

DAILY REPORT NO: 007

Site Visit: November 30, 2011 (1:38pm to 3:30pm)

Weather: Partly cloudy, Temperature: (48-50 Fahrenheit)°C, Humidity: Low% at 03:20 o'clock

Attendees:

SHUHAB (Owner)	No representative
Dellwood Construction (General Contractor)	Carpenters
644 Riverside Drive Tenant Association	Bill Landis

Employees at the site:**5 Persons** 5 Laborers

Performance level:

(See photos)

Survey Areas: Units 11F, 7F, 6F, 2F, 1F the basement, front entrance, building exterior. I was unable to gain access to the following areas: 12F, 10F, 9F, 8F, 5F, 4F, and 3F. In addition I was unable to gain access to the roof; however I did view the roof from a window via the bulkhead.

The contractor continues to work from the top unit to the bottom. Drywall is currently being installed in the room originally designated as a maids quarters. Therefore the previously exposed plumbing and electrical wiring is being covered. The contractor continues to tape and patch drywall.

Over the past two (2) weeks the most significant work (besides drywall and preparation) has been the following:

- installation of the trash chute and access cuts
- Furring of the bathroom walls
- Framing for the tubs
- Installation of cut off valves in lower units and the leak has ceased
- Installation of concrete floor in future incinerator room

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 early January 2012. Thus the F-line units should be completed by early February 2012.

Inadequacies (general):

(See photos)

Roof: Previously I noted several breaches to the roof membrane which caused leaking to internal portions of the building. I also noted that access to the roof was not secure. Upon my visit access to the roof was secure and it appeared that patching occurred to rectify the cuts to the membrane. I hope this work does not void the warranty.

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Wasted space (former maids quarters): In the room previously designated as “maids quarter” two of the apartments I viewed had the previous “water closet” covered by drywall thereby covering a space which could and should be used as storage.

Cable wiring (apartment entrance): a number of units, in particular the units that have been completed have loose cable wiring above each entrance. A significant number of these units exist. These wires should be enclosed by wiring molding which appears to have been installed some time ago.

New hall windows: New windows have been installed in the “completed areas. However the framing has yet to be completed.

Fire escape debris: Debris currently hangs from the fire escape near 11F. This debris should be removed.

Area - Boiler Room (basement): floor drain: In my last report (#5) I illustrated water pooling in the basement. Since my last two (2) visits 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 cannot be “snaked-out” because of the heavy mortar. Thus the plumber must replace a portion of the drain.

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Photo 1 of 5 performance level
Date: 11-3-2011
11F wall furring



Photo 2 of 5 performance level
Date: 11-3-2011
11F trash chute



Photo 3 of 5 performance level
Date: 11-3-2011
7F trash chute

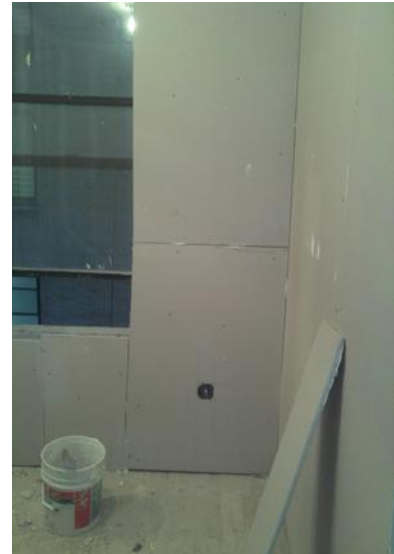


Photo 4 of 5 performance level
Date: 11-3-2011
6F drywall installation

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Photo 3 of 5 performance level
Date: 11-3-2011
Basement - new concrete floor

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Photo 1 of 6 inadequacies
Date: 11-30-2011
Roof patching



Photo 2 of 2 inadequacies
Date: 11-30-2011
Loose cable wires



Photo 3 of 6 inadequacies
Date: 11-30-2011 - Debris from fire escape



Photo 4 of 6 inadequacies
Date: 11-30-2011 - New window (hall)

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Photo 5 of 6 inadequacies
Date: 11-30-2011 – Trash chute access needs
Caution tape.



Photo 6 of 6 inadequacies
Date: 11-30-2011 – Existing trash cans to in
Comparison to trash chute area.