

Daily report No.: 006

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Site visit from 17.11.2011 03:15-04:50 o'clock

Weather: Sunny and Windy, Temperature: (50-55 Fahrenheit)°C, Humidity: Low% at 04:50 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 | 4 Laborers | 4 Plumbers | 0
8 Persons

Performance level: Thursday, November 17th
 (see photos)

Survey Areas: Units 12F, 8F, 7F, 6F, 5F, 4F, 3F, 1F the basement, front entrance and building exterior. I was unable to gain access the following areas 11F, 10F, 9F, 2F. However the apartments I did not survey I was able to assess the external work, i.e. new doors.

The contractor continues to work from the top unit to the bottom. Flooring appears to have been installed intermittently in all units. Wall and ceiling framing appears to be close to completion as well as electrical conduits and wiring throughout all units. Upon my visit carpenters were in the process of installing dry wall, in addition they were taping and plastering in preparation for paint.

Plumbing "rough" has been installed including replacement of waste lines and domestic water lines. Plumbers were in the process of installing finish lines beginning in apartment 5F. Shut-off valves for the water line had yet to be installed in apartments 3F and 1F. I assume these valves have yet to be installed in apartment 2F, as well.

In consideration of the progression of work slowing, it is my estimate that the F line units should be available for punch list review by late December 2011 to early January 2012. Thus the F-line units should be completed by late January to early February 2012.

Inadequacies (general):
 (see photos)

Demolition of ceiling molding: Will this molding be replaced?

Cracked Window (Apartment 8F): I noticed that a window in the traditional dining area had been cracked. This pane needs to be replaced.

Entrance saddle (Apartment 4F): I noticed the entrance saddle for apartment 4F significantly raised more so than the other units. This, in my opinion, is a severe tripping hazzard and should be addressed.

Light ajar (Forth floor hallway): Adjacent to the elevator the ceiling light appears to be ajar and should be checked to ensure that it has been installed and/or remains secure to the ceiling.

Unpainted ceiling (lobby): It appears the lobby ceiling has been patched in several spots in the lobby. However these areas have not been properly sanded and painted.

Area - Boiler Room (basement) - floor drain: In my last report (#5) I illustrated water pooling in the basement. Since my last visit this issue has yet to be rectified. Based on an extensive conversation with the plumber he acknowledges the problem and will cure the issue. Based on his description the masons erecting the cinder block wall used the drain and unfortunately mortar debris has clogged the drain. It can not be "snaked-out" because of the heavy mortar. Thus the plumber must replace a portion of the drain.

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Domestic water line (basement) leaking: In my last report (#5) a new domestic water line had a fairly steady drip in the basement. Upon my visit this leak was significantly more than my last visit. The plumber conveyed to me to rectify this issue the water to the building will need to be shut-off so that the necessary shut-off valves can be installed. I informed him to please ensure that the tenants via the property manager are properly notified in a timely manner.

Electrical Box: In each of the units the newly installed electrical boxes need to be covered within the hall closet.

Basement floor trenching area: The area of the basement that has been trenched remains in a state that 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 11 performance level
001.jpg
Date: 17.11.2011
1F staging apartment



Photo 2 of 11 performance level
011.jpg
Date: 17.11.2011
12F bathroom - plumbing and framing.



Photo 3 of 11 performance level
012.jpg
Date: 17.11.2011
12F framing of window in bathroom



Photo 4 of 11 performance level
013.jpg
Date: 17.11.2011
12F domestic water lines with cut-off valves

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Photo 5 of 11 performance level
015.jpg
Date: 17.11.2011
12F patching drywall



Photo 6 of 11 performance level
021.jpg
Date: 17.11.2011
12F living room wall

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Photo 7 of 11 performance level
 022.jpg
 Date: 17.11.2011
 8F ceiling living room



Photo 8 of 11 performance level
 033.jpg
 Date: 17.11.2011
 7F installing drywall (sheet rock)



Photo 9 of 11 performance level
 059.jpg
 Date: 17.11.2011
 3F electrical wiring living room

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Photo 10 of 11 performance level
062.jpg
Date: 17.11.2011
3F bathroom - framing and waste lines only



Photo 11 of 11 performance level
065.jpg
Date: 17.11.2011
3F domestic water with no cut-off valves



Photo 1 of 7 inadequacies
025.jpg
Date: 17.11.2011
Demolished moldings 9F



Photo 3 of 7 inadequacies
029.jpg
Date: 17.11.2011
Cracked window 8F

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Photo 4 of 7 inadequacies
 064.jpg
 Date: 17.11.2011
 Entrance door "saddle" severe trip hazzard



Photo 5 of 7 inadequacies
 067.jpg
 Date: 17.11.2011
 Light ajar fourth floor near elevator



Photo 6 of 7 inadequacies
 069.jpg
 Date: 17.11.2011
 Unpained ceiling areas lobby

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Photo 7 of 7 inadequacies
071.jpg
Date: 17.11.2011
Water pooling in basement (boiler room)



Photo 7 of 7 inadequacies
020.jpg
Date: 17.11.2011
12F Hall closet electric box back