

DEFECT REPORT PER IBC STANDARDS

Site Check

24 Rogers Ave, Brooklyn, NY 11216

Photo-based site monitoring · 26.09.2025 – 04.08.2026 · 37 photos · 15 areas

9

FIX IMMEDIATELY

Clarify before building on —
otherwise the defect gets
covered.

39

BEFORE NEXT STEP

Raise at the next site
meeting.

2

ROUTINE CONTROL

Standard execution
monitoring.



Overall construction site activities span key structural concrete works, interior MEP rough-ins, subfloor assemblies, and exterior hardscaping across multiple active zones. Primary MEP installations are advancing steadily, including branch electrical circuits, plumbing rough-ins, and ground-floor hydronic radiant heating systems. However, immediate supervisory intervention is required in structural concrete repairs, building envelope waterproofing transitions, and flooring substrate preparation prior to advancing trade handovers. Operational focus must now prioritize resolving critical structural voids, rectifying window perimeter membranes, and enforcing proper radiant heating tubing layouts before screed placement.

THE GREATEST RISKS

- 01** Unresolved concrete voids at structural pillar-slab joints and continuous vertical wall cracking compromise load-bearing integrity and waterproofing if not repaired prior to backfilling.
- 02** Non-standard hydronic radiant tubing layouts and missing perimeter expansion strips require immediate halt and re-routing before concrete screed encasement.
- 03** Missing trickle protection membranes and perimeter isolation strips beneath dry leveling fill pose severe risks of acoustic bridging and material leakage.
- 04** Improperly sealed window frame membranes at anchor attachments and exposed roof flashing edges leave the building envelope vulnerable to water intrusion.

How to read this report

THE THREE URGENCY LEVELS

FIX IMMEDIATELY

The next work step would cover or worsen the defect. Clarify with the site management before building on and have the remediation documented.

BEFORE NEXT STEP

No acute damage, but a point that must be checked before the next construction stage — e.g. before backfilling, concreting or covering.

ROUTINE CONTROL

Standard execution monitoring. For information and completion in the normal course of work.

Defects photographed multiple times are consolidated into one finding; the additional shots appear as evidence. The yellow marking in the photo shows the affected area. Standard references provide the technical classification.

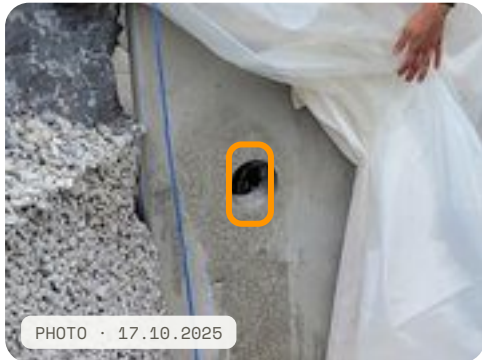
CONTENTS BY TRADE

Concrete Works · Exterior Foundation Wall	–	2 Watch	p. 4
Concrete Works · Exterior Concrete Wall	1 Fix	–	p. 5
Concrete Works · Exterior Retaining Wall	1 Fix	1 Watch	p. 6
Concrete Works · Structural Shell - Ceiling Soffit	1 Fix	–	p. 7
Thermal & Moisture Protection · Exterior Flat Roof Transition	1 Fix	–	p. 8
Openings · Ground Floor - Living Area Window Reveals	1 Fix	2 Watch	p. 9
Plumbing · Guest Powder Room	–	2 Watch	p. 10
Plumbing · Interior Renovation Room	–	1 Watch	p. 11
Plumbing · Main Bathroom	–	3 Watch	p. 12
HVAC · Ground Floor - Hallway	–	2 Watch	p. 14

HVAC · Ground Floor - Open Living Space	2 Fix	1 Watch	p. 15
Electrical & Communications · Ground Floor - Hallway Subpanel Area	–	6 Watch	p. 17
Electrical & Communications · Ground Floor - Living Room	–	6 Watch	p. 20
Flooring · First Floor - Living Area	2 Fix	5 Watch	p. 23
Exterior Improvements & Landscaping · Exterior Patio and Entrance Steps	–	8 Watch	p. 25
Your next steps			p. 28

Exterior foundation wall concrete placement and utility sleeve rough-in operations were conducted during this phase. The cast concrete wall sections and adjacent aggregate bases are installed awaiting final wall penetration sealing, waterproofing inspection, and backfill execution. 1

PHOTO · 17.10.2025 · 2 FINDINGS



M-01 Seal utility wall penetration before backfilling

BEFORE NEXT STEP

MAJOR

IBC CHAPTER 18

The core drill hole and corrugated utility sleeve are currently unsealed against ground moisture.

