

ARCHITECT'S FIELD REPORT

067

PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	3/20/12
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CONDITIONS			
DATE	3/20/12	TIME	9:30 am
WEATHER	Sunny, High Clouds, Breeze	TEMP	10 deg

WORK OBSERVED	
Visual Inspection of Garage Aprons at 8 Months	
TRADES PRESENT	
None	

PARTIES		
Ben White	Ben White Architecture	970-349-5378

COMMENTS & OBSERVATIONS
<ol style="list-style-type: none"> 1. Visually inspected all 41 concrete aprons and heated valley pans. 2. The heat was on and operational at all 40 valley pan locations. 3. Using a torpedo level and 3' metal channel, as of this field report, all valley pans are pitched to the area drain per the Phase II design. No valley pans exhibited signs of vertical movement. 4. The heated valley pan at Unit 20 was cracked (hairline) about mid-span. This was the only valley pan that appeared to have a crack or damage. 5. There were no signs of heaving or cracking at any of the Upper Level Units. 6. Units 17, 18, and 32 exhibited signs of slab movement that could be considered cosmetic. 7. Units 22, 28, and 36 show signs of slab movement that, if uncorrected, could cause damage to the concrete aprons. 8. Units 20 and 35 show signs of slab movement and damaged (cracking) concrete.





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>03/20/12 – Photo 1 Maintenance Shed Apron</p> <p>No signs of cracks or heaving. Apron is unheated and pitched away from the garage door.</p>	<p>Note</p>
	<p>03/20/12 – Photo 2 Unit 1</p> <p>No sign of cracks or heaving. Apron is pitched to drain.</p>	<p>Note</p>
	<p>03/20/12 – Photo 3 Unit 2</p> <p>No sign of cracks or heaving. Apron is pitched to drain.</p>	<p>Note</p>
	<p>03/20/12 – Photo 4 Unit 3</p> <p>No sign of cracks or heaving. Apron is pitched to drain.</p>	<p>Note</p>





PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>03/20/12 – Photo 5 Unit 4</p> <p>No sign of cracks or heaving. Apron is pitched to drain.</p>	<p>Note</p>
	<p>03/20/12 – Photo 6 Unit 5</p> <p>No sign of cracks or heaving. Apron is pitched to drain.</p>	<p>Note</p>
	<p>03/20/12 – Photo 7 Unit 6</p> <p>No sign of cracks or heaving. Apron is pitched to drain.</p>	<p>Note</p>
	<p>03/20/12 – Photo 8 Unit 7</p> <p>No sign of cracks or heaving. Apron is pitched to drain.</p>	<p>Note</p>





PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>03/20/12 – Photo 9 Unit 8</p> <p>No sign of cracks or heaving. Apron is pitched to drain.</p>	<p>Note</p>
	<p>03/20/12 – Photo 10 Unit 9</p> <p>No sign of cracks or heaving. Apron is pitched to drain.</p>	<p>Note</p>
	<p>03/20/12 – Photo 11 Unit 10</p> <p>No sign of cracks or heaving. Apron is pitched to drain.</p>	<p>Note</p>
	<p>03/20/12 – Photo 12 Unit 11</p> <p>No sign of cracks or heaving. Apron is pitched to drain.</p>	<p>Note</p>

