

Germantown/Mount Airy Properties

Physical Conditions and Needs Assessment



Premises A

6526-34 Germantown Ave

Philadelphia, PA 19119

Submitted to

PHDC

1234 Market Street, 16th Floor

Philadelphia, PA 19107

March 2021



Construction Project Managers



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1 EXECUTIVE SUMMARY

1.1 General Description

The Philadelphia Housing and Development Corporation (PHDC) commissioned BFW Group to conduct a Physical Conditions and Needs Assessment of an inventory of 25 Premises in the Germantown and Mount Airy neighborhoods of Philadelphia.

6526-34 Germantown Avenue comprises two (2) buildings on a single lot. 6526 Germantown Avenue is a three-story and basement structure containing seven (7) residential units. 6534 Germantown Avenue is a three-story structure with basement housing four (4) residential units and a leasing office. Both buildings are owned by the Philadelphia Housing and Development Corporation (PHDC) and managed by the Philadelphia Housing Authority (PHA).

The site measures approximately one hundred and ten feet wide by one hundred and fifty feet deep and occupies the west side of Germantown Avenue between West Sharpnack Street and Good Street. The property comprises two (2) buildings on a single lot. The buildings are of a wood timber construction with stone masonry exterior walls with wood decorative trim along the roof and first floor cornice. Some additional accents at the front of the buildings contain wood and cementitious stucco parging along the first floor.

At the time of the writing of this report the building was vacant.

This Physical Conditions and Needs Assessment is intended to document the existing conditions of the building to determine critical repair items, short- and long-term physical needs and cost estimates for the aforementioned needs of the structure to serve as an affordable rental housing building. BFW Group and their consultants were engaged by the property owner, Philadelphia Housing and Development Corporation (PHDC), to review existing physical conditions to identify opportunities for, or impediments to, renovations.

1.2 General Physical Condition

Building Type: Two (2) multi-family dwellings.

Property Age: ~100 yrs.

System Conditions & Observations Summary

Good

Fair

Poor

Action

Site Improvements					
3.2.1	Topography		√		None
3.2.2	Storm Water Drainage			√	Clean yard drain and ensure it is free flowing.
3.2.3	Access and Egress		√		Rebuild exterior porch at unit 4 - 6526
3.2.4	Paving, Curbing and Parking		√		None
3.2.5	Flatwork		√		None
3.2.6	Landscaping and Appurtenances			√	Trim back vegetation at rear yards, prune trees on site
3.2.7	Recreational Facilities				N/A
3.2.8	Utilities		√		None

Structural Frame and Building Envelope		Good	Fair	Poor	Action
3.3.1	Foundation		√		
3.3.2	Building Frame		√		Repair floor at bedroom #2 - Unit 1 (6526)
3.3.3	Facades or Curtain Wall		√		Repair wood trim at front of buildings, repoint stone walls
3.3.4	Roofing and Roof Drainage		√		Replace gutters and downspouts. Review water infiltration at 6534.
Mechanical, Plumbing, Fire Protection and Electrical Systems					
3.4.1	Plumbing			√	Fixtures in units should be replaced.
3.4.2	Heating	√			None
3.4.3	Air Conditioning and Ventilation		√		Replace grills
3.4.4	Electrical		√		Replace non-functioning outlets, install GFI outlets in kitchens and bathrooms
Vertical Transportation					
3.5.	Elevators				N/A
Life Safety/Fire Protection					
3.6.1	Sprinklers and Standpipes		√		Test and inspect sprinkler system and heads
3.6.2	Alarm Systems			√	Install hardwired smoke detectors
3.6.3	Other Systems		√		Replace current smoke detectors with smoke/carbon monoxide detectors.
Interior Elements					
3.7.1	Common Areas			√	Replace all floor finishes. Renovate office area
3.7.2	Tenant Spaces		√		Repair damage to walls and ceilings