A circular core penetration through the exterior concrete wall contains an unsealed corrugated utility sleeve. To maintain the building envelope integrity and prevent water infiltration, the annular space surrounding the sleeve must be packed and sealed with an approved waterproof elastomer or modular mechanical seal prior to backfill.



M-02 Evaluate concrete surface crazing

BEFORE NEXT STEP

MINOR

ACI 301

Extensive map cracking (crazing) is visible on the concrete wall surface around the penetration area.

The vertical cast concrete wall exhibits a pattern of fine surface map-cracking (crazing) adjacent to the circular core hole. While usually superficial, surface cracking in exterior below-grade or retaining structures should be evaluated to ensure micro-cracks do not affect long-term freeze-thaw durability or permit moisture ingress before backfilling occurs.

PAGES SKIPPED

Cast-in-place concrete works for the exterior retaining wall have reached completion of primary formwork stripping and initial curing. Quality control inspections were performed across the wall coping, outer form finish, and upper water channel. Main activities focused on post-cure surface evaluation and drainage channel verification. 3 PHOTOS · 14.11.2025 · 2 FINDINGS

M-04 Evaluate and seal continuous vertical concrete crack

FIX IMMEDIATELY

MAJOR

ACI 224R



OBSERVATION

A fine vertical crack extends across the top horizontal edge and down the vertical face of the concrete retaining wall coping. Dark dampness along the crack indicates active moisture ingress. In exterior exposure, water penetration through cracks compromises durability by inducing freeze-thaw degradation and accelerating internal reinforcement corrosion. The crack width should be measured and evaluated by the structural engineer against ACI 224R limits, and an appropriate repair methodology (such as epoxy injection or penetrating elastomeric sealer) must be performed per ACI 546R prior to subsequent trade work.

WHY IT MATTERS

Active moisture along a structural concrete crack creates an immediate pathway for freeze-thaw damage and rebar corrosion. Sealing must occur before backfilling or exposure to severe weather, classifying this as major / stop_and_fix.



STANDARD · ACI 224R – CONTROL OF CRACKING IN CONCRETE STRUCTURES

Provides guidelines for evaluating acceptable crack widths in concrete based on exposure conditions.



EVIDENCE

1 more image of the same defect



M-05

Implement proper drainage for upper wall retaining channel

BEFORE NEXT STEP

MAJOR

IBC CHAPTER 18

Standing water in the upper channel is causing moisture runoff stains on the main retaining wall face.

Significant water accumulation is present in the upper trough channel of the retaining wall structure, leading to damp runoff lines and surface staining along the exposed board-formed concrete face. Drainage outlets or slope-to-drain details must be verified and cleared to prevent hydrostatic head accumulation, concrete efflorescence, and long-term moisture degradation.

PAGES SKIPPED

Inspection of the concrete structural shell and ceiling soffit area focused on structural connections, surface quality, and initial utility wall/soffit rough-ins. The structural framing and formwork interface were evaluated for concrete consolidation and load-bearing integrity. 1 PHOTO