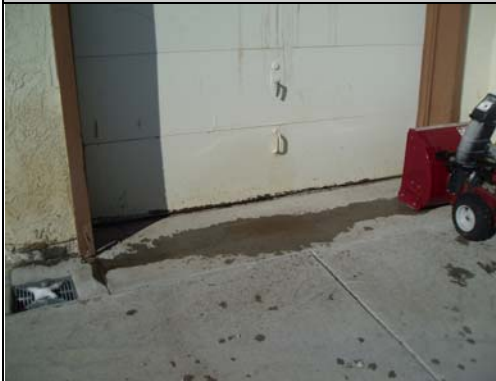



PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>03/20/12 – Photo 13 Unit 12</p> <p>No sign of cracks or heaving. Apron is pitched to drain.</p>	<p>Note</p>
	<p>03/20/12 – Photo 14 Unit 13</p> <p>No sign of cracks or heaving. Apron is pitched to drain.</p>	<p>Note</p>
	<p>03/20/12 – Photo 15 Unit 14</p> <p>No sign of cracks or heaving. Apron is pitched to drain.</p>	<p>Note</p>
	<p>03/20/12 – Photo 16 Unit 15</p> <p>No sign of cracks or heaving. Apron is pitched to drain.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>03/20/12 – Photo 17 Unit 16</p> <p>No sign of cracks or heaving. Apron is pitched to drain.</p>	<p>Note</p>
	<p>03/20/12 – Photo 18 Upper Level Hot Tub Area</p> <p>Concrete is in good condition; no signs of cracks or heaving.</p>	<p>Note</p>
	<p>03/20/12 – Photo 19 Upper Level Hot Tub Area</p> <p><i>Not included in the Phase II Construction: Concrete patch appears to be in good condition.</i></p>	<p>Note</p>
	<p>03/20/12 – Photo 20 Upper Level Hot Tub Area</p> <p><i>Not included in the Phase II Construction: Concrete patch appears to be in good condition.</i></p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>03/20/12 – Photo 21 Unit 17</p> <p>Example of method used to check valley pan pitch – torpedo level and 3’ aluminum channel placed in the center of the valley pan.</p>	<p>Note</p>
	<p>03/20/12 – Photo 22 Unit 17</p> <p>Example of method used to check valley pan pitch – torpedo level bubble touches adjacent black ring indicating a 1/8” per foot slope.</p>	<p>Note</p>
	<p>03/20/12 – Photo 23 Unit 17</p> <p>Signs of slab movement.</p> <p>No cracks visible. Valley pan is sloped to the drain.</p>	<p>Note</p>
	<p>03/20/12 – Photo 24 Unit 17</p> <p>Note difference in elevation between valley pan, apron, and asphalt. Due to the consistent pitch of the valley pans, the adjacent apron and asphalt have likely heaved.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>03/20/12 – Photo 25 Unit 17</p> <p>Measurement shows approximately 1” change in elevation between the valley pan and adjacent concrete apron and asphalt.</p>	<p>Note</p>
	<p>03/20/12 – Photo 26 Unit 17</p> <p>Level shows slope per the design.</p>	<p>Note</p>
	<p>03/20/12 – Photo 27 Unit 18</p> <p>Signs of slab movement.</p> <p>No cracks visible. Valley pan is sloped to the drain.</p>	<p>Note</p>
	<p>03/20/12 – Photo 28 Unit 18</p> <p>South valley pan corner shows approximately 1/2” of movement.</p>	<p>Note</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>03/20/12 – Photo 29 Unit 18</p> <p>Level shows slope per the design.</p>	<p>Note</p>
	<p>03/20/12 – Photo 30 Unit 19</p> <p>No sign of cracks or heaving. Apron is pitched to drain.</p>	<p>Note</p>
	<p>03/20/12 – Photo 31 Unit 20</p> <p>Signs of slab movement. Valley pan shows a slight crack. Valley pan is sloped to the drain.</p>	<p>Note</p>
	<p>03/20/12 – Photo 32 Unit 20</p> <p>Slight scaling of concrete at entrance door; damage is approximately 11” long and ½” deep.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>03/20/12 – Photo 33 Unit 20</p> <p>Cracked corner at concrete heave – south corner of unheated apron.</p>	<p>Note</p>
	<p>03/20/12 – Photo 34 Unit 20</p> <p>Level shows slope per the design.</p> <p>Note hairline crack at valley pan.</p>	<p>Note</p>
	<p>03/20/12 – Photo 35 Unit 20</p> <p>Note cracked corner at unheated apron.</p>	<p>Note</p>
	<p>03/20/12 – Photo 36 Unit 21</p> <p>No sign of cracks or heaving. Apron is pitched to drain.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>03/20/12 – Photo 37 Unit 22</p> <p>Signs of slab movement.</p> <p>No cracks visible. Valley pan is sloped to the drain.</p>	<p>Note</p>
