

**ARCHITECT'S FIELD REPORT**

**017**

**PROJECT**      **Eagle's Nest Townhouses**      **DATE**      9/17/10  
 11 Morning Glory Way & 31 Marcellina Lane  
 Mt. Crested Butte, CO 81225

CONDITIONS			
<b>DATE</b>	9/16/10	<b>TIME</b>	4:30 pm
<b>WEATHER</b>	Clear	<b>TEMP</b>	72 deg

WORK OBSERVED
Phase I – Construction Field Report 09
TRADES PRESENT
None – site visit performed after construction working hours.

PRESENT		
Ben White	Ben White Architecture	970-349-5378

COMMENTS & OBSERVATIONS
<p>1. Visually inspected additional horizontal siding installation on Units 1, 2, &amp; 3. Laps appear to run north over south both for weather protection and limiting shadow lines.</p> <p>2. Corrugated metal siding has been installed on the west elevations of Units 17 through 24. Some attachment screws are missing at mid-intervals.</p> <p>3. Kitchen and bath exhaust caps have been installed. Mick is standardizing the location of the exhaust caps to help facilitate the necessary cuts in the metal siding.</p> <p>4. Window Trim has been installed on all rear windows. In some locations the window trim is adjacent to the window but not yet attached. Window trim pieces are attached at all four corners and then set into place with face screws. The trim is intended to be removed as a unit.</p> <p>5. All necessary rear furring strips are in place. Corner and window furring strips are installed.</p> <p>6. Existing fascia has been repainted on the rear of the Upper Units.</p> <p>7. The dumpster at the Lower Level Units might be impeding access to the Unit 40 garage.</p> <p>8. The site is relatively clean with apparent work, materials, and sawhorses in multiple areas.</p>



9/16/10 – Photo 1 Upper Units 1, 2 & 3

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/16/10 – Photo 2 Units 1, 2, &amp; 3</p> <p>Horizontal steel siding has been installed on the west faces of the 4<sup>th</sup> Floor.</p>	<p>None</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/16/10 – Photo 3 Units 1 through 4</p> <p>Horizontal steel siding is being installed.</p>	<p>None</p>
	<p>9/16/10 – Photo 4 Units 5 through 8</p> <p>Corrugated Metal installation, except for corner trim, is complete. Units are ready for horizontal steel siding.</p>	<p>MHC</p>
	<p>9/16/10 – Photo 5 Units 9 through 12</p> <p>Corrugated Metal installation, except for corner trim, is complete. Units are ready for horizontal steel siding.</p>	<p>MHC</p>
	<p>9/16/10 – Photo 6 Units 13 through 16</p> <p>Corrugated Metal installation, except for corner trim, is complete. Units are ready for horizontal steel siding.</p>	<p>None</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/16/10 – Photo 7 Units 17 through 20</p>	<p>None</p>
	<p>9/16/10 – Photo 8 Units 21 through 24</p>	<p>None</p>
	<p>9/16/10 – Photo 9 Units 25 through 28</p> <p>Wood window trim has been installed. Coax cable runs are complete. 3<sup>rd</sup> Floor J-Trim is in place. Units are ready for siding and corner trim.</p>	<p>None</p>
	<p>9/16/10 – Photo 11 Units 29 through 32</p> <p>Wood window trim has been installed except Unit 31, 3<sup>rd</sup> Floor. Coax cable runs are complete. Units are ready for siding and corner trim.</p>	<p>None</p>







PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/16/10 – Photo 11 Units 33 through 36</p> <p>Wood window trim has been installed. Coax cable runs are complete. Units are ready for siding and corner trim.</p>	<p>None</p>
	<p>9/16/10 – Photo 12 Units 37 through 40</p> <p>Wood window trim has been installed. Coax cable runs are complete. Units are ready for siding and corner trim.</p>	<p>None</p>
	<p>9/16/10 – Photo 13 Unit 30</p> <p>Note: “Red” marker line follows coax cable installation on top side of wood furring strips. Coax is attached approximately every 3’-0”.</p>	<p>None</p>
	<p>9/16/10 – Photo 14 Unit 14</p> <p>Coax Cable runs complete.</p>	<p>None</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/16/10 – Photo 15 Unit 37</p> <p>Note: Location of Exhaust Wall Caps has been standardized. Deteriorating ducts at the exterior are being repaired as necessary.</p>	<p>None</p>
	<p>9/16/10 – Photo 16</p> <p>Completed Kitchen and Bath Wall Exhaust Caps. Note: Kitchen Exhaust Cap (galvanized metal) is installed behind the metal siding; the Bath Exhaust Cap (black) is installed on top of the metal siding.</p>	<p>None</p>
	<p>9/16/10 – Photo 17 Unit 4 – Rear 4<sup>th</sup> Floor Parapet Condition</p> <p>Note: Installation of corrugated metal siding extends along parapet cap at level change conditions per ASI-003.</p>	<p>None</p>






PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/16/10 – Photo 18 Unit 24</p> <p>Note proximity of grade to metal siding. Recommend excavating 4 to 6 inches of soil at perimeter grade to allow for the re-installation of electrical lines.</p>	<p>MHC</p>
	<p>9/16/10 – Photo 19 Unit 23 &amp; 24</p> <p>Note proximity of grade to metal siding. Recommend excavating 4 to 6 inches of soil at perimeter grade to allow for the re-installation of electrical lines.</p>	<p>MHC</p>
	<p>9/16/10 – Photo 20 Unit 16, North 3<sup>rd</sup> Floor Elevation</p> <p>Note the unique condition at Unit 16. Vertical corrugated metal will extend the entire length of the parapet cap.</p>	<p>None</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/16/10 – Photo 21 Unit 32, North 3<sup>rd</sup> Floor Window</p> <p>Note excessive bulge in aluminum window frame and separation of mitered bottom corner.</p> <p>While this condition does not seem to affect the operation of the window, it does prohibit the installation of wood window trim tight to the frame. Holgate Construction is addressing these conditions on a case-by-case basis.</p>	<p>None</p>
	<p>9/16/10 – Photo 22 Unit 40 Garage</p> <p>Note Location of 30 Yard Dumpster: access to Unit 40 garage may be difficult.</p>	<p>MHC</p>

END OF FIELD REPORT