

# ARCHITECT'S FIELD REPORT

064

<b>PROJECT</b>	<b>Eagle's Nest Townhouses</b> 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	<b>DATE</b>	10/26/11
----------------	--	-------------	----------

CONDITIONS			
<b>DATE</b>	10/25/11	<b>TIME</b>	10:30 am
<b>WEATHER</b>	Cloudy, Cold, Light Flurries	<b>TEMP</b>	41 deg

WORK OBSERVED	
Water Test on Vinyl Garage Sill at Unit 32	
TRADES PRESENT	
None	

PARTIES		
Ben White	Ben White Architecture	970-349-5378
Grant Benton	Crested Butte Resort and Property Management	970-497-9090

COMMENTS & OBSERVATIONS
<p>1. Water tested the vinyl garage sill installed on 10/19/11.</p> <p>2. 4 gallons of water was poured from a height of about 4 feet along the garage apron over the span of approximately 20 seconds.</p> <p>3. Findings are as follows:</p> <ul style="list-style-type: none"> <li>• The vinyl sill as installed did not prevent water from infiltrating into the garage.</li> <li>• On the south end, water trapped between the steel threshold bar and the vinyl sill drained south and entered the garage perpendicular to the garage door. This is consistent with the example photo from Tim Sewell.</li> <li>• Mid-span and just south of mid-span, water entered the garage <u>under</u> the vinyl sill. Photo 7 from Field Report 63 shows the amount of adhesive used to set the sill. The adhesive did not appear to create a water-tight bond.</li> </ul> <p>4. Recommendations: based on these findings, the sill will either need to cover over the existing steel threshold bar to create positive drainage, or the bar should be saw-cut and removed and the threshold repaired with concrete patch. Construction varies unit to unit and the design solution may need to be tailored to each individual condition.</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>Date Unknown, Summer 2011</p> <p>Example photo from the Home Owner's showing water infiltration and ponding in the garage.</p>	<p>Note</p>
	<p>10/25/11 – Photo 1 Unit 32 Garage Threshold</p> <p>Conditions before water test.</p>	<p>Note</p>
	<p>10/25/11 – Photo 2 4 Gallon Water Container</p>	<p>Note</p>
	<p>10/25/11 – Photo 3 Unit 32 Garage Threshold</p> <p>Exterior conditions after the water test.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>10/25/11 – Photo 4 Unit 32 Garage Threshold, South</p> <p>Interior view approximately 30 seconds after the water test.</p>	<p>Note</p>
	<p>10/25/11 – Photo 5 Unit 32 Garage Threshold, North</p> <p>Interior view approximately 30 seconds after the water test.</p>	<p>Note</p>
	<p>10/25/11 – Photo 6 Unit 32 Garage Threshold</p> <p>Locations of water infiltration noted.</p>	<p>Note</p>
	<p>10/25/11 – Photo 7 Unit 32 Garage Threshold, South</p> <p>Water infiltration at end is due to water draining south in depression created between the vinyl sill and the existing steel threshold bar.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>10/25/11 – Photo 8 Unit 32 Garage Threshold, Mid-Span</p> <p>Note the dry condition of the vinyl sill. Water infiltration mid-span occurred under the vinyl sill.</p>	<p>Note</p>
	<p>10/25/11 – Photo 9 Unit 32 Garage Threshold, Mid-Span</p> <p>Detail of the condition above. From the left – concrete apron (grey), steel threshold bar (brown), vinyl sill (black; note damp on the exterior and dry on the interior), and wet concrete garage slab.</p>	<p>Note</p>

END OF FIELD REPORT