

DAILY REPORT NO: 014

Site Visit: Thursday, July 19, 2012 (10:20am to 12:15pm)

Weather: Partly cloudy, Temperature: (80 Fahrenheit) °C, Humidity: High % at 12:00pm o'clock

Attendees:

SHUHAB (Owner)	Barbara Malpica, Chul
Dellwood Construction (General Contractor)	Richie and Vernon
644 Riverside Drive Tenant Association	Bill Landis
NYC Housing and Preservation Dept.	Inspectors Lou and Mr. Beamon

Employees at the site:**Persons 8** Carpenters/ 2 Plumbers/ 6 Laborers

Survey Areas: Units 12G&G1, 11G&G1, 10G&G1, 9G&G1, 8G&G1, 7G&G1, 6G, 5G&G1, 4G1, 3G&G1, 2, 1G1, Basement.

The purpose of this visit was to survey the G line units in conjunction with HPD representatives to assess replacement of the G line plumbing and waste lines. In addition I was able to have a more detailed discussion with the general contractor about their proposal to remedy the shared waste line affecting the G and E line units.

Performance level:

(See photos)

The contractor has moved expeditiously and all but one unit had been sufficiently demolished. In the demolished units all the appropriate plumbing was exposed in the kitchen and bathrooms. The exposure of the pipes allowed representatives from HPD to efficiently and effectively gauge the structural wherewithal of the existing pipes.

Inadequacies (general):

(See photos)

Waste Line Pipes:

In general the existing waste lines are of galvanized steel material. Based upon the age of the building and the life expectancy of galvanized pipe it is my opinion that the piping needs to be replaced. It appears that the pipes were from the original construction dating back ninety-five (95) years to approximately 1914. Galvanized pipes generally have a life expectancy of fifth (50) years. Therefore the life expectancy of the pipes has been surpassed by approximately forty-eight (48) years. Although the City of New York primarily has soft water over ninety-five years the mineral build up from water and waste will significantly affect any pipe material. Unfortunately, two things general happen to galvanized pipes of this age. One, mineral build-up and two the severe corrosion at the joints. When the pipes are threaded the protective galvanize is cut away, thus exposing bare metal. Over time the joints will corrode and eventually break. Partial replacement of the pipes will undermine the joints thus

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creating the expeditious break in joints. This was previously encountered when there was partial replacement on the B line units.

Recommendation:

The scope of work expresses that the waste line pipes should be changed at approximately 20%. This is insufficient and detrimental to the building. Based upon my observation, estimated age of the pipes, pipe material and previous partial replacements, a 100% replacement should be applied.

Shared waste line G and E line units

Ceiling – “Drop”

Apparently many residents have adverse feelings regarding the drop of the ceiling height. The argument is one that primarily consists of a loss of aesthetic value. However the contractor’s argument is that the drop provides needed space to run the necessary conduit for the new electrical wiring. This is confirmed by the scope of work illustrated in the drawings.

Recommendation:

Prior to the construction of the E line units a final discussion, between the owner, contractor and residents needs to be conducted so that if the owners proceed with the ceiling “drop” the residents are fully aware of the reasons why.

Trash Chute:

The residents of the B line were initially concerned that space was taken from their kitchen to create the new trash chute. The chute, access doors and compactor has been installed however it is not functional. Residents are quite concerned about not being able to use chute.

Recommendation:

SHUHAB should inform the residents when the chute will be completed and operable.

Laundry Room:

After completion of work some residents have begun to install washers in their apartments. It may become problematic considering the apartments were not rehabilitated for the presence of a washer “hook-up”. Consequently, the area designated for a laundry room has yet to be completed.

Recommendation:

SHUHAB should inform the residents of the timeline to complete the laundry room.

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Inadequacies: Exposed waste line unit 12G bathroom..



Inadequacies: 12G exposed waste line.



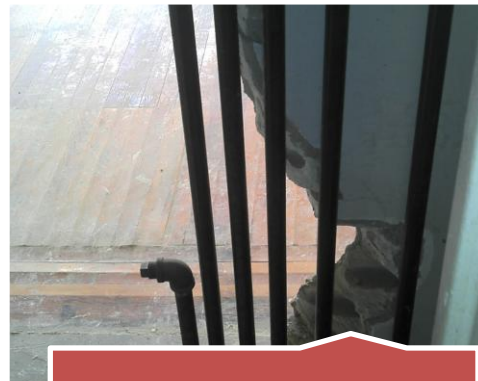
Inadequacies: Exposed galvanized waste lines 11G



Inadequacies: Framing for ceiling drop (11G).



Inadequacies: Drop ceiling framing with exposed waste line and old disconnected line which needs to be removed (7G).



Inadequacies: Unit 6G installed gas lines.

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Inadequacies: Inside cut galvanized



Inadequacies: Incorrectly installed double elbow for gase line.