<p>Note</p>
	<p>11/19/14 – Photo 50 Unit 32 Water Heater Closet</p> <p>A manometer has been installed on the sub-slab vent stack.</p>	<p>Note</p>
	<p>11/19/14 – Photo 51 Unit 33 Crawlspace</p> <p>Northwest wall vapor retarder.</p>	<p>Note</p>
	<p>11/19/14 – Photo 52 Unit 33 Crawlspace</p> <p>Southwest wall vapor retarder.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/19/14 – Photo 53 Unit 33 Crawlspace</p> <p>Vapor retarder is not adhered to the foundation wall.</p>	<p>Note</p>
	<p>11/19/14 – Photo 54 Unit 33 Crawlspace</p> <p>Detail of the mixing valve.</p>	<p>Note</p>
	<p>11/19/14 – Photo 55 Unit 33 Crawlspace</p> <p>North wall pipe penetration.</p>	<p>Note</p>
	<p>11/19/14 – Photo 56 Unit 35 Crawlspace</p> <p>North wall pipe penetration and vapor retarder.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/19/14 – Photo 57 Unit 35 Crawlspace</p> <p>Southwest wall vapor retarder.</p>	<p>Note</p>
	<p>11/19/14 – Photo 58 Unit 35 Crawlspace</p> <p>Vapor retarder is not adhered to the wall in this location.</p>	<p>Note</p>
	<p>11/19/14 – Photo 59 Unit 35 Crawlspace</p> <p>Detail of balancing valve.</p>	<p>Note</p>
	<p>11/19/14 – Photo 60 Unit 35 Crawlspace</p> <p>Looking north along the west wall line.</p>	<p>Note</p>








PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/19/14 – Photo 61 Unit 36 Water Heater Closet</p> <p>Drywall debris remains behind the water heater.</p>	<p>Note</p>
	<p>11/19/14 – Photo 62 Unit 37 Crawlspace</p> <p>North wall pipe penetration and vapor retarder.</p>	<p>Note</p>
	<p>11/19/14 – Photo 63 Unit 37 Crawlspace</p> <p>Southwest wall vapor retarder.</p>	<p>Note</p>
	<p>11/19/14 – Photo 64 Unit 37 Crawlspace</p> <p>Detail of balancing valve.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/19/14 – Photo 65 Unit 37 Crawlspace</p> <p>Detail of pipe penetration at the water heater closet.</p>	<p>Note</p>
	<p>11/19/14 – Photo 66 Unit 39 Crawlspace</p> <p>North wall pipe penetration and vapor retarder.</p>	<p>Note</p>
	<p>11/19/14 – Photo 67 Unit 39 Crawlspace</p> <p>West wall vapor retarder.</p>	<p>Note</p>
	<p>11/19/14 – Photo 68 Unit 39 Crawlspace</p> <p>Southwest wall vapor retarder.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/19/14 – Photo 69 Unit 39 Crawlspace</p> <p>Looking north along the back, west wall.</p>	<p>Note</p>
	<p>11/19/14 – Photo 70 Unit 39 Crawlspace</p> <p>Detail of balancing valve.</p>	<p>Note</p>
	<p>11/19/14 – Photo 71 Radon Pipe Label</p> <p>Example detail of radon pipe label used throughout the project.</p>	<p>Note</p>

END OF FIELD REPORT