

DAILY REPORT NO: 009

Site Visit: January 6, 2012 (9:30am to 1:30pm)

Weather: Sunny, Temperature: (45-50 Fahrenheit) °C, Humidity: Low% at 1:15pm o'clock**Attendees:**

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

Employees at the site:**5 Persons** 3 carpenters/2 laborers**Performance level:**

(See photos)

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

A very limited amount of staff were present at the building. Three (3) carpenters were working in Unit 5F sanding the walls and another two were moving materials in the basement. The work continues to progress at a slower pace than work in November 2011. However gas lines had been installed adjacent to the trash chute and tile, sub floor, and tubs had been set in the unit I surveyed. The majority of my time was spent reviewing design documents and a walk thru of units 9E and the upcoming "G line" unit 6G.

Unit 5F: Electrical, framing, plumbing, wood flooring have all been installed. In the full bathroom the tub has been set and the tile installed. The tile has yet to be grouted and ceramic tile has yet to be applied to the floor. The kitchen remains bare, without cabinets and the flooring has yet to be installed.

Unit 4F: This unit is in the same state as unit 5F.

The major activity remaining for all units is the installation of the kitchen cabinets and plumbing finish. In addition painting, molding and floor finish needs completion.

Design Documents: In consideration with the design documents I reviewed the G line units were approved without a second means of egress. However the architectural drawings did not have the City examiners stamp, bar code or perforation. Although those items existed on the plumbing drawings I did not see them on the architectural drawings.

G line unit 6G: Bill Landis was able to garner access to this unit for us to survey. Several years ago there was a fire in this apartment and subsequently a significant amount of rehabilitation work was conducted. Therefore the ceiling, walls, electrical work, and wall moldings are far superior to the other units I've surveyed. In consideration of this more recent work a savings maybe gained should SHUHAB deem the aforementioned upgrades suitable.

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.

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Inadequacies (general):

(See photos)

Design Documents: The design of some of the G line units do not correctly reflect the current lay-out of the units. Barbara Malpica (SHUHAB) acknowledged this discrepancy. Unfortunately those units were modified without approval from the City of New York's building department.

According to the design documents the front entrance doors were to encompass decorative metal grates to mimic the original doors. This application has yet to be installed or was eliminated during value engineering.

New Window Installation: The contractor needs to insure that new windows are not being installed on old wood framing that has been compromised by water which has led to decay.

**** Apartment Use:** Please note this building is for residential use. Any business use types contradictory to zoning and the certificate of occupancy's use are not permitted. This is not the developer's issue. If there are contradictory uses the property manager should be notified.

**** Storage of Materials:** Please note within report #8 I illustrated drywall being taken from the building to another site. SHUHAB is aware of this issue and notified the contractor. The contractor who is performing work on a UHAB project in close proximity stores a minimal amount of supplies at 640 Riverside. SHUHAB and the contractor have assured me that none of the materials for the other project were paid for by the subject project.

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Photo 1 of 3 – Performance Level – 5F bathroom



Photo 2 of 3 - Performance level – 4F bathroom



Photo 3 of 3 – Performance Level – 5F new gas lines

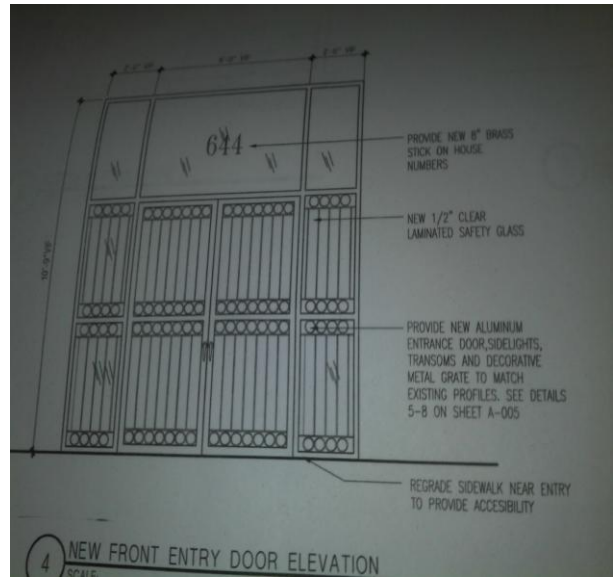


Photo 1 of 2 – Inadequacies – Plans Front Entrance

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Photo 2 of 2 Inadequacies – dry wall being taken from building