

Daily report No.: 005

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Site visit from 17.10.2011 11:30-01:45 o'clock

Weather: Sunny and Windy, Temperature: (70-72 Fahrenheit)°C, Humidity: Low% at 01:15 o'clock

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

Employees at the site: General Contractor | 12 Laborers | 8 Plumbers | 0
20 Persons

Performance level: Monday, October 17th
 (see photos)

Survey Areas: Units 11F, 10F, 8F, 5F, 4F, 3F the basement, front entrance and building exterior. I was unable to gain access the following areas 12F, 9F, 7F, 6F, 2F. However the apartments I did not survey I was able to assess the external work, i.e. new doors.

Per my previous discussion with the Vernon from Dellwood Contracting the building was more than adequately manned with approximately twenty-one (21) laborers, plumbers and carpenters. There was substantial activity on most floors and it appears that a significant amount of progress is being made.

Bathrooms – Demolition in all bathrooms is complete, and Dellwood is in the process of installing domestic water and waste lines.

Flooring – In more than 50% of the F line units Dellwood has initiated either complete floor replacement, refinishing or selective floor replacement. The current work to selectively replace damaged flooring is quite admirable, in particular the parquet areas.

Electrical wiring and conduits – In more than 50% of the apartments Dellwood has initiated the installation of conduit for electrical wiring. This includes hallways, living rooms and bedrooms.

Water and waste piping – Based upon access new waste and water lines had been installed down to unit 4F. This is considering work beginning in unit 12F and working down. This includes both the bathrooms and kitchen. It appears considering my level assessment the pipes are precisely vertical.

Doors and hardware - The entrance doors and hardware installation, throughout the F line, is approximately 90% complete.

It is my estimate that the F line units should be available for punch list review by early December 2011. Thus the F-line units should be completed by the end of the years.

Inadequacies (general):
 (see photos)

Laundry room (basement) - floor drain: A drain in the laundry room appears to be clogged based upon the stagnant water accumulated over the drain. This room is used to acquire water and pools of water are forming because of improper drainage.

Domestic water line (basement) leaking: A new domestic water line had a fairly steady drip in the basement forming a pool of water on the floor. It appears this was only occurring the day I was at the site however it should be alleviated.

Apartment 2F - main entrance door: The door hardware has been installed on the opposite of the door. Why?

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Basement floor trenching area: The area of the basement that has been trenched is not adequately protected from a potential hazard. This area needs to be properly cordoned to prevent a potential liability.

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Photo 1 of 9 performance level
 004.jpg
 Date: 17.10.2011
 New Doors and hardware installed 12F



Photo 2 of 9 performance level
 007.jpg
 Date: 17.10.2011
 11F Kitchen waste, water and gas piping



Photo 3 of 9 performance level
 009.jpg
 Date: 17.10.2011
 11F Bathroom piping



Photo 4 of 9 performance level
 019.jpg
 Date: 17.10.2011
 10F Flooring

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Photo 5 of 9 performance level
 031.jpg
 Date: 17.10.2011
 7F second means of egress installed



Photo 6 of 9 performance level
 033.jpg
 Date: 17.10.2011
 5F flooring work



Photo 7 of 9 performance level
 077.jpg
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 5F flooring work

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Photo 8 of 9 performance level
 080.jpg
 Date: 17.10.2011
 4F selective replacement flooring



Photo 9 of 9 performance level
 093.jpg
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 Cinder block wall complete in basement



Photo 1 of 3 inadequacies
 107.jpg
 Date: 17.10.2011
 Laundry Room (basement) floor drain

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Photo 2 of 3 inadequacies
095.jpg
Date: 17.10.2011
Basement - water line leaking



Photo 3 of 3 inadequacies
097.jpg
Date: 17.10.2011
Basement - floor trenching