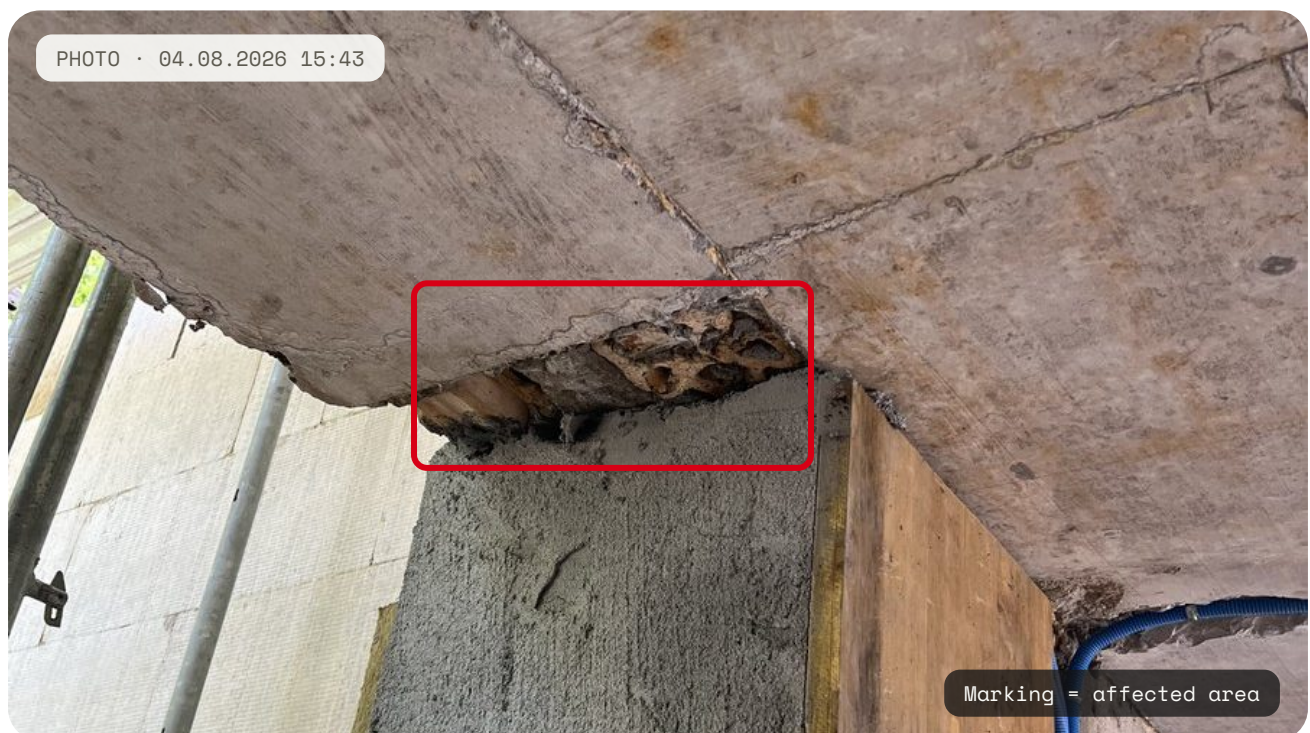
· 04.08.2026 · 1 FINDING

M-06 Repair concrete void at slab connection

FIX IMMEDIATELY

MAJOR

ACI 318



OBSERVATION

A large void exposing underlying materials is visible at the connection point between the concrete slab soffit and the top of the rendered pillar. This indicates poor concrete consolidation during pouring. This defect compromises the structural integrity and load transfer capacity of the joint. A structural engineer should assess the void and specify an appropriate repair method (e.g., using non-shrink structural grout) before proceeding with further construction steps that might cover or load this area.

WHY IT MATTERS

Categorized as a quality issue with major severity and stop_and_fix criticality because uncompacted concrete at a structural load transfer interface poses structural risks and must be remediated prior to proceeding with adjacent trades or structural loading.



STANDARD · ACI 318 – BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

Requires concrete to be properly placed and consolidated to ensure structural integrity and design strength at connections.

PAGES SKIPPED

Thermal & Moisture Protection

EXTERIOR FLAT ROOF TRANSITION

The inspected area shows a bituminous flat roof assembly abutting an exterior stucco facade with installed metal counter-flashing and vertical upstand membranes at the threshold transition. 1

