

DAILY REPORT NO: 015

Site Visit: Friday, September 12, 2012 (10:30am to 12:45pm)

Weather: Partly cloudy, Temperature: (85 Fahrenheit) °C, Humidity: High % at 12:00pm o'clock

Attendees:

SHUHAB (Owner)

Dellwood Construction (General Contractor)

Richie and Vernon

644 Riverside Drive Tenant Association

Bill Landis

NYC Housing and Preservation Dept.

Employees at the site:**Persons 12** 2 Carpenters/ 2 Plumbers/ 8 Laborers

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

The purpose of this visit was to survey the G line units regarding the progress and quality of workmanship of construction.

Performance level:

(See photos)

Overview: The contractor has moved expeditiously in replacing: waste lines and risers, domestic water lines, electrical wiring and conduit, gas lines and flooring. Their work, similar to the other lines, is efficient as they work from top floor to bottom. On the day I surveyed the site it appeared the job was adequately staffed. In consideration of staffing and progress it is my estimation that the current line of units will be complete by mid to the end of October.

Inadequacies (general):

(See photos)

Floor (wood) replacement slats:

New wood slats have been installed in floor areas where the wood could not be preserved. In some cases where wood was installed to mimic the existing floor; the new wood is not “flush” with the older wood. This will cause a tripping hazard.

Recommendation:

Either the wood needs to be sanded or reinstalled to create a flush plain.

Facade windows 6th and 10th floors (wood):

The living room windows for the large G line apartments on the 6th and 10th floors are the older original wood frame windows.

DAILY REPORT NO: 015

Site Visit: Friday, September 12, 2012 (10:30am to 12:45pm)

Kitchen design in one bedroom units:

In the G line one bedroom units a new closed in design is being installed in the kitchen. Instead of an open kitchen concept the new design interrupts the flow of an already smaller unit, thus devaluing the unit.

Noise attenuation between units:

A new wall is being installed between the G & G1 units where the bedroom exists for the one bedroom and the bathroom of the larger three bedroom units.

Recommendation:

In consideration of such close proximity and a bathroom, proper insulation should be installed to minimized noise affecting the adjacent apartment.

Basement Laundry Room:

Upon my visit to the property a representative from the company to provide and install washers and dryers was present at the site. According to the representative the plan is to install six (6) washers and six (6) gas powered stackable dryers. In consideration of this plan it is my opinion that the number of washers and dryers is extremely deficient for the total number of units in the building. Based upon general design standards one washer and dryer should be installed for every eight (8) to ten (10) family apartments. In addition the current room is inadequately lighted and the air is stagnant.

Recommendation:

- Allow a minimum of 25 square feet per machine.
- Provide a minimum clearance of 8' between floor and overhead pipes
- Locate dryers on exterior building walls. Long ducts increase installation costs and are less effective for proper venting.
- Provide sufficient lighting. Fluorescent lighting provides 2 ½ times the lumens obtained from incandescent lighting (i.e. a 40 watt fluorescent is equal to a 100 watt incandescent). This is extremely important because the laundry room is secluded and there needs to be a high sense of safety.
- Provide adequate ventilation and air flow to alleviate the current and further stagnant air in the room.

Apartment 9F:

Upon my survey of the unit, per the request of the tenant, it appears the door and hardware of the exterior door located in the kitchen was inadequately installed. The door's "hung" is skewed and the hardware is not properly affixed. In addition a leak is present either behind the bathroom tub spout or within the wall piping.

Recommendation:

The contractor should appraise these issues as soon as possible. This is an illustration of why the punch list process is so important to ensuring that items are installed correctly and that the contractors work is finalized.

DAILY REPORT NO: 015

Site Visit: Friday, September 12, 2012 (10:30am to 12:45pm)

DAILY REPORT NO: 015

Site Visit: Friday, September 12, 2012 (10:30am to 12:45pm)



Inadequacies: Wood floor trip hazard



Inadequacies: Wood floor trip hazard



Inadequacies: 6th floor wood frame window



Inadequacies: 10th floor wood frame window



Inadequacies: Laundry room inadequate lighting.



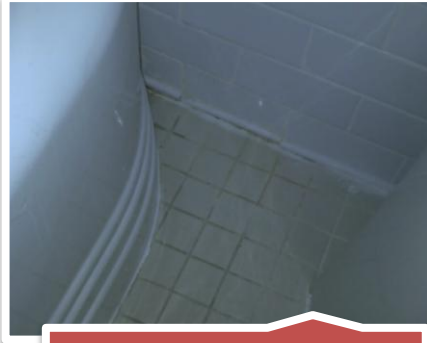
Inadequacies: Framing for new wall between units.

DAILY REPORT NO: 015

Site Visit: Friday, September 12, 2012 (10:30am to 12:45pm)



Inadequacies: 9f kitchen door hardware.



Inadequacies: 9f tub leak.



Inadequacies: Will this pocket window be eliminated?