

Daily report No.: 004

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Site visit from 05.10.2011 01:00-02:45 o'clock

Weather: Sunny and Windy, Temperature: 20-24 (74-79 Fahrenheit)°C, Humidity: Low% at 03:13 o'clock

Attendees:	SHUHAB (Owner)	No representative from SHUHAB
	Dellwood Construction (General Contractor)	Plumbers and laborers
	644 Riverside Drive Tenant Association (Site Management)	Bill Lee Landis

Employees at the site: General Contractor | 8 Laborers | 3 Plumbers | 0
11 Persons

Performance level: Wednesday, October 5th
 (see photos)

Survey Areas: Units 12F, 11F, 10F, 1F, the basement, front entrance and building exterior.

Upon my visit work was being conducted in units 12F, 11F, 10F and the basement. Unit 1F was being used for staging debris and storing framing and new galvanized pipe, that was delivered earlier in the day.

Most of the activity was devoted toward the installation of new galvanized pipe. It appears that the vast majority of piping will be replaced. Pipe was installed in unit 12F and the plumbers were in the process of installing pipe in units 11F and 10F. Unit 10F was undergoing demolition of the flooring, which was earmarked in Mr. Gugich's walk-through notes for total replacement throughout the unit. In addition the ceilings in 10F had previously been framed, dry wall installed and finished. The applicable measure should be taken not to damage the existing finished ceiling.

A portion of the basement floor has been trenched for installation of a drain line. A cinder block wall enclosure is also being installed and is approximately 80% complete. It appears the area will encompass utility meters. Considering the floor has been trenched the appropriate safety measures should be taken to cordon off this area so as to not incur an accident.

Progress from my last visit has slowed to some extent.

Inadequacies

(general):
 (see photos)

Water Damage:

There is a significant amount of water damage that is conspicuous on the 12th floor ceilings and in the hallway around windows. Per my inspection I found the following:

Roof damage – Several areas on the roof illustrated severe breaches in the roofs top membrane. These breaches, in my opinion, were not from customary wear but purposeful or accidental tears. In considering the later there are two possible scenarios that may have led to this damage. One, a rigger hoist has been placed on the roof. If the hoist is not properly moved or is placed on the roof without proper protection it will damage the top membrane of the roof. Secondly, based on the graffiti seen on parapet walls the roof is inadequately secured. This could result in someone making cuts in the top membrane. Both are plausible scenarios pertaining to the roof damage.

Windows (water damage) – I noticed that tuck pointing and lintel repair around the windows had not taken place in the court yard area. I believe the water that has appeared in the hallway is from breaches in the brick façade.

Mail Box Room:

The framed out area above the recently installed mail boxes appears to not have been completed. The corner bead has yet to be finished along with an additional coating of paint.

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There is a storage room that is currently being secured by a chain and padlock. Proper storage and aesthetics should include the applicable hardware and lock.

Staging Debris:

In consideration of debris being moved from the upper units to the first floor, the general contractor is frequenting the elevator. Unfortunately they are not using one designated elevator but both during the day deterring residents from gaining access to their apartments. In addition the type of debris being removed needs to be contained, however remnants of dust are being thrust into the air and it is imperative that the elevator is thoroughly cleaned. The contractor should only use one elevator in deference to the residents. In addition I would recommend that the general contractor employ a debris chute, which must be approved by DOB, to expedite debris removal.

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Photo 1 of 12 performance level
004.jpg
Date: 05.10.2011
12F - Living Rm. electrical wiring



Photo 2 of 12 performance level
005.jpg
Date: 05.10.2011
12F - Living Rm. wall wiring



Photo 3 of 12 performance level
007.jpg
Date: 05.10.2011
12F Hallway wiring ceiling



Photo 4 of 12 performance level
010.jpg
Date: 05.10.2011
12F Bathroom new galvanized pipes

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Photo 5 of 12 performance level
 013.jpg
 Date: 05.10.2011
 12F Kitchen electric box



Photo 6 of 12 performance level
 036.jpg
 Date: 05.10.2011
 11F Bathroom installation of new pipes



Photo 7 of 12 performance level
 037.jpg
 Date: 05.10.2011
 10F Living Rm. demolition of floor

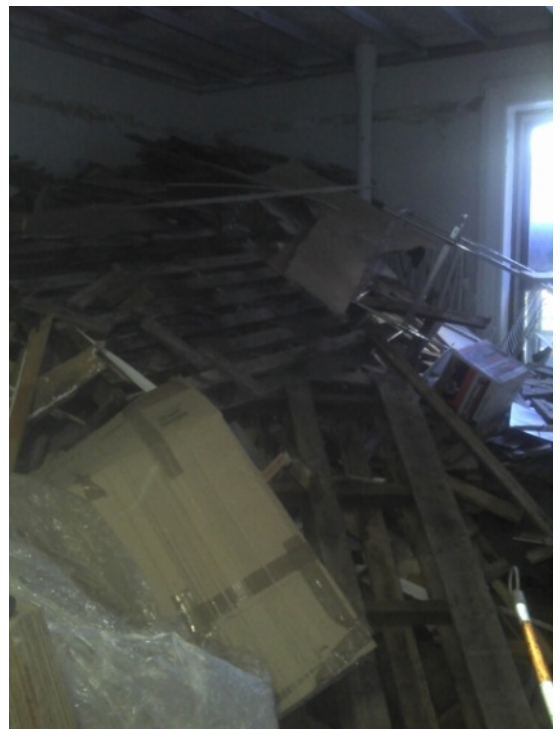


Photo 8 of 12 performance level
 043.jpg
 Date: 05.10.2011
 1F Living Rm. debris staging area

