PRECONSTRUCTION CONDITION DOCUMENTATION REPORT OF THE 712 EAST 211TH STREET

Project Name:

East Gun Hill Road
Bronx, NY 10467

Prepared for:
Stagg Group

Prepared by:
The S.A.L.K. Group
1786 Bellmore Avenue
Bellmore, NY 11710

February 28, 2021

Stagg Group
[redacted]r
Yonkers, NY 10701

Attn: Mr. Chris Miele

Re: Preconstruction Condition Documentation of the 712 East 211th Street Building

Dear Mr. Miele,

The SALK Group is pleased to submit this Preconstruction Condition Survey Documentation of the 712 East 211th Street (Subject Building), in the Williamsbridge neighborhood, in Bronx, New York. The survey was conducted on February 17, 2022, to photo-document and establish a record of the visually observable existing cosmetic conditions and obvious visual deficiencies of the adjacent structures before construction activities commence for the planned new development at 739 East Gun Hill Road (Project Site). The structural integrity of the structures is not addressed in such documentation. This report summarizes our documentation effort and general observations; and includes our documentation photographs.

We appreciate the opportunity to work with you on this project and look forward to being of continued service as the progress of work continues.

Should you have any questions or require additional information, please contact us.

Sincerely,

Sanat Dangol

Sanat Dangol

John B. Kagaoan, P.E.

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INTRODUCTION

Presented herein are the results of the preconstruction condition survey documentation of the 712 East 211th Street building, in the Williamsbridge neighborhood, in Bronx, New York. The building was adjacent to the project site, located at 739 East Gun Hill Road. The project development plan was being developed at the time of the survey. Because the 712 East 211th Street building and the project site shared a common lot line, the survey was conducted to document and establish a record of the visually observable existing cosmetic conditions and obvious visual deficiencies of the exterior facades and adjacent structures before construction activities commence.

PROJECT SITE DESCRIPTION

The project site was located on the north side of East Gun Hill Road, bounded by Holland Avenue on the east, White Plains Road on the west and East 211 Street on the north. The project site was a parcel belonging to Block 4657 and Lot 1 and measured approximately 178-foot deep by 68-foot wide. Currently, the site supported a paved surface parking lot. The project development plan was being developed at the time of the survey.

Abutting the project site on the northwest was 712 East 211th Street, a 2 ½ -story residential building and the subject for this preconstruction condition survey. On the south-west was 725 East Gun Hill Road, a 1-story brick building.

