

DAILY REPORT NO: 008

Site Visit: December 23, 2011 (8:30am to 10:35am)

Weather: Partly cloudy to sunny, Temperature: (50-55 Fahrenheit) °C, Humidity: Low% at 10:35 o'clock

Attendees:

SHUHAB (Owner)	Barbara Malpica
Dellwood Construction (General Contractor)	Laborers
644 Riverside Drive Tenant Association	Bill Landis

Employees at the site:

2 Persons 2 Laborers

Performance level:

(See photos)

Survey Areas: Units 1F the basement, front entrance, building exterior. I was unable to gain access to the following areas: 12F, 11F, 10F, 9F, 8F, 7F, 6F, 5F, 4F, 3F and 2F.

The contractor continues to work from the top unit to the bottom. However on this day the contractor was not working on any units within the building. Two (2) laborers were in unit 1F, however they were not conducting any work. Unfortunately, it appears that work has slowed significantly thereby extending my projected completion date.

Unit 1F: Electrical, framing, plumbing, wood flooring have all been installed. In addition the tub has been set and green board installed in the bathroom. The kitchen remains bare, without cabinets and flooring installed.

Area - Boiler Room (basement): It appears that the plumber has commenced work to rectify the severe lack of drainage in this area. Unlike other visits water was not pooling around the drain, however the drain pipe was full and the concrete and grate around the drain pipe had been removed. This indicates work to remedy the problem.

Fire escape debris: Previously viewed debris on fire escapes has been removed.

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 to mid-February 2012. Thus the F-line units should be completed by late February 2012.

Inadequacies (general):

(See photos)

Contractor not conducting work: The day of my visit no one from Dellwood (General Contractor) was working in the building. This seemed to be somewhat of a surprise considering they had not notified Barbara Malpica (SHUHAB) that work would not be conducted that day. Both Barbara and Bill Landis called Vernon (Dellwood – site superintendent) unfortunately he did not answer his phone.

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Unit 1F Staging Area: This unit has been a staging area for debris and supplies for the current F line job. Upon survey this day windows and sheet rock were present in the unit. In addition two (2) laborers were moving items in the unit. During a second visit to the unit during the same day we found laborers taking drywall stored in the unit and placing them in a fan and taking the supplies off site. This is extremely concerning. Generally building supplies that are stored on the property have been paid for by that property's construction budget and by all means should not be used at other sites. This breaches the construction contract and is ethically egregious. If the contractor is storing items at the site for their other jobs SHUHAB needs to be informed at once. I illustrated this issue to Barbara Malpica and she informed me that she would question Dellwood concerning this issue immediately.

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Photo 1 of 4 - Performance Level - 1F living rm.



Photo 2 of 4 - Performance level - 1F bathroom

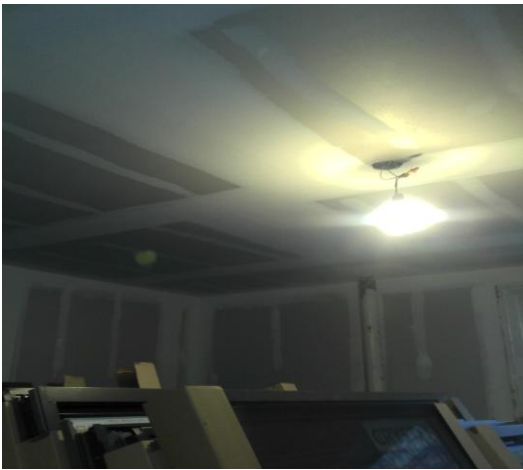


Photo 3 of 4 - Performance Level - 1F bedroom



Photo 4 of 4 - Performance Level - basement drain

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Photo 1 of 1 Inadequacies – dry wall being taken from building