	<p>03/20/12 – Photo 38 Unit 22</p> <p>Elevation difference is approximately 3/4"</p>	<p>Note</p>
	<p>03/20/12 – Photo 39 Unit 22</p> <p>Level shows slope per the design.</p>	<p>Note</p>
	<p>03/20/12 – Photo 40 Unit 22</p> <p>Elevation difference is approximately 3/4"</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>03/20/12 – Photo 41 Unit 23</p> <p>No sign of cracks or heaving. Apron is pitched to drain.</p>	<p>Note</p>
	<p>03/20/12 – Photo 42 Unit 24</p> <p>No sign of cracks or heaving. Apron is pitched to drain.</p>	<p>Note</p>
	<p>03/20/12 – Photo 43 Unit 25</p> <p>No sign of cracks or heaving. Apron is pitched to drain.</p>	<p>Note</p>
	<p>03/20/12 – Photo 44 Unit 26</p> <p>No sign of cracks or heaving. Apron is pitched to drain.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>03/20/12 – Photo 45 Unit 27</p> <p>No sign of cracks or heaving. Apron is pitched to drain.</p>	<p>Note</p>
	<p>03/20/12 – Photo 46 Unit 28</p> <p>Signs of slab movement.</p> <p>No cracks visible. Valley pan is sloped to the drain.</p>	<p>Note</p>
	<p>03/20/12 – Photo 47 Unit 28</p> <p>Level shows slope per the design.</p>	<p>Note</p>
	<p>03/20/12 – Photo 48 Unit 28</p> <p>South valley pan elevation difference is approximately 1”.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>03/20/12 – Photo 49 Unit 29</p> <p>No sign of cracks or heaving. Apron is pitched to drain.</p>	<p>Note</p>
	<p>03/20/12 – Photo 50 Unit 30</p> <p>No sign of cracks or heaving. Apron is pitched to drain.</p>	<p>Note</p>
	<p>03/20/12 – Photo 51 Unit 31</p> <p>No sign of cracks or heaving. Apron is pitched to drain.</p>	<p>Note</p>
	<p>03/20/12 – Photo 52 Unit 32</p> <p>Signs of slab movement.</p> <p>No cracks visible. Valley pan is sloped to the drain.</p>	<p>Note</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>03/20/12 – Photo 53 Unit 32</p> <p>South valley pan elevation is approximately ½” lower than adjacent unheated concrete.</p> <p>Condition could be considered cosmetic.</p>	<p>Note</p>
	<p>03/20/12 – Photo 54 Unit 33</p> <p>No sign of cracks or heaving. Apron is pitched to drain.</p>	<p>Note</p>
	<p>03/20/12 – Photo 55 Unit 34</p> <p>No sign of cracks or heaving. Apron is pitched to drain.</p>	<p>Note</p>
	<p>03/20/12 – Photo 56 Unit 35</p> <p>Signs of slab movement.</p> <p>Valley pan is sloped to the drain.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>03/20/12 – Photo 57 Unit 35</p> <p>North unheated apron is severely cracked.</p>	<p>Note</p>
	<p>03/20/12 – Photo 58 Unit 35</p> <p>Level shows slope per the design.</p>	<p>Note</p>
	<p>03/20/12 – Photo 59 Unit 35</p> <p>Difference in elevation is approximately 1”.</p>	<p>Note</p>
	<p>03/20/12 – Photo 60 Unit 36</p> <p>Signs of slab movement.</p> <p>No cracks visible. Valley pan is sloped to the drain.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>03/20/12 – Photo 61 Unit 36</p> <p>Difference in elevation is approximately 3/4”.</p>	<p>Note</p>
	<p>03/20/12 – Photo 62 Unit 37</p> <p>No sign of cracks or heaving. Apron is pitched to drain.</p>	<p>Note</p>
	<p>03/20/12 – Photo 63 Unit 38</p> <p>No sign of cracks or heaving. Apron is pitched to drain.</p>	<p>Note</p>
	<p>03/20/12 – Photo 64 Unit 39</p> <p>No sign of cracks or heaving. Apron is pitched to drain.</p>	<p>Note</p>

PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>03/20/12 – Photo 65 Unit 40</p> <p>No sign of cracks or heaving. Apron is pitched to drain.</p>	<p>Note</p>

END OF FIELD REPORT