PHOTO · 04.08.2026 · 1 FINDING

M-07

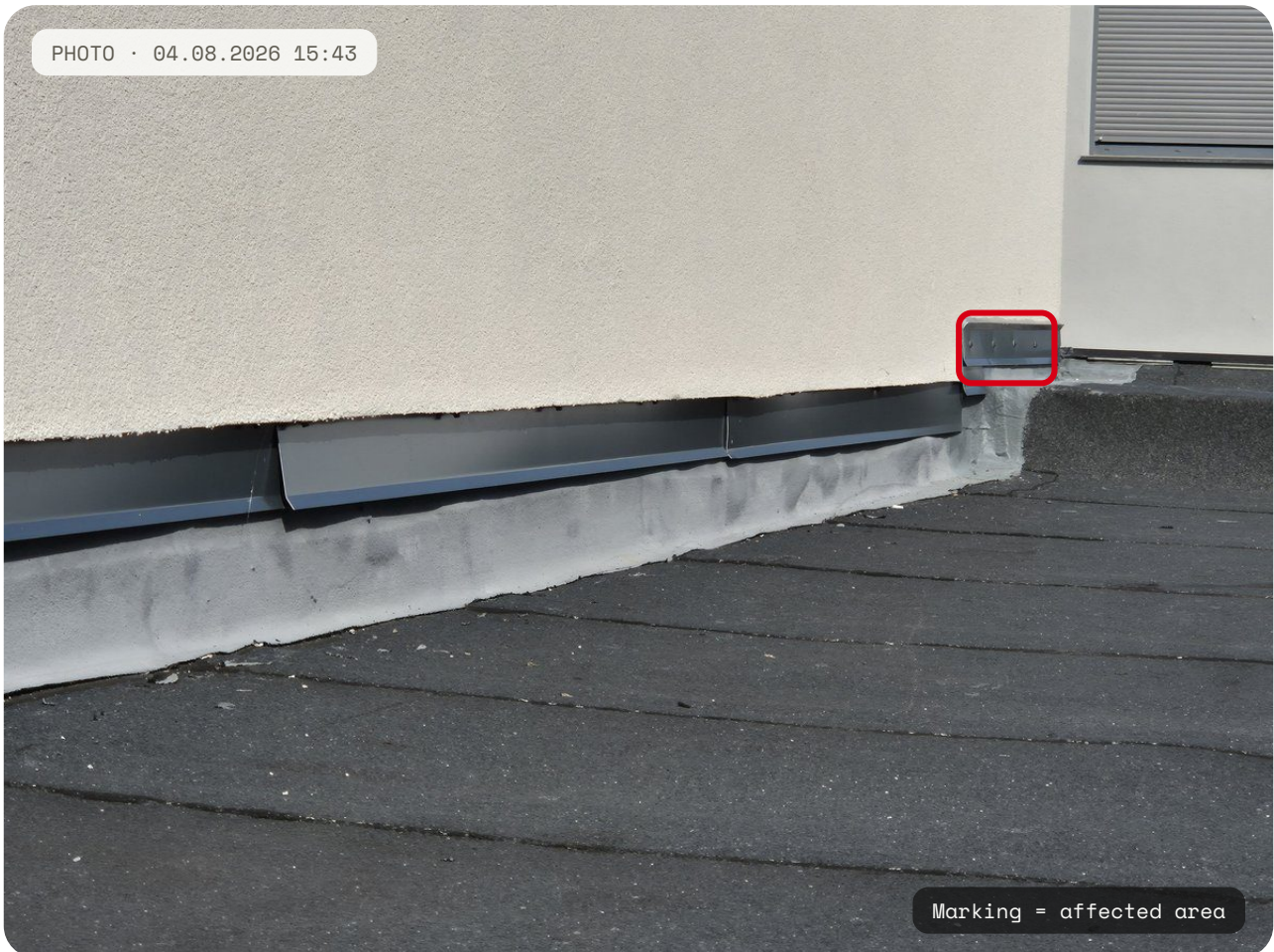
Exposed Top Edge of Threshold Surface-Mounted Flashing

FIX IMMEDIATELY

MAJOR

IBC SECTION 1503.2

PHOTO · 04.08.2026 15:43



OBSERVATION

The metal flashing profile at the threshold step-up is surface-mounted with mechanical fasteners, leaving the top horizontal edge exposed against the stucco wall interface. Without counter-flashing, reglet insertion, or a proper sealant detail, rain and water running down the facade can penetrate behind the flashing and enter the wall structure. Correct the detail by installing a suitable counter-flashing or cutting a reglet with an appropriate sealant joint.

WHY IT MATTERS

Unsealed wall flashings risk immediate water penetration behind exterior cladding and waterproofing layers, requiring immediate rectification prior to envelope completion.



STANDARD · IBC SECTION 1503.2 – FLASHING

Requires flashing to be installed in a manner that prevents moisture from entering the wall and roof through joints and intersections.

PAGES SKIPPED

Window frame installation and building envelope perimeter sealing are currently underway in the ground floor living area. Multi-chamber window assemblies have been mechanically anchored to unplastered masonry reveals, with air barrier membranes and thermal insulation being integrated across the rough openings. 2 PHOTOS · 04.08.2026 · 3 FINDINGS

M-08 Adhere window sealing membrane properly at anchor attachment point

FIX IMMEDIATELY

MAJOR

ASTM E2112

PHOTO · 04.08.2026 15:43



OBSERVATION

The illbruck ME508 sealing tape is designed to create a continuous, airtight, and vapor-retarding seal between the window frame and the rough opening masonry. The tape is hanging loose, and a metal mounting anchor was fastened directly over it. To ensure a functional seal and prevent air infiltration and moisture damage, the anchor must be temporarily loosened, the masonry substrate properly primed and prepared, and the tape fully adhered before re-securing the anchor.

