

# Daily report No.: 002

**Weather:** sunny, Temperature: 26-29 (80-85 Fahrenheit)°C, Humidity: Low% at 12:30 o'clock

<b>Attendees:</b>	SHUHAB (Owner)	Not in attendance
	Dellwood Construction (General Contractor)	Vernon and laborers from Dellwood
	644 Riverside Drive Tenant Association (Site Management)	Not in attendance

<b>Employees at the site: 8 Persons</b>	General Contractor Unit 7F demolition and installing ceiling frame.	6 Laborers	2 Plumber	0
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**Performance level:** (see photos) Wednesday, September 13th was my second site visit my concentration for this visit was to review on site construction documents. Based on my visit please find below my findings:

Survey Areas: Unit 7F, Basement including staging Area, Outside container, Outside scaffolding, Front entrance and posted permits.

After surveying the outside of the building I met Vernon (Dellwood's project superintendent) in unit 7F. The unit was under demolition to expose the pipes. It appeared that both the bathroom and kitchens had been totally demolished and the bath tub, which is to be re-installed, was moved to another room. Radiators had been detached from their lines and in the process of being accessed. The floors outside the bathroom and kitchen were intact. Vernon conveyed to me that he was awaiting Chul's (UHAB project manager) to clarify the determination on how the floors should be addressed.

I was informed that all of the F line units had been turned over to the contractor but two (2); however he was unsure what two (2) units were remaining to be turned over. I was also informed that the only unit that had been worked on was 7F.

**Conclusion:**  
In unit 7F - Based upon a brief view of the F line pipes, the material (Galvanized Steel) and age I would highly recommend 100% replacement. In addition I believe the ceiling can be addressed better aesthetically than the framing currently installed. However once I view the drawings and research other options I will make a recommendation.

**Inadequacies (general):** (see photos) After a thorough review and extensive interview of Vernon (Dellwood's site superintendent) I found the following inadequacies:

Construction Documents - I requested to see the approved work permit drawings detailing the general construction and electrical. Vernon informed me that the drawings were not on site and we in the process of being revised? I further requested to look at the scaffolding drawings as approved by the DOB. I was told they were not at the site either? The inadequacy exists in not have the proper construction documents on site as required by the building department. If what Vernon was saying is "true", then the general contractor and the property owner would be in violation a penalty rendered with a fine.

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Site visit from 13.09.2011 01:00-03:40 o'clock

Ceiling framing – It appeared to me that after the demolition of the kitchen and bathroom the contractor moved to immediately frame the ceiling. Actually prior to all of the demolition was complete. When I arrived the contractor was framing the ceiling in the kitchen but framing was installed in the living room, traditional dining room, hallway and rear bedroom. I asked Vernon is this what is detailed in the construction documents for framing the ceiling. He conveyed to me yes it is correct. I further asked would it be possible if in other units a cheap but decorative wire molding could be installed and then wire and conduit run through the walls. Vernon informed me this was against the code. Based on my interpretation of the building code the use of wire molding for general wiring is permitted. However I must review the drawings for an exact determination.

Basement storage staging security – On my initial visit I found the basement storage area grossly unsecure. Illustrated by viewing a resident coming in and taking a radiator cover for their apartment. I questioned Vernon about the security and he was aware, and unfortunately he had yet to properly address the situation. This is a liability to the owner, general contractor and residents. It should be secure.

Property Unsecure – (Property Management Issue) - Please note the building continues to be accessible to everyone in the neighborhood, or frankly anyone who wants access. Again a tremendous liability for the owner, general contractor and residents.

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Site visit from 13.09.2011 01:00-03:40 o'clock



Photo 1 of 4 performance level  
 002.jpg  
 Date: 13.09.2011  
 Bucket with pulley from 7th floor



Photo 2 of 4 performance level  
 022.jpg  
 Date: 13.09.2011  
 Waste and water lines



Photo 3 of 4 performance level  
 030.jpg  
 Date: 13.09.2011  
 Gas meter roughing in basement

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Site visit from 13.09.2011 01:00-03:40 o'clock



Photo 4 of 4 performance level  
026.jpg  
Date: 13.09.2011  
Waste water and gas lines kitchen 7F



Photo 1 of 4 inadequacies  
004.jpg  
Date: 13.09.2011  
Scaffolding - location different from last visit

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Site visit from 13.09.2011 01:00-03:40 o'clock



Photo 2 of 4 inadequacies  
 015.jpg  
 Date: 13.09.2011  
 Galvanized piping bathroom 7F (waste line)



Photo 3 of 4 inadequacies  
 012.jpg  
 Date: 13.09.2011  
 Vestibule door ajar



Photo 4 of 4 inadequacies  
 010.jpg  
 Date: 13.09.2011  
 Entrance door ajar