

ARCHITECT'S FIELD REPORT

073

PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	5/23/12
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CONDITIONS			
DATE	5/23/12	TIME	9:45 am
WEATHER	Partly Cloudy, Breezy	TEMP	56 deg

WORK OBSERVED	
Phase III Construction Repairs, Trim & Installed Garage Doors	
TRADES PRESENT	
Holgate Construction	

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

COMMENTS & OBSERVATIONS
<ol style="list-style-type: none"> 1. Inspected entry door trim installation on the Lower Level Units. 2. Inspected trim and garage door installation on Units 1 through 16. 3. Inspected header repairs to Unit #9. 4. Observed repainting of installed trim with new "Eagle's Nest Brown" referenced as Paint Color #2. 5. (4) Workers on site. 6. Project is progressing according to schedule. 7. Weather Delays to Date – 1 day




PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>5/23/12 – Photo 1 Lower Level Units</p> <p>Entrance door trim has been installed on the Lower Level Units. (Paint Color #1)</p>	<p>Note</p>
	<p>5/23/12 – Photo 2 Typical Door Trim</p> <p>Note possible wear point between door latch and new wood door trim. As doors are on closers, we could see some damage where the latch hits the trim. Only likely solution would be a blank strike plate with the new door hardware.</p>	<p>BWA</p>
	<p>5/23/12 – Photo 3 Unit 20 Entry</p> <p>Split door trim noted.</p>	<p>MCH</p>




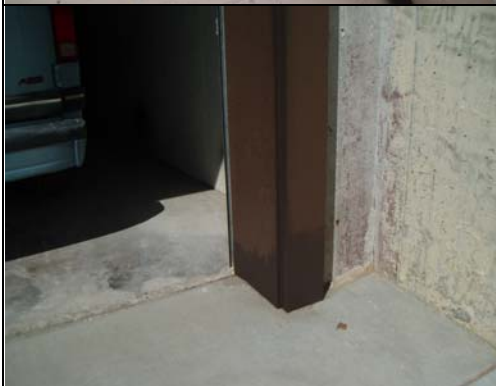
PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/23/12 – Photo 4 Upper Level Units, Building “A”</p> <p>Door Trim is in place and garage doors are installed. Work is underway updating the paint color from Paint #1 (Sable) to Paint #2 (Eagle’s Nest Brown).</p>	<p>Note</p>
	<p>5/23/12 – Photo 5 Typical Garage Door</p> <p>Garage door openers have been reinstalled.</p>	<p>Note</p>
	<p>5/23/12 – Photo 6 Typical Garage Door</p> <p>On units without garage door openers, a cane latch has been installed.</p>	<p>Note</p>
	<p>5/23/12 – Photo 7 Typical Garage Door Trim</p> <p>Paint color is being updated. Note new ENB on the lower portion of the garage door trim.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/23/12 – Photo 8 Units 4 & 5</p> <p>Note difference in trim paint colors. Unit 4 is the new trim color; Unit 5 is still the original Paint Color #1.</p>	<p>Note</p>
	<p>5/23/12 – Photo 9 Units 3 & 4</p> <p>Entry door trim color has yet to be updated.</p>	<p>Note</p>
	<p>5/23/12 – Photo 10 Units 1 & 2</p> <p>Garage doors & trim in place.</p>	<p>Note</p>
	<p>5/23/12 – Photo 11 Garage Door Header, Detail</p> <p>Note additional felt waterproofing at garage door heads.</p>	<p>Note</p>


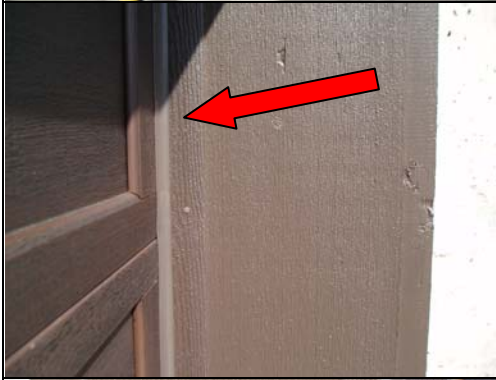


PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/23/12 – Photo 12 Upper Level Maintenance Shed</p> <p>Garage door is in place. Awaiting final trim pieces.</p>	<p>Note</p>
	<p>5/23/12 – Photo 13 Unit 1 Garage Door Trim Detail</p> <p>North Jamb – Note color comparison between painted wood jamb and prefinished weather-stripping.</p> <p>Red arrow points to the weather-stripping.</p>	<p>Note</p>
	<p>5/23/12 – Photo 14 Unit 1 Garage Door Trim Detail</p> <p>South Jamb in different light for color comparison.</p>	<p>Note</p>
	<p>5/23/12 – Photo 15 Unit 2</p> <p>Completed trim and garage door.</p>	<p>Note</p>









PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/23/12 – Photo 16 Upper Level Maintenance Shed</p> <p>Comparison between the two paint colors. ENB matches the burnished slate siding.</p>	<p>Note</p>
	<p>5/23/12 – Photo 17 Unit 12</p> <p>Concrete repairs underway at jamb bases.</p>	<p>Note</p>
	<p>5/23/12 – Photo 18 Unit 12</p> <p>Concrete repairs underway at jamb bases.</p>	<p>Note</p>
	<p>5/23/12 – Photo 19 Unit 7</p> <p>Completed concrete repairs.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/23/12 – Photo 20 Unit 5</p> <p>Additional concrete repairs performed by Holgate Construction with remaining concrete patch. (Not in contract.)</p>	<p>Note</p>
	<p>5/23/12 – Photo 21 Unit 9</p> <p>Garage door header has been replaced.</p>	<p>Note</p>
	<p>5/23/12 – Photo 22 Unit 9</p> <p>Garage door header has been replaced. This will provide a structural base to begin the rest of the repairs.</p>	<p>Note</p>
	<p>5/23/12 – Photo 23 Unit 9</p> <p>Note degraded condition of deck and knee wall members. Batt insulation for the garage ceiling is visible now that the degraded deck member has been removed.</p>	<p>Note</p>

END OF FIELD REPORT