WHY IT MATTERS

Classified as quality / major / stop_and_fix because clamping the membrane beneath the anchor prevents establishing a continuous airtight seal, which must be corrected before plastering conceals the connection.



STANDARD · ASTM E2112 – STANDARD PRACTICE FOR INSTALLATION OF EXTERIOR WINDOWS, DOORS AND SKYLIGHTS

Governs the proper integration of flashing and perimeter sealing to ensure a continuous air and water barrier.



M-09 Secure and seal window head thermal insulation

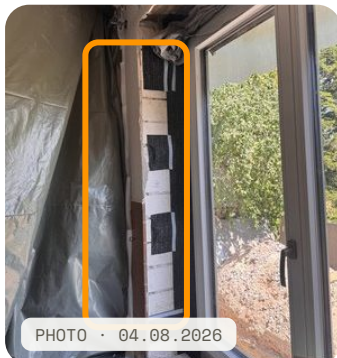
BEFORE NEXT STEP

MAJOR

ASTM E2112

Thermal insulation at the window head is loose and lacks a continuous air sealing membrane.

Insulation material stuffed into the gap between the top of the window frame and the concrete head lintel is exposed and hanging loose without a sealed air barrier membrane. The insulation must be neatly compressed and fully covered with an airtight flashing tape tied into the lintel, maintaining continuity with the jamb seals.



M-10 Complete flashing tape adhesion at window jamb

BEFORE NEXT STEP

MAJOR

ASTM E2112

The flashing tape along the window jamb is incomplete, with release liners still attached and temporary adhesive strips used.

The black flashing tape connecting the window frame to the masonry jamb has several sections where the release liner remains unremoved and the tape is held provisionally with patch strips. To establish a continuous air and water barrier, all release liners must be removed and the tape fully pressed onto a clean, primed masonry substrate prior to wall finishing.

PAGES SKIPPED

Sanitary and supply plumbing rough-in installation in the main bathroom, including the mounting of a concealed WC carrier frame and routing of supply and drainage lines through floor trenches and wall chases. 2 PHOTOS · 04.08.2026 · 3 FINDINGS



M-15 Provide Proper Bedding for Drainage Pipe

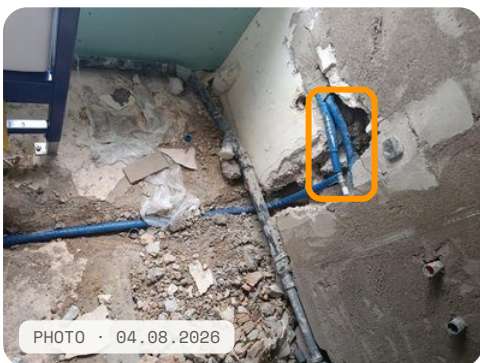
BEFORE NEXT STEP

MAJOR

IPC CHAPTER 30

The sanitary drainage pipe is resting directly on uneven rubble and lacks continuous support.

The black sanitary drainage pipe is currently resting on uneven construction rubble and dirt. Before the subfloor or screed is poured, the pipe must be provided with proper, uniform bedding (such as sand or fine gravel) to ensure continuous support. Pouring concrete directly over the pipe in its current state could cause point loading, sagging, or cracking, leading to drainage failures.



M-16 Protect Water Lines in Masonry Chase

BEFORE NEXT STEP

MAJOR

IPC CHAPTER 29

The insulated water lines are routed through a rough masonry chase without additional protection against abrasion.

The blue insulated water supply lines are installed in a deep, jagged chase cut into the masonry wall. Before this chase is patched with mortar or plaster, ensure the pipes are adequately protected (e.g., with conduit or sleeving) to prevent the rough masonry edges from damaging the pipe material during thermal expansion and contraction. This prevents costly in-wall leaks.



M-17 Protect Water Line Before Backfilling

BEFORE NEXT STEP

MAJOR

INTERNATIONAL PLUMBING CODE

The blue water supply line is lying directly on sharp concrete rubble in the open trench.

The blue water line is currently resting on sharp concrete debris within the floor trench. Before the trench is backfilled or concrete is poured, the area beneath and around the pipe must be cleared of sharp rubble. The pipe should be provided with proper sand bedding or a protective sleeve to prevent mechanical damage and future leaks under the slab.

