

ARCHITECT'S FIELD REPORT

061

PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	9/16/11
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CONDITIONS			
DATE	9/15/11	TIME	10:30 am
WEATHER	Overcast – Previous Evening Rain	TEMP	58 deg

WORK OBSERVED	
Phase II – Sewer and Asphalt; BWA Punch List Walk #3	
TRADES PRESENT	
None	

PRESENT		
Ben White	Ben White Architecture	970-349-5378

COMMENTS & OBSERVATIONS
<ol style="list-style-type: none"> 1. Investigated valley pans at Unit 4, 25, and 27. <i>Was unable to gain access into Unit 25 to document threshold condition.</i> 2. Investigated condition of area drains. All area drains appear to be free of excess concrete and duct tape. 3. Investigated upper level electrical trench. 4. Investigated bollard installation.

PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>9/15/11 – Photo 1 Unit 4</p>	<p>Note</p>
	<p>9/15/11 – Photo 2 Unit 4 Threshold looking North</p>	<p>Note</p>
	<p>9/15/11 – Photo 3 Unit 4 Detail of North Threshold</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/15/11 – Photo 3 Unit 25</p>	<p>Note</p>
	<p>9/15/11 – Photo 4 Unit 25 North Threshold</p> <p>Inside Valley Pan Slope: CORRECT</p>	<p>Note</p>
	<p>9/15/11 – Photo 5 Unit 25 North Threshold</p> <p>Outside Valley Pan Slope: CORRECT</p>	<p>Note</p>
	<p>9/15/11 – Photo 6 Unit 27</p>	

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/15/11 – Photo 7 Unit 27 North Threshold</p> <p>Inside Valley Pan Slope: CORRECT</p>	<p>Note</p>
	<p>9/15/11 – Photo 8 Unit 27 North Threshold</p> <p>Outside Valley Pan Slope: CORRECT</p>	<p>Note</p>
	<p>9/15/11 – Photo 9 Unit 27</p> <p>Threshold. Note damp area at threshold. Garage door bottom was saturated.</p>	<p>Note</p>
	<p>9/15/11 – Photo 10 Unit 27</p> <p>Water pooled behind left front tire.</p>	




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/15/11 – Photo 11 Unit 27</p> <p>Water is pooling due to slab settlement. Note paint line on right indicating original slab elevation.</p>	<p>Note</p>
	<p>9/15/11 – Photo 12 Unit 27</p> <p>Threshold looking south.</p>	<p>Note</p>
	<p>9/15/11 – Photo 13 Unit 18</p> <p>Example Photo – Not on Punch List</p>	<p>Note</p>

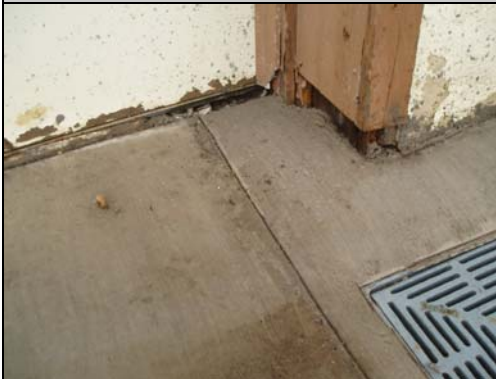


PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/15/11 – Photo 14 Unit 18 - Detail</p> <p>Example Photo – Not on Punch List</p>	<p>Note</p>
	<p>9/15/11 – Photo 15 Unit 18 - Detail</p> <p>Example Photo – Not on Punch List</p> <p>Note Clean-Out directly underneath garage door. A neoprene seal might be appropriate in these instances.</p>	<p>Note</p>
	<p>9/15/11 – Photo 16 Upper Level Maintenance Shed</p> <p>Bollard is installed.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/15/11 – Photo 17 Upper Level Electrical</p> <p>Trench has been backfilled. No functional testing performed.</p>	<p>Note</p>
	<p>9/15/11 – Photo 18 Upper Level Electrical</p> <p>Trench has been backfilled. No functional testing performed.</p>	<p>Note</p>

END OF FIELD REPORT