

DAILY REPORT NO: 016

Site Visit: Thursday, November 8, 2012 (10:00am to 2:15pm)

Weather: Cloudy, Temperature: (47 Fahrenheit) °C, Humidity: Medium % at 10:00m o'clock

Attendees:

SHUHAB (Owner)

Dellwood Construction (General Contractor)

Richie and Vernon

644 Riverside Drive Tenant Association

Olga Salcedo, Lawrence Lithgow, Bill Landis

NYC Housing and Preservation Dept.

Employees at the site:**Persons 9** 2 Carpenters/ 2 Plumbers/ 4 Laborers/ 1 site superintendent

Survey Areas: Units 12G, 12G1, 6G, 5G, 4G, 1G1, 1G, Laundry Room, Basement and 5A

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 progressed moderately in replacing: waste lines and risers, domestic water lines and risers, 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, however I previously estimated, based upon staff and progress of work the G line would be complete by the end of October. This time frame was not met and I surmise project staffing has been inconsistent. Therefore in consideration of staffing and progress it is my estimation that the current line of units will be complete by the end of December or early January 2013.

Plumbing:

All risers and connections should be complete for domestic water, waste lines and gas within the next two weeks according to the plumbing supervisor. Sheetrock has been installed on the upper floors, subsequently covering the plumbing work. Plumbing work is evident on the lower floor apartments and the plumbers were working in apartment 1G during my inspection.

Electrical work:

Almost all the electrical conduit has been completed and installed. It may be possible that some areas such as the lower two floors work has yet to be complete. Albeit most apartments are awaiting the installation of electrical finish, such as panels and covers.

Drywall work:

The most significant activity during my inspection was drywall installation, taping, and applying spackle. In consideration on installation of drywall needed for the lower units and current manpower the units may be ready for painting in the next two weeks.

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Flooring:

In most apartments the wood flooring has been replaced or problem areas refurbished (Except for the lower three floors). The next step is to sand and apply finish.

It has also been noted that during construction the wood floor should be protected from further damage and the need to sand extensively. I did not observe any floor protective covering, except for the bathroom tile floors.

Kitchens:

Cabinets, flooring and tile back splash have yet to be installed. I also did not see stored cabinets on site.

Bathrooms:

Tubs and wall time in most bathrooms have been installed and set. Tub surrounds where needed and flooring tile has been installed in some units and is being protected.

Inadequacies (general):

(See photos)

Circuit Breaker Panel:

It appears throughout the G line that the circuit breaker panels general found near the apartment entrance door are quite high. I surmise that should someone have a physical impairment and be relegated to a wheel chair the circuit breakers would be problematic to reach. The top of the panel should not be above 6'7", which I believe each panel is well within that area. Although the apartments are mobility impaired accessible via the entrance I believe they are not required to be mobility impaired adaptable. If they were the panel, light switches and cabinets would all need to be lower per handicap accessible regulations.

Recommendation:

Measure circuit panels to ensure height is not excessive.

Plumbing Riser reconfiguration:

In consideration of building conditions the contractor has had to modify a waste riser and gas risers. It was conveyed to me that the waste riser affecting the rear bathroom in the upper G apartments and E line bathroom, would be cured by running a line adjacent to the existing line and when work moved to the E line the existing line would be replaced by the newly installed line. Upon my survey of the subject riser the line was not installed adjacent to the existing line, but approximately 6'-7' away in an existing hallway closet. I assume there wasn't adequate space to install the pipe adjacent to the existing line thus the contractor thought moving the line to the closet would be more beneficial. However, this will now reduce closet space and create a "furring" out in the closet making it an un-uniform and unbecoming aesthetic.

In addition I observed in apartment 6G gas risers that have now encumbered the master bedroom closet rendering the majority of space, once covered, almost useless.

Recommendation:

I acknowledge that changes occur during construction and items must be reformed to meet the internal infrastructure needs of the building. However this is a building in which the end user is present and relocation/planning of newly created risers need some discussion regarding function prior to installation. In the future I would like to know of these issues prior to installation so that we may discuss every alternative and the residents may choose the best compromise.