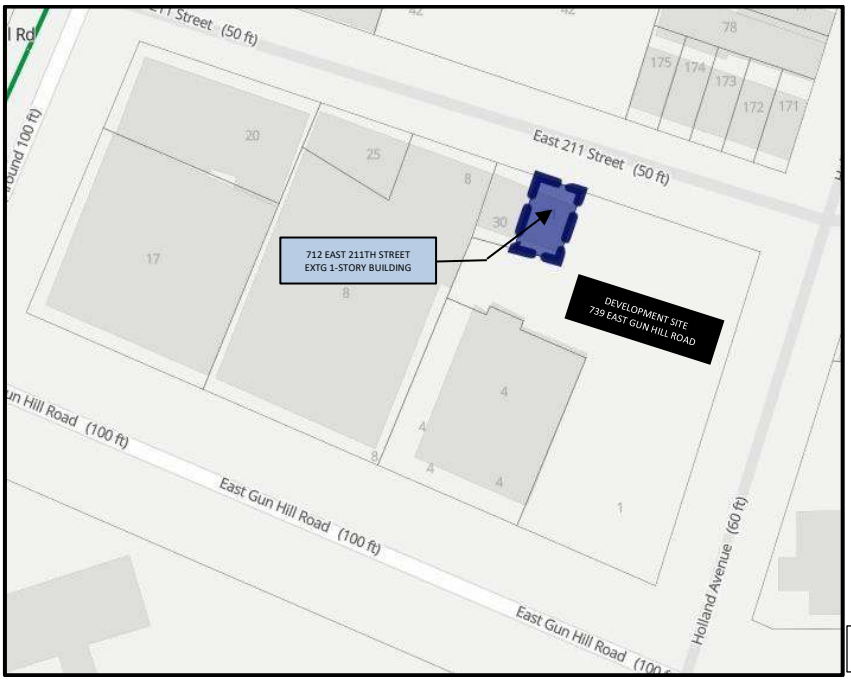


FIGURE 1 – SITE PLAN

Note: Site Plan is an excerpt from Zola NYC

PRECONDITION SURVEY OF THE 712 EAST 211TH STREET BUILDING

The SALK Group conducted a preconstruction condition survey of the exterior facades of the 712 East 211th Street building, a 2 ½ -story residential building. The survey was conducted on February 17, 2022. The subject building belonged to a parcel of land, identified as Block 4657 and Lot 31 which measured approximately 25' x 92'. According to our research of public records, the building was constructed around 1930.

The survey consisted of performing a photographic documentation of select exterior areas of the 712 East 211th Street building to establish a record of the visually observable existing cosmetic conditions and obvious visual deficiencies of the facades and concrete sidewalk.

At the time of inspection, structural and architectural drawings for the subject building was not available. The survey was performed without the aid of such information. The visual inspection was limited to exposed and observable portions of the subject building's exterior facades. No objects or movable building features were moved to evaluate or identify non-visible existing conditions. No probes or other tests were conducted. The inspection was conducted by use of visual and photographic techniques. In general, the survey was performed in accordance with the guidelines of the Administrative Code of The New York City Building Code.

EXTERIOR CONDITIONS OF THE 712 EAST 211TH STREET

The sidewalk, and exterior facades were documented on February 17, 2022. We made the following notable general observations during our documentation:

SIDEWALK

Gap between bricks, missing mortar: Pp. 10-16
Cracks and broken bricks were observed: Pp. 12-16
Cracks were observed: Pp. 18
Damaged repair cement plaster with cracks: Pp. 23-24

NORTH (FRONT) FAÇADE

Dark stains on the surface (possibly water marks) were observed: Pp. 25-26, 32-38, 40-41, 44-50, 54-63
Efflorescence formation on the wall surface was observed: Pp. 25-28, 40-41, 48-50, 63-64
Cracks and separation between bricks were observed: Pp. 27-31, 41-47, 50-53, 64-76
Peeling of paint on windowsill were observed: Pp. 54-56

EAST FAÇADE

Efflorescence on the façade was observed: Pp. 77-79, 93, 104-105
Dark stains on the surface (possibly water marks) were observed on the building surface: Pp. 77-79, 85, 87-93, 100-105
Cracks were observed in the concrete curb: Pp. 79-88
Mortar repair marks between bricks were observed: Pp. 77-80, 87, 89-92, 100-103

SOUTH (REAR) FAÇADE

Efflorescence on the façade was observed: Pp. 106- 107, 116-123, 125-126, 133-135
Dark stains on the surface (possibly water marks) were observed on the building surface: Pp. 106-108, 115-136
Repair marks were observed: Pp. 107-108, 116, 125-128
Cracks were observed in the concrete retaining wall: Pp. 108-114
Broken and hanging vinyl siding was observed: Pp. 134, 135, 136

