

OBSERVATION REPORT**COPY TO:**

PROP MGR: Richard Bernstein, Tilton-Bernstein Management, Inc.
OWNER: Tom Wehr (for Board), Downtown I & II
CONTRACTOR: Thomas Parker, Simpson of Maryland

REPORT NO: 1
PROJECT: Roof Replacement, Downtown I & II
LOCATION: 12th & N Street NW, Washington, DC
DATE/TIME: Friday, April 2, 2010 / 8:00 am
WEATHER: 70 degrees, clear
SUPER/FOREMAN: Steve Klinkner
MECH/LABORERS: 6
WORK IN PROGRESS: Mobilization/HVAC Inspections
EST. PRCNT COMPL: 1%

OBSERVATIONS/ACTIONS REQUIRED:

1. Materials were delivered to the site and staged to the roof areas. Parking areas were cleared by residents as requested.
2. We were on site for the start of the HVAC inspections. Tilton Bernstein provided a staff member with the keys to the units to provide access. Simpson accessed the units and operated the units while the HVAC contractor performed the inspection/testing on the roof. We observed the log for recording the testing information and found it acceptable. A copy of the complete form will be emailed to TBM/Board for distribution to residents. We understand there were a few issues with unit doors being left open and keys left in the door of at least one unit. We apologize that we were not on site at the end of the day to check on these conditions.
3. HVAC inspections could not be completed in one day. Building 1225 and 1227 are scheduled for Monday, April 5.
4. SEAL will schedule a time with SIMPSON to inspect the existing deck at 1225 C. If this is not coordinated with the HVAC/unit condition inspection, we will obtain access from the roof so as to not bother the resident. SEAL will provide a report back to TBM/Board.
5. During HVAC inspection, SEAL was able to confirm reports that dryer/bath vents are discharging into same curbed opening as the HVAC lines. SEAL will provide SIMPSON with a detail to construct a separate curb to house the vents.
6. On 1308, there is a satellite dish attached to a vent pipe. This dish needs to be relocated and cannot be connected to the vent pipe when it is reflashed. A second dish is located on a sled on the roof and will be moved to allow the roof replacement. SIMPSON will place it back in the approximate existing location; however, the unit will likely need to be re-aimed.

AUTHOR: David Fyffe 4/5/10

NOTE: If the information contained herein is contrary to your observations or effort, please advise the author within 48 hours.