644 Riverside Dr. Tenant Association

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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: 20 Persons	General Contractor 12 Labo	rers 8 Plumbers 0
Performance level: (see photos)	Monday, October 17th	
	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 3 of 9 performance level 009.jpg Date: 17.10.2011 11F Bathroom piping



Photo 2 of 9 performance level 007.jpg Date: 17.10.2011 11F Kitchen waste, water and gas 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 Date: 17.10.2011 5F flooring work

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

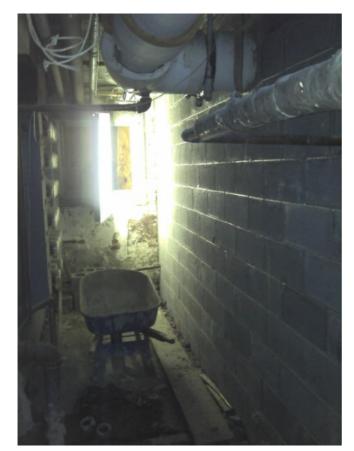


Photo 9 of 9 performance level 093.jpg Date: 17.10.2011 Cinder block wall complete in basement



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