PAGES SKIPPED

M-21

Non-standard hydronic radiant tubing layout

FIX IMMEDIATELY

MAJOR

ASHRAE HANDBOOK

PHOTO · 04.08.2026 15:43



Marking = affected area

OBSERVATION

The hydronic tubing has been laid out in a decorative flame/teardrop pattern rather than standard parallel serpentine or counter-flow spiral loops. This non-conforming arrangement results in highly variable pipe spacing across the floor, leading to localized hot and cold spots as well as hydraulic balancing complications due to irregular bend radii and loop lengths. Tubing must be re-routed according to engineered mechanical design drawings before screed is poured.

WHY IT MATTERS

Re-laying tubing is critical prior to concrete screed encasement; failure to correct this before pouring leads to permanent performance failure.



STANDARD · ASHRAE HANDBOOK — HVAC SYSTEMS & EQUIPMENT -
RADIANT HEATING

Requires specific thermal distribution spacing and loop design standards to ensure even heating and acceptable fluid dynamics.

PAGES SKIPPED

Active rough-in electrical work in the Ground Floor Hallway Subpanel Area includes routing branch circuit conduits, recessed subpanel installation, and vertical raceway cabling. 7 PHOTOS ·

03.12.2025 · 7 FINDINGS



M-23 Seal wall cavity perimeter around subpanel enclosure

BEFORE NEXT STEP

MAJOR

NEC ARTICLE 300.21

Large openings and exposed insulation around the recessed subpanel require firestopping and patching.

The installation of the recessed distribution panel left substantial gaps in the masonry/drywall wall cavity, currently stuffed loosely with mineral wool. Coordinate with wall-finishing trades to install approved firestop sealing around conduit entries and patch the wall opening flush to the panel frame.

+ 2 MORE IMAGES OF THE SAME DEFECT



M-24 Enclose exposed wire splices in junction box

BEFORE NEXT STEP

MAJOR

NEC ARTICLE 314

Exposed wire splices above the door frame require an approved junction box before wall patching.

Conductors above the door frame are joined with push-in wire connectors directly in the open wall cavity. According to NEC requirements, all splices must be housed inside an accessible, approved junction box with a cover to contain sparks and protect connections from damage before plaster repairs take place.

+ 1 MORE IMAGE OF THE SAME DEFECT



M-25 Seal ceiling cable penetration above surface raceway

BEFORE NEXT STEP

MAJOR

NEC ARTICLE 300.21

The annular space around the cables at the ceiling penetration above the vertical raceway is unsealed.

An open gap exists where low-voltage/power cabling enters the ceiling cavity above the surface raceway. Prior to final raceway cover attachment, the penetration must be filled with approved firestop or draftstop material to prevent smoke and draft transmission through the ceiling assembly.

+ 1 MORE IMAGE OF THE SAME DEFECT



M-26 Seal wall penetration around conduit above door frame

BEFORE NEXT STEP

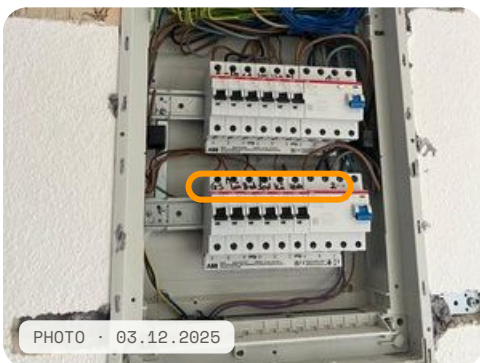
MAJOR

IBC CHAPTER 7

Rough plaster penetration for the flexible conduit requires sealing before wall patching.

A black corrugated flexible conduit passes through a roughly broken opening in the wall-ceiling junction. Before the wall is patched and painted, properly seal the void surrounding the conduit with approved fireblocking or draftstopping compound.

+ 1 MORE IMAGE OF THE SAME DEFECT



M-27 Provide permanent legible circuit directory for subpanel

BEFORE NEXT STEP

MINOR

NEC ARTICLE 408.4

Handwritten marker labels on circuit breakers must be replaced with a permanent directory.

Circuits on the ABB miniature circuit breakers are currently identified with handwritten permanent marker. Prior to final inspection and turnover, provide a durable, printed circuit directory attached to the panel cover clearly describing each circuit function.

+ 1 MORE IMAGE OF THE SAME DEFECT

PAGES SKIPPED

Subfloor preparation and dry granular floor leveling work are currently underway in the first floor living area, including OSB panel laying over existing wooden floorboards and utility rough-in coordination. 5 PHOTOS · 14.01.2026 · 7 FINDINGS

M-36 Missing Perimeter Isolation Strip for Floating Subfloor

FIX IMMEDIATELY

MAJOR

ASTM E90



OBSERVATION

The OSB subfloor panel is resting directly against the adjacent plaster wall without a resilient edge isolation strip. Floating subfloor assemblies require continuous perimeter isolation to prevent acoustic bridging into the building structure and to allow lateral movement during humidity fluctuations. Panels must be pulled back and fitted with edge isolation strips before proceeding with panel layout.

