

**ARCHITECT'S FIELD REPORT**

**097**

<b>PROJECT</b>	<b>Eagle's Nest Townhouses</b> 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	<b>DATE</b>	1/25/13
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<b>CONDITIONS</b>			
<b>DATE</b>	1/24/13	<b>TIME</b>	3:30 pm
<b>WEATHER</b>	Cloudy, Snowing	<b>TEMP</b>	38 deg

<b>WORK OBSERVED</b>	
Phase III Construction – Garage Door Operation and Threshold Conditions	
<b>TRADES PRESENT</b>	

<b>PARTIES</b>		
Ben White	Ben White Architecture	970-349-5378

<b>COMMENTS &amp; OBSERVATIONS</b>
<ol style="list-style-type: none"> <li>1. Site Visit to test the operation of unit garage doors and observation of any water intrusion into the garages around the new thresholds.</li> <li>2. Garage doors that need adjustments or repairs are noted below. <ul style="list-style-type: none"> <li>Unit #5 – Bottom trim on garage door is loose.</li> <li>Unit #6 – Garage door track on the north curve is loose.</li> <li>Unit #12 – The garage door opener did not function when activated.</li> <li>Unit #13 – Garage door opener did not function. Daylight is visible around the perimeter of the door. Door may need adjustment.</li> <li>Unit #14 – Could not open door beyond 4” in height. (No opener.)</li> <li>Unit #30 – Garage Door opener eyes need adjustment/repair. I could not close door with opener. Door is manually closed. CBL was notified.</li> <li>Unit #31 – Noted one eye had a red led light on. I did not fully open this door.</li> <li>Unit #40 – Could not open door beyond 4” in height. (No opener.)</li> </ul> </li> <li>3. Six units had slight damp spots at threshold corners. These areas were limited to 6” in diameter and did not display signs of a significant “leak” or drainage back into the garage.</li> <li>4. The remaining garage floors were dry at the time of the inspection.</li> </ol>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>1/24/13 – Photo 1 Unit #1</p> <p>Garage Door Operation: Okay Garage Threshold: Dry</p>	<p>Note</p>
	<p>1/24/13 – Photo 2 Unit #2</p> <p>Garage Door Operation: Okay Garage Threshold: Slightly damp on south corner; not a significant amount of water</p>	<p>Note</p>
	<p>1/24/13 – Photo 3 Unit #3</p> <p>Garage Door Operation: Okay Garage Threshold: Slightly damp on north corner; not a significant amount of water</p>	<p>Note</p>
	<p>1/24/13 – Photo 4 Unit #4</p> <p>Garage Door Operation: Okay; door rubs on opener Garage Threshold: Dry</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>1/24/13 – Photo 5 Unit #5</p> <p>Garage Door Operation: No opener; door opens; bottom track of door loose. Garage Threshold: Dry</p>	<p><b>MH</b></p>
	<p>1/24/13 – Photo 6 Unit #6</p> <p>Garage Door Operation: No opener; door track on north side high is loose. Garage Threshold: Dry</p>	<p><b>MH</b></p>
	<p>1/24/13 – Photo 7 Unit #7</p> <p>Garage Door Operation: Okay Garage Threshold: Slightly damp on north side, not a significant amount of water.</p>	<p>Note</p>
	<p>1/24/13 – Photo 8 Unit #8</p> <p>Garage Door Operation: Okay Garage Threshold: Dry</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>1/24/13 – Photo 9 Unit #9</p> <p>Garage Door Operation: Okay Garage Threshold: Dry</p>	<p>Note</p>
	<p>1/24/13 – Photo 10 Unit #10</p> <p>Garage Door Operation: Okay; Door rubs on opener track. Garage Threshold: Dry</p>	<p>Note</p>
	<p>1/24/13 – Photo 11 Unit #11</p> <p>Unable to enter garage.</p>	<p>Note</p>
	<p>1/24/13 – Photo 12 Unit #12</p> <p>Garage Door Operation: Garage door opener did not function. Garage Threshold: Dry</p>	<p>Home Owner?</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>1/24/13 – Photo 13 Unit #13</p> <p>Garage Door Operation: Opener did not operate. Daylight visible around garage door. Door may need adjustments. Garage Threshold: Dry</p>	<p>MH Home Owner?</p>
	<p>1/24/13 – Photo 14 Unit #14</p> <p>Garage Door Operation: No opener. Unlatched door but could not open. Garage Threshold: Dry</p>	<p>MH</p>
	<p>1/24/13 – Photo 15 Unit #15</p> <p>Garage Door Operation: No opener. Okay Garage Threshold: Dry</p>	<p>Note</p>
	<p>1/24/13 – Photo 16 Unit #16</p> <p>Garage Door Operation: Okay Garage Threshold: Slight water in north corner; not a significant amount of water.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>1/24/13 – Photo 17 Unit #16</p> <p>Example photo of slight amount of water at garage threshold corners. This water is likely coming from the top of the metal threshold and under the side weather-stripping.</p>	<p>Note</p>
	<p>1/24/13 – Photo 18 Unit #17</p> <p>Garage Door Operation: Okay Garage Threshold: Dry</p>	<p>Note</p>
	<p>1/24/13 – Photo 19 Unit #18</p> <p>Garage Door Operation: Older model opener; garage door rubs on opener track. Garage Threshold: Dry</p>	<p>Note</p>
	<p>1/24/13 – Photo 20 Unit #19</p> <p>Garage Door Operation: Okay Garage Threshold: Dry</p>	<p>Note</p>

PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>1/24/13 – Photo 21 Unit #20</p> <p>Garage Door Operation: Okay Garage Threshold: Dry</p>	<p>Note</p>
	<p>1/24/13 – Photo 22 Unit #21</p> <p>Garage Door Operation: Okay, chain on opener rubs top of garage door. Garage Threshold: Dry</p>	<p>Note</p>
	<p>1/24/13 – Photo 23 Unit #22</p> <p>Garage Door Operation: Okay Garage Threshold: Dry</p>	<p>Note</p>
	<p>1/24/13 – Photo 24 Unit #23</p> <p>Garage Door Operation: Okay Garage Threshold: Dry</p>	<p>Note</p>

PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>1/24/13 – Photo 25 Unit #24</p> <p>Garage Door Operation: No opener. Opens okay. Garage Threshold: Dry</p>	<p>Note</p>
	<p>1/24/13 – Photo 26 Unit #25</p> <p>Garage Door Operation: Okay Garage Threshold: Dry</p>	<p>Note</p>
	<p>1/24/13 – Photo 27 Unit #26</p> <p>Garage Door Operation: Okay Garage Threshold: Slightly damp in north corner. Not a significant amount of water.</p>	<p>Note</p>
	<p>1/24/13 – Photo 28 Unit #27</p> <p>Garage Door Operation: Okay Garage Threshold: Dry</p>	<p>Note</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>1/24/13 – Photo 29 Unit #28</p> <p>Garage Door Operation: Okay Garage Threshold: Dry</p>	<p>Note</p>
	<p>1/24/13 – Photo 30 Unit #29</p> <p>Garage Door Operation: Okay Garage Threshold: Dry</p>	<p>Note</p>
	<p>1/24/13 – Photo 31 Unit #30</p> <p>Garage Door Operation: Garage door opener stuck in up position. Likely due to faulty eye. Garage Threshold: Dry</p>	<p>Home Owner?</p>
	<p>1/24/13 – Photo 32 Unit #31</p> <p>Garage Door Operation: Okay; did not fully open door as one eye was red. Garage Threshold: Dry</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>1/24/13 – Photo 33 Unit #32</p> <p>Garage Door Operation: Okay Garage Threshold: Slightly water in south corner. Not a significant amount of water.</p>	<p>Note</p>
	<p>1/24/13 – Photo 34 Unit #33</p> <p>Garage Door Operation: Okay Garage Threshold: Dry</p>	<p>Note</p>
	<p>1/24/13 – Photo 35 Unit #34</p> <p>Garage Door Operation: Okay Garage Threshold: Dry</p>	<p>Note</p>
	<p>1/24/13 – Photo 36 Unit #35</p> <p>Garage Door Operation: Okay Garage Threshold: Dry</p>	<p>Note</p>





PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>1/24/13 – Photo 37 Unit #36</p> <p>Garage Door Operation: Okay Garage Threshold: Dry</p>	<p>Note</p>
	<p>1/24/13 – Photo 38 Unit #37</p> <p>Garage Door Operation: Okay; Door rubs on garage door track. Garage Threshold: Dry</p>	<p>Note</p>
	<p>1/24/13 – Photo 39 Unit #38</p> <p>Garage Door Operation: Okay Garage Threshold: Dry</p>	<p>Note</p>
	<p>1/24/13 – Photo 40 Unit #39</p> <p>Garage Door Operation: Okay Garage Threshold: Dry</p>	<p>Note</p>

PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>1/24/13 – Photo 41 Unit #40</p> <p>Garage Door Operation: No Opener; disconnected bolt but could not open door. Garage Threshold: Dry</p>	<p>MH</p>

END OF FIELD REPORT