

ARCHITECT'S FIELD REPORT

012

PROJECT **Eagle's Nest Townhouses** **DATE** 8/10/10
 11 Morning Glory Way & 31 Marcellina Lane
 Mt. Crested Butte, CO 81225

CONDITIONS			
DATE	8/10/10	TIME	11:30 am
WEATHER	Sunny Clear	TEMP	71 deg

WORK OBSERVED
Phase I – Construction Field Report 04
TRADES PRESENT
Holgate Construction

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

COMMENTS & OBSERVATIONS
<p>1. Inspected rear bottom wall edge metal flashing, Grace "Ultra" waterproofing, Tyvek house wrap, and wood furring strips installed on the Upper Units.</p> <p>2. Upper Units rear 3rd & 4th Floors appear to be nearly 95% complete with all underlying assemblies and ready for metal installation. Work is consistent with the Construction Drawings.</p> <p>3. Inspected Lower Level waterproofing. Work appears to be nearly 75% complete on the rear underlying assemblies.</p> <p>4. Bottom metal flashing (Photo 16) appears to be an effective technique for protecting the lower edge of the insulation and exterior drywall.</p> <p>5. Grace "Ultra" is installed approximately 32" up the wall. Self-adhesive backing appears to be adhering well to the polystyrene insulation. It is further secured by furring strips at the top and bottom.</p> <p>6. No safety hazards were observed.</p> <p>7. The site is extremely clean and well organized. All construction debris is contained in 30 yard dumpsters; construction materials are stored and orderly. The site conditions are very impressive.</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>8/10/10 – Photo 1 Units 1 through 4</p> <p>Note the Grace “Ultra” around the lower edge, 3rd floor. Tyvek house wrap overlaps the Ultra by approximately 12”. Ice & Water Shield waterproof membrane is installed on the 4th Floors.</p>	<p>None</p>
	<p>8/10/10 – Photo 2 Units 5 through 8</p> <p>Waterproofing sag on Unit 8 has been repaired.</p>	<p>None</p>
	<p>8/10/10 – Photo 3 Units 9 through 12</p> <p>Please note the clean site conditions.</p>	<p>None</p>
	<p>8/10/10 – Photo 4 Units 13 through 16</p> <p>Furring strip installation is being completed on Unit 16.</p>	<p>None</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>8/10/10 – Photo 5 Units 17 through 20</p> <p>Note installation of Grace “Ultra” 32” up rear wall. (Black membrane on the blue rigid insulation.)</p>	None
	<p>8/10/10 – Photo 6 Units 21 through 24</p> <p>Photo clearly shows the Ultra waterproofing at the 3rd Floor and Ice & Water Shield at the 4th Floor.</p>	None
	<p>8/10/10 – Photo 7 Units 25 through 28</p> <p>End conditions will be demolished and re-sided via scaffolding.</p>	None
	<p>8/10/10 – Photo 8 Units 29 through 32</p> <p>Ultra waterproofing being applied.</p>	None

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>8/10/10 – Photo 9 Units 33 through 37</p> <p>Units ready for Tyvek house wrap & wood furring strips.</p>	<p>None</p>
	<p>8/10/10 – Photo 10 Units 38 through 40</p> <p>Insulation and waterproofing installation complete.</p>	<p>None</p>
	<p>8/10/10 – Photo 11 Upper Construction Area</p> <p>Area is clean and well organized.</p>	<p>None</p>
	<p>8/10/10 – Photo 12 Upper Construction Area</p> <p>Scaffolding stored under eave at Upper Maintenance Unit.</p>	<p>None</p>






PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>8/10/10 – Photo 13 Lower Units Looking North</p> <p>Site is completely clean.</p>	<p>None</p>
	<p>8/10/10 – Photo 14 Lower Units Looking South</p> <p>Dumpster at south end is the only indication of construction work on the site.</p>	<p>None</p>
	<p>8/10/10 – Photo 15 Unit 1 – Example Photo</p> <p>From top of photo – Ice & Water Shield at 4th Floor, Existing Parapet Cleat on existing wood blocking, Tyvek, horizontal furring strips, and Ultra at the bottom.</p>	<p>Non</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>8/10/10 – Photo 16 Unit 1 – Wall Assembly Example</p> <p>Note the horizontal wood furring strip holding the bottom edge of the Ultra. The Ultra waterproof membrane laps over the top of the metal flashing which protects the bottom edge of the rigid insulation.</p> <p>Existing siding (end unit condition) is seen in the top right hand corner.</p>	<p>None</p>
	<p>8/10/10 – Photo 17 Unit 32, 3rd Level Rear Window</p> <p>Note the bowed window frame at the top of the window. Mick speculates this was caused by freezing water. Correct metal window flashing should prevent future damage.</p>	<p>None</p>

END OF FIELD REPORT