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Photo 9 of 12 performance level
 047.jpg
 Date: 05.10.2011
 1F Bedroom - new pipe staging area



Photo 10 of 12 performance level
 050.jpg
 Date: 05.10.2011
 Basement - trenching for new pipes



Photo 11 of 12 performance level
 053.jpg
 Date: 05.10.2011
 Basement - erecting new cinder block wall

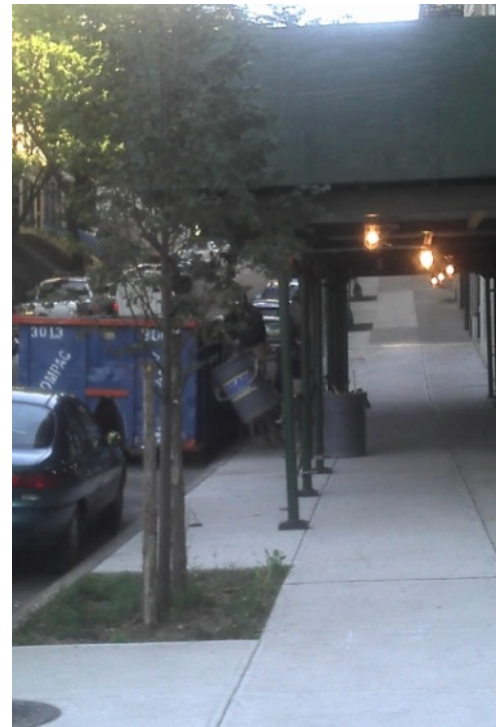


Photo 12 of 12 performance level
 054.jpg
 Date: 05.10.2011
 Hauling debris from 1F to container

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Photo 1 of 13 inadequacies
 008.jpg
 Date: 05.10.2011
 12F ceiling water damage liv. Rm.

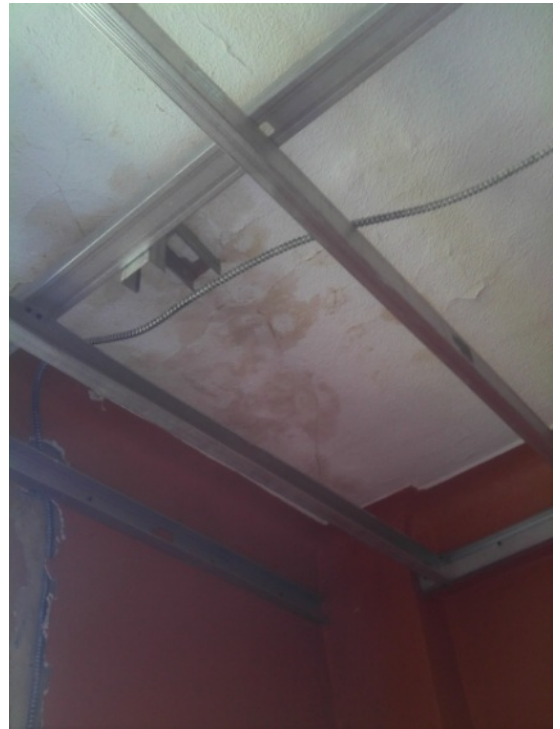


Photo 2 of 13 inadequacies
 011.jpg
 Date: 05.10.2011
 12F ceiling water damage liv. Rm.



Photo 3 of 13 inadequacies
 014.jpg
 Date: 05.10.2011
 12th floor hallway water damage



Photo 4 of 13 inadequacies
 022.jpg
 Date: 05.10.2011
 Roof - damage to external membrane

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Photo 5 of 13 inadequacies
021.jpg
Date: 05.10.2011
Roof - damage to external membrane



Photo 6 of 13 inadequacies
024.jpg
Date: 05.10.2011
Roof - damage to external membrane



Photo 7 of 13 inadequacies
025.jpg
Date: 05.10.2011
Roof

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Photo 8 of 13 inadequacies
 029.jpg
 Date: 05.10.2011
 Roof - damage to external membrane near parapet wall



Photo 9 of 13 inadequacies
 032.jpg
 Date: 05.10.2011
 Roof - rigger hoist near parapet wall



Photo 10 of 13 inadequacies
 033.jpg
 Date: 05.10.2011
 Roof - rigger hoist near parapet wall

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Photo 11 of 13 inadequacies
 041.jpg
 Date: 05.10.2011
 Mail room - finish



Photo 12 of 13 inadequacies
 042.jpg
 Date: 05.10.2011
 Mail room - storage room door hardware missing



Photo 13 of 13 inadequacies
 019.jpg
 Date: 05.10.2011
 12th floor hallway - poorly finished wall "prep" and paint