WHY IT MATTERS

Categorized as quality with major severity and stop_and_fix time criticality because direct contact with walls creates acoustic flanking bridges and prevents necessary thermal/hygrometric expansion of the wood panels.



STANDARD · ASTM E90 – STANDARD TEST METHOD FOR LABORATORY MEASUREMENT OF AIRBORNE SOUND TRANSMISSION LOSS OF BUILDING PARTITIONS AND ELEMENTS

Acoustic performance of floating floor assemblies relies on decoupling the subfloor from surrounding vertical elements to prevent sound transmission.

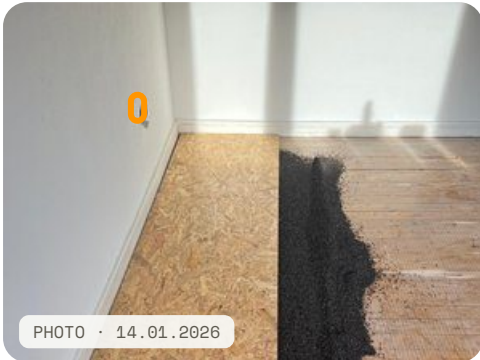


PHOTO · 14.01.2026

M-40

Unprotected Electrical Wall Boxes During Floor Leveling

BEFORE NEXT STEP

MINOR

NEC ARTICLE 314

Exposed wall junction boxes require dust protection covers during dry floor fill installation.

Electrical outlet and junction back boxes on the walls remain open and exposed while loose aggregate dry floor fill is being spread and leveled. Dust and airborne particles can contaminate contacts and fill box interiors. Temporary protective covers or masking tape should be applied during airborne dust-generating tasks.

+ 1 MORE IMAGE OF THE SAME DEFECT

M-37

Missing Trickle Protection Membrane Beneath Dry Leveling Fill

FIX IMMEDIATELY

MAJOR

ASTM F1482

PHOTO · 14.01.2026 00:03



OBSERVATION

Granular leveling fill is placed directly over existing wooden floorboards with visible gap spacings. Over time, vibration and foot traffic will cause the fill material to migrate down through the gaps, resulting in volume loss, hollow voids, and eventual sagging of the OSB subfloor. A trickle protection membrane must be installed across the entire plank subfloor before pouring and leveling additional aggregate.

WHY IT MATTERS

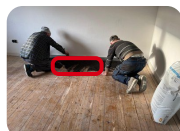
Categorized as quality with major severity and stop_and_fix time criticality because loose granules will trickle through floorboard gaps, causing structural settling and unevenness of the floating subfloor system.



STANDARD · ASTM F1482 — STANDARD PRACTICE FOR INSTALLATION AND PREPARATION OF PANEL TYPE UNDERLAYMENTS TO RECEIVE RESILIENT FLOORING

Requires proper preparation of the subfloor to ensure a stable base for underlayment panels, including preventing the loss of leveling compounds or fills.

EVIDENCE



1 more image of the same defect

PAGES SKIPPED

Exterior Improvements & Landscaping

During the period from September 26 to September 29, 2025, site activities focused on exterior hardscaping, patio subbase preparation, and entrance stair assembly. Precast concrete step blocks were positioned over compacted aggregate subbase alongside active utility conduit routing and facade interface work. 5 PHOTOS · 26.09.2025–29.09.2025 · 8 FINDINGS



M-43 Ensure weather-tight sealing at step-to-stucco wall intersection

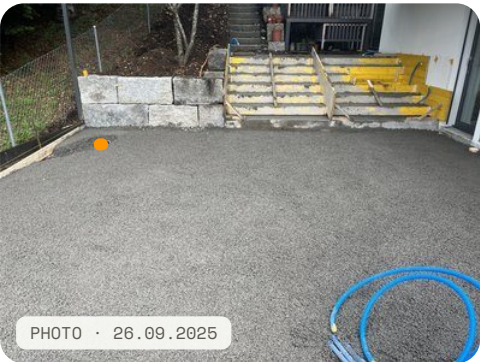
BEFORE NEXT STEP

MAJOR

IBC SECTION 1404

Verify flashing and waterproofing details where precast steps abut the stucco wall.

