

DAILY REPORT NO: 012

Site Visit: May 18, 2012 (9:15am to 11:30am)

Weather: Sunny Clear, Temperature: (72 Fahrenheit) °C, Humidity: Low % at 12:00pm o'clock

Attendees:

SHUHAB (Owner)

Dellwood Construction (General Contractor)

644 Riverside Drive Tenant Association

Bill Landis

Employees at the site:**Persons** Carpenters/ Plumbers/ Laborers

Performance level:

(See photos)

Survey Areas: Units 12F, 12C, roof, trash chute area, hall ways.

The purpose of this visit was to survey the roof and units previously damaged by water from leakage arising through breaches in the roof's membrane. In addition I was able to survey a sample of windows in the common areas, the trash chute and compactor room. At the time of my visit neither Dellwood nor their employees were present on the site working. Wavecrest maintenance staff gave us access to the roof.

Roof Repair: It appears that the vast majority of work was conducted on the interior portion of the parapet walls. This work appears to include the following:

- Waterproofing of parapet walls including interior surfaces facing inward toward the roof.
- Counter flashing repaired or applied on the interior surface about 5" to 7" above the roof membrane.
- At least one waterproof membrane applied over the coping, at least one waterproofing membrane applied and extending down the interior surface from the coping to the roofs surface cap.

It also is apparent that areas where water seeped under the membrane a new membrane has been installed and tar was applied to most joints for all areas where breaching was present. This includes where the roof surface cap convenes with the parapet wall and areas where exhaust pipes penetrate the roof's membrane.

The work is quite extensive and has been conducted on all parapet surfaces. In addition, at the time of my inspection, all areas where the underlying roof membrane was exposed the surface cap has been replaced or repaired.

Based upon my experience the applications were conducted correctly, however I would like to know what water proofing products were used and how many applications were applied.

Residential Units on the 12th floor (12F and 12C): Both residents experienced water leakage from the roof into their apartments. These leaks were conspicuous by the water marks left on the ceiling. In both cases the residents conveyed that water leakage had ceased.

DAILY REPORT NO: 012

Site Visit: May 18, 2012 (9:15am to 11:30am)

Common area fire doors: Self-closing hinges have been applied to common area fire doors. Upon inspection they all seemed to operate in an effective manner. However there were many doors propped open considering there is no method for residents to see on the other side of the door upon opening.

Inadequacies (general):

(See photos)

Roof Repair: There are a few areas that need tar application to close joints in the counter flashing. In consideration of the recent water proofing work, it is my opinion that this work should have been conducted initially while the built up roof was being installed.

Trash Chute Use: All access doors to the trash chute are locked. In addition caps still remain on the water sprinkler heads associated with the trash chute system. Although it appears that the infrastructure for the chute has been installed the system is currently inoperable.

It is my opinion; based upon the size of the building; the compactor and corresponding refuse room are inadequate to remove waste efficiently. The size of the compactor installed and the room it occupies translates to constant monitoring, storing and staging of waste. This work must be done frequently or the chute and staging areas will “back-up” creating an unpleasant smell and attract vermin.

A significant amount of water has accumulated above a clogged drain. This needs to be remedied before the chute and compactor become operable.

Common area fire doors: Although self-closing hinges have been installed, opening the doors in a common hallway can become a precarious situation. When the door opens someone may be standing in the direct path of a forward opening door and risk being struck. Windows to view the opposite side should be strongly considered. Installation of a window should not reduce the fire rating of the door.

DAILY REPORT NO: 012

Site Visit: May 18, 2012 (9:15am to 11:30am)

DAILY REPORT NO: 012

Site Visit: May 18, 2012 (9:15am to 11:30am)



Performance Level: Roof and parapet wall



Performance level: Waterproofing applied to coping and interior parapet wall.



Performance Level: Counter flashing above roof surface cap.



Performance Level: Repaired surface cap.



Performance Level: Repaired surface cap.



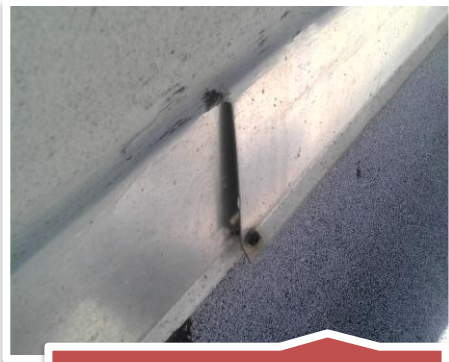
Performance Level: Properly sealed coping and parapet

DAILY REPORT NO: 012

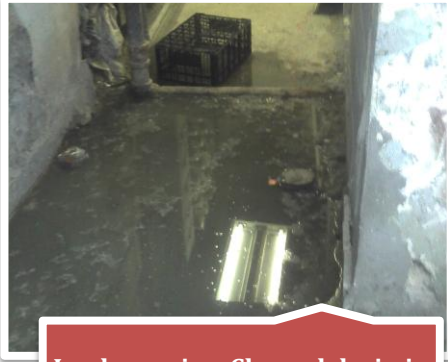
Site Visit: May 18, 2012 (9:15am to 11:30am)



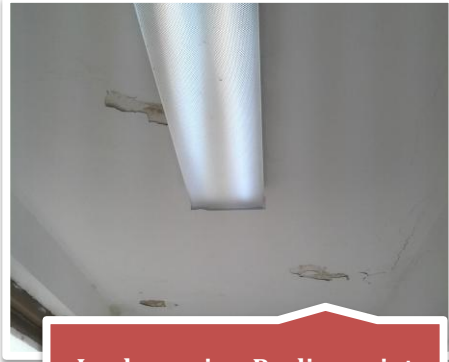
Inadequacies: Small chute and compactor room.



Inadequacies: Exposed counter flashing joint.



Inadequacies: Clogged drain in trash chute room.



Inadequacies: Peeling paint from previous water leakage.