

Daily report No.: 003

Page 1/4

Site visit from 14.09.2011 09:40-12:40 o'clock

Weather: sunny, Temperature: 26-29 (80-85 Fahrenheit)°C, Humidity: Low% at 01:00 o'clock

Attendees:	SHUHAB (Owner)	Barbara Malpica - Ray Warner (Arch) and Three representatives from DASE
	Dellwood Construction (General Contractor)	Vernon, Ritchie (owner) and laborers
	644 Riverside Drive Tenant Association (Site Management)	Bill Lee Landis

Employees at the site: 11 Persons	General Contractor - DASE Inspection	5 Laborers	6 Representatives from various organizations	0

Performance level: (see photos) Thursday, September 14th – My presence was requested on site for an HPD/DASE inspection. This inspection primarily was to ascertain the physical state of the F line water and waste lines.

Survey Areas: Units 11F, 10F, 9F, 8F, 7F, 6F, 2F, the basement, front entrance and building exterior.

Based upon my visit to the building just the day before I was flabbergasted to see that demolition and ceiling framing had been performed and installed in all of the units that we surveyed. Unfortunately, the day before I was told by Vernon (Dellwood’s site superintendent) that work had only been performed in unit 7F. Fortunately for the inspection all the subject pipes were exposed, in addition ceiling framing had been installed in the kitchens, living room, and bedroom and in some hall ways.

Inadequacies (general): (see photos) Galvanized Pipes
 In consideration of the pipe material (galvanized steel), the age of the building and the life expectance 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 expectance of fifth (50) years. Therefore the life expectance of the pipes has been surpassed by approximately forty-seven (47) 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. In unit 2F a pipe was cut open which exposed severe mineral build-up indicative of the stoppage in that pipe, on the second level, but did not manifest at the lower level (basement). Unfortunately, two things general happen to galvanized pipes of this age. One, the aforementioned 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. Even the partial replacement of the pipes will undermine the joints thus creating the expeditious break in joints.

Ceiling Framing
 Based upon my conversation with the Architect (Ray Warner), and a review of the plans the contractor is using the incorrect application to install the ceiling frame. A wrought iron material is detailed rather than metal framing. In addition the residents are desirous of keeping the current ceiling aesthetic, therefore I posed the question to the Architect would it be possible to provide wiring molding form the ceiling light to the wall. He advised me that in his opinion the living room and traditional dining room should not have dropped ceilings.

Although I was not informed about the work in other units other than unit 7F, I admire the progress of the general contractor. In consideration we need to make a determination for drop ceilings on the initial walk through of the next lines to be rehabilitated.

Laundry Room

Daily report No.: 003

Page 2/4

Site visit from 14.09.2011 09:40-12:40 o'clock

On my initial visit I surveyed the future laundry room. It appeared that some of the infrastructure was being install but had abruptly stopped. Based upon gas piping being install I also notice there would be a need for an exhaust for the dryers but from what I saw that creating this exhaust would be somewhat complicated. Why has the development of the laundry room ceased?

External Tree Wells

It appears the cobblestones to prop open the doors come from the tree wells in the front of the building. The cobblestones are loose and need to be properly affixed to reduce the current "trip" hazzard.

Daily report No.: 003

Page 3/4

Site visit from 14.09.2011 09:40-12:40 o'clock



Photo 1 of 5 performance level
 040.jpg
 Date: 14.09.2011
 11F ceiling frame



Photo 2 of 5 performance level
 048.jpg
 Date: 14.09.2011
 8F proposed trash chute kitchen



Photo 4 of 5 performance level
 045.jpg
 Date: 14.09.2011
 8F water domestic off chaise in water closet



Photo 5 of 5 performance level
 033.jpg
 Date: 14.09.2011

Daily report No.: 003

Page 4/4

Site visit from 14.09.2011 09:40-12:40 o'clock



Photo 6 of 5 performance level
035.jpg
Date: 14.09.2011
8F waste line



Photo 1 of 3 inadequacies
042.jpg
Date: 14.09.2011
Ceiling frame 8F bedroom



Photo 2 of 3 inadequacies
037.jpg
Date: 14.09.2011
Galvanized Pipe bathroom 10F



Photo 3 of 3 inadequacies
050.jpg
Date: 14.09.2011
Tree well cobblestones