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General Bathroom tile work and adjacent tub modifications:

In several apartments I witnessed substantial gaps between the set tub and installed tile. Particular attention regarding sealing should be addressed to alleviate water “run-off” and seeping into interior walls which subsequently will cause mold. It is customary that there will be gaps in an application such as this; however some of the gaps are substantial enough to warrant special attention such as the case in apartments 12G and 12G1.

In the G1 one bedroom apartments, new smaller bathtubs have been installed. To complete the finish a tub surround must be installed for a chaise or aesthetic. This framing out should consist of framing, cement backer board and applicable tile. Without a strong framing the top, once weight is applied will become concave and resort in constant repair. This concave affect is already evident in apartment 5A.

Recommendation:

Closely monitor to assure workmanship.

Basement Laundry Room:

The laundry room has changed significantly since my last visit. I am pleased to see that the lighting per my last report has been substantially upgraded and efforts to garner better air circulation have been made. It is also my understanding that an additional two (2) washers will be installed to the existing six (6) present.

However here are a few issues that need to be addressed:

- A wall has been demolished to expose a window for ventilation. Where will the new wall be erected to close off the room? It is my assumption that it will be on the other side of the window adjacent too or installed under the concrete encased structural beam.
- The gas meter utility closet encompasses a boarded up window and corroded exhaust duct. The old exhaust duct should be removed.
- Near the far wall an elbow joint from the linear domestic water pipe to the riser is leaking and manifested by water pooling below. This should be corrected prior to the rooms finish.

Importance of closing Punch-list:

Upon the request of Olga Salcedo I briefly surveyed various adverse conditions in her apartment (5A). I observed the following:

- Main entrance door: The door currently has inadequate hinges, which are not self-closing.
- Third egress door in rear foyer: The installation of the bolt lock does not line up with the door strike plate. Therefore to bolt and secure the door it must be “shimmied” slightly for the bolt to catch inside the strike plate.
- Flooring between the bathroom toilet and tub: There is a significant grade change between the toilet and tub. I assume this is existing because the tile nor grout was cracked. This should have been addressed prior to laying floor tile, by creating a flush sub-floor.
- Bathroom tub surround: A concave affect now exists on the top surface of the surround tile. There also is a breach in the tile and when further investigated I could find an adequate backing for the tile. This tile is already in a state that needs repair and the apartment has not yet been completed over two (2) years.

Recommendation:

Apartment 5A gives credence to the fact that a punch-list upon completion of the units is extremely important. Items such as door hardware and a level floor would have been addressed prior to move-in. Now

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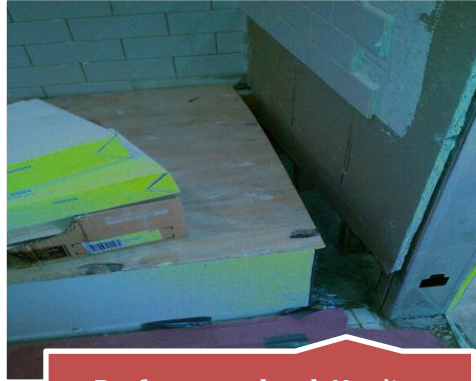
unfortunately I believe the one year warranty period has elapsed and now these inadequacies are a part of the living environment. A punch list for the remaining apartments should be implemented.

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Performance level: Set tub, furred out wall and unfinished floor (4G)



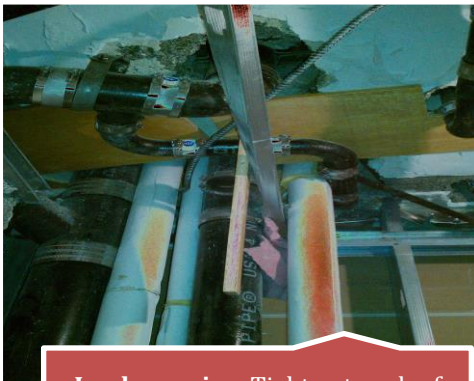
Performance level: Needing installation of tub surround between wall and tub.



Performance level: Exposed waste lines.



Inadequacies: G1 rear bathroom, wall furring and imbedded existing waste riser affecting E line.



Inadequacies: Tight network of waste lines risers and domestic risers.



Inadequacies: Tight network of waste line pipes.

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Inadequacies: Exposed duct needing to be boxed out.



Inadequacies: Incorrect door hinges in apartment 5A