CONCLUSION AND RECOMMENDATIONS

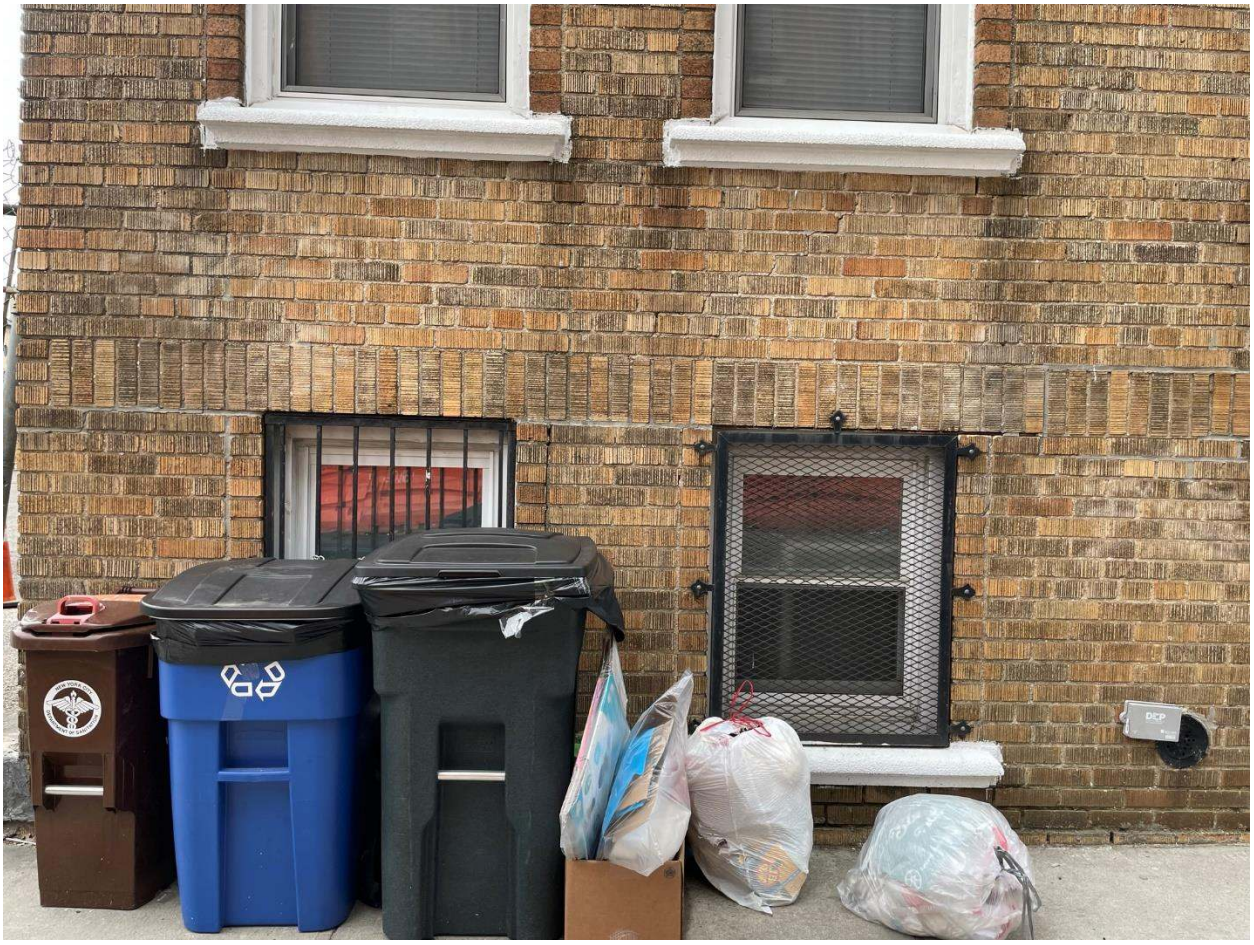
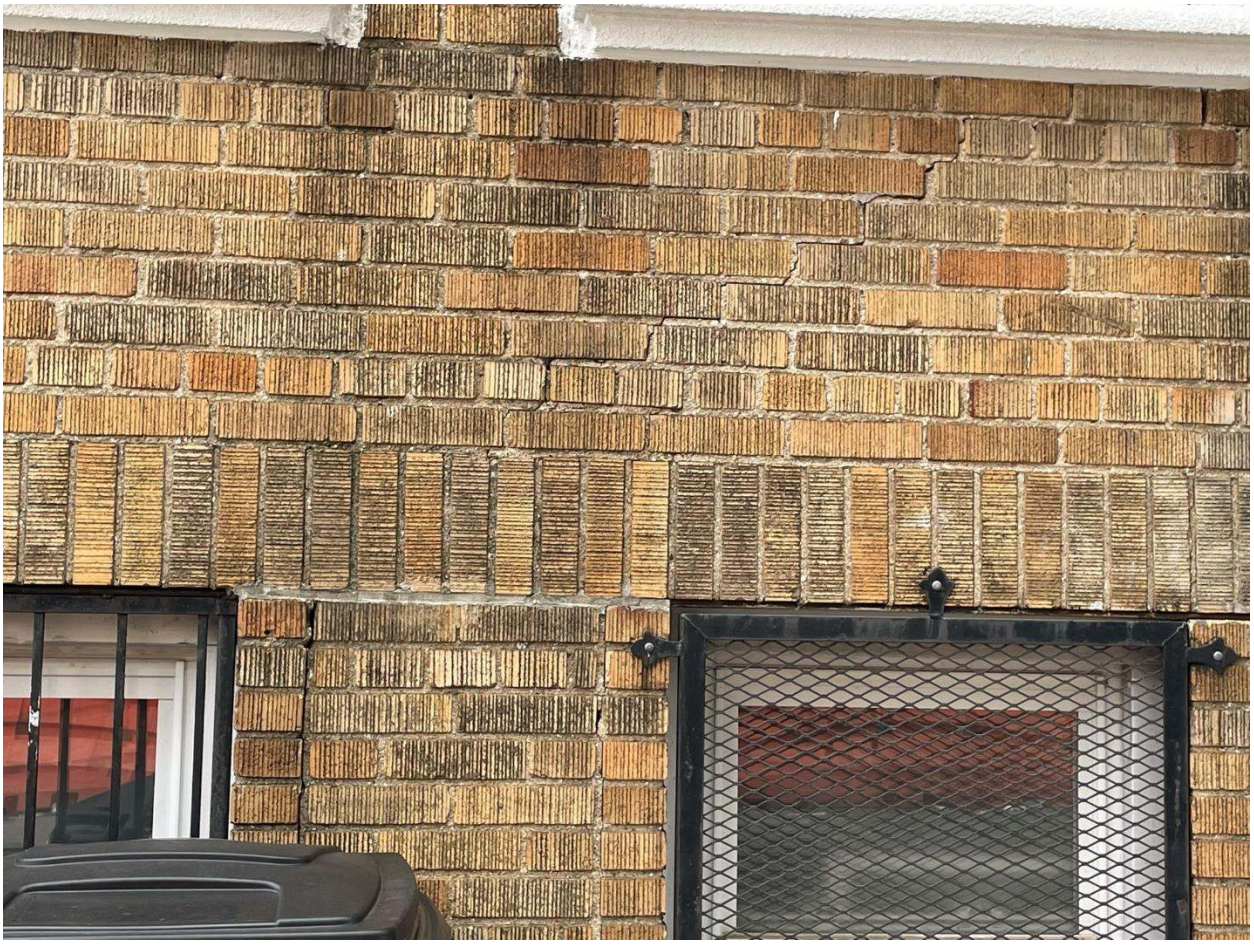
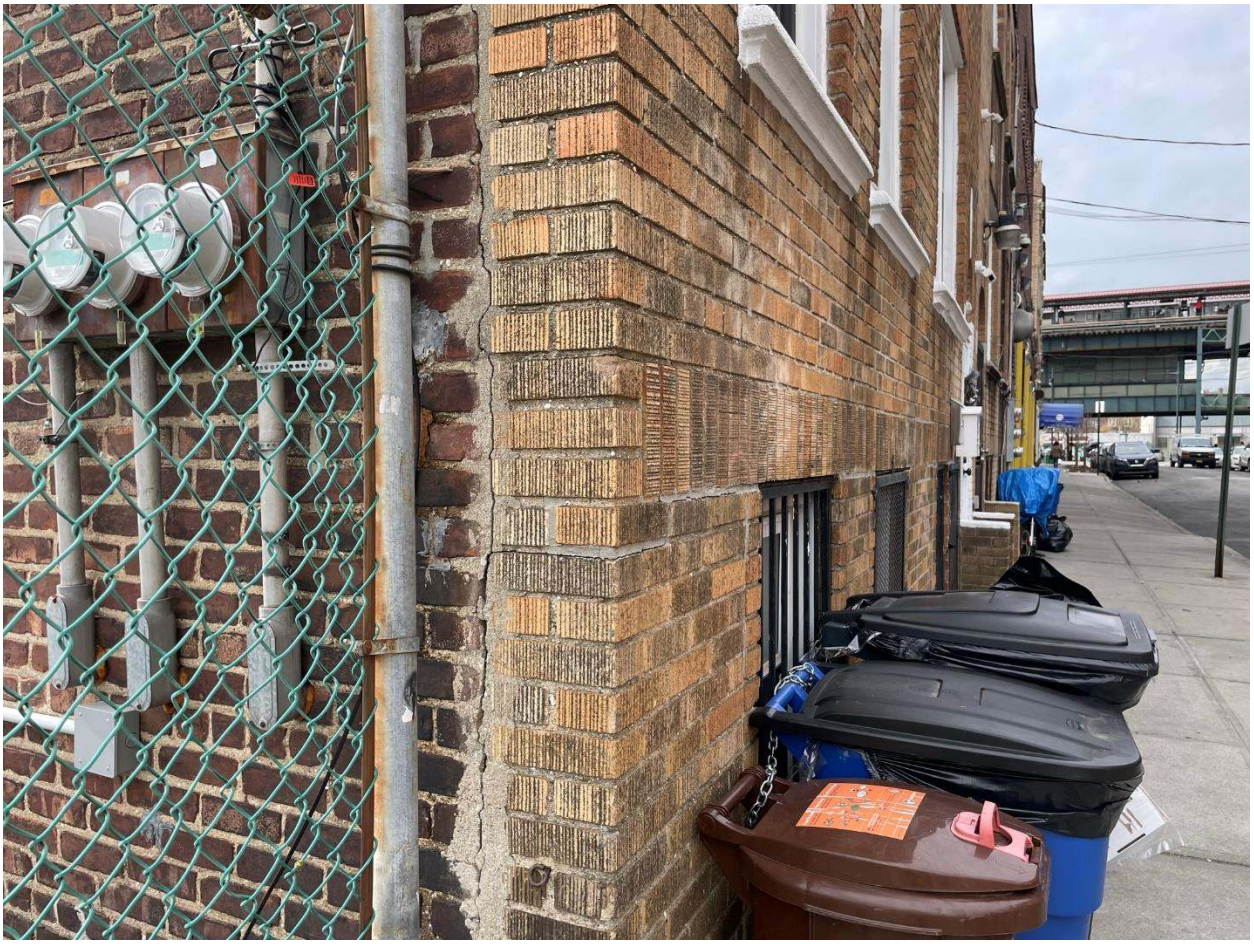
Cracks were observed in the face brick, concrete curb and concrete retaining wall. The SALK Group recommends installing crack gauges to monitor the existing cracks during construction of the new building. Vibration and optical monitoring should also be implemented to record potential ground vibrations and movements of the adjacent structures effected by the construction activities. The monitoring should be initiated prior to the start of construction; and continuous and periodic readings should be taken during construction, respectively.

LIMITATIONS

The intent of our documentation is to provide only a pictorial record of the areas being documented. The survey is not intended to serve as an exhaustive analysis of the structural integrity of the adjacent building(s), but rather establish a record of the visually observable conditions prior to construction of the new building.

APPENDIX 1 – PHOTOGRAPHIC DOCUMENTATION OF EXTERIOR CONDITIONS OF THE 712 EAST 211TH STREET BUILDING

SIDEWALK

NEW YORK CITY
DEPARTMENT OF SANITATION

NORTH FAÇADE