Precast concrete step blocks are positioned directly against the finished exterior stucco facade. Verify that expansion joint filler, flashing, or continuous exterior sealant is installed along this joint to prevent water entry.



M-44 Protect open pipe penetrations in subbase

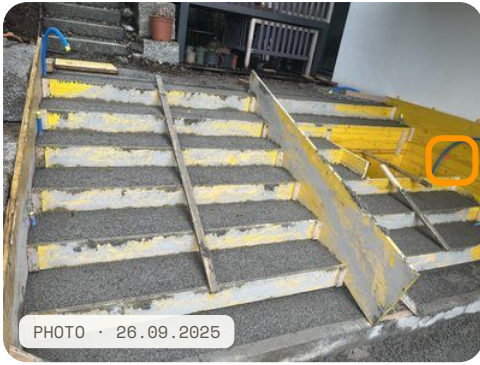
BEFORE NEXT STEP

MAJOR

NEC ARTICLE 300

An open pipe in the aggregate base is unprotected against debris.

A pipe protruding from the compacted aggregate base is currently uncapped. Additionally, utility conduits nearby have exposed ends. Cap or tape all open pipes and conduits to prevent aggregate, dirt, or slurry from entering and obstructing raceways.



M-45

Coordinate conduit routing and sealing at stair formwork

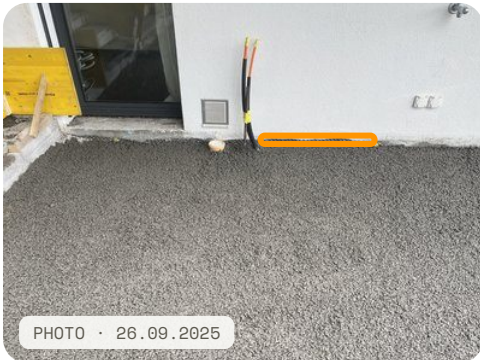
BEFORE NEXT STEP

MAJOR

NEC ARTICLE 300.5

Ensure the flexible conduit on the right side of the stair structure is routed, secured, and sealed.

Verify the final routing and securement of the flexible conduit on the right side of the stair formwork area. Ensure exposed conduit ends are sealed against mortar or concrete ingress.



M-46

Install termination bar on foundation drainage membrane

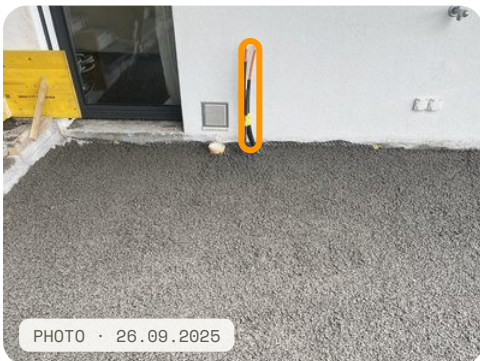
BEFORE NEXT STEP

MAJOR

IBC CHAPTER 18

The top edge of the dimpled drainage membrane is exposed and lacks a termination profile.

The dimpled drainage membrane along the exterior stucco wall has an exposed top edge. Prior to final patio surfacing, install a termination bar or profile sealed to the wall to prevent water and debris ingress.



M-47

Provide mechanical protection for vertical utility conduits

BEFORE NEXT STEP

MINOR

NEC ARTICLE 300.5

Flexible utility conduits emerging from the subbase require temporary mechanical protection.

Flexible utility conduits extending vertically from the subbase near the facade wall are exposed to traffic during hardscape installation. Slip rigid protective sleeves over the conduits to guard against mechanical damage until final connection.

Your next steps

- ☐ **Send the report to the site management** — requesting a written response to the 9 points to be fixed immediately (M-03, M-04, M-06, M-07, M-08, M-20, M-21, M-36, M-37).
 - ☐ **Do not release covering work steps** (backfilling, concreting, roofing) before the findings marked «Fix immediately» have been remediated and photographically documented.
 - ☐ **Take the watch items to the next site meeting** — have all 39 «Before next step» findings checked before the respective construction stage.
 - ☐ **Keep taking photos** — especially before every covering. Covered defects are hard to prove later.
-



Questions about a finding? Open the project in the SuperDave app and ask directly in the chat — every finding is stored there with all photos and details.

NOTE

This report is based on a photo-based evaluation and does not replace an on-site inspection. Standard references provide the technical classification of the findings and make no claim to a conclusive legal assessment. Observation period 26.09.2025 – 04.08.2026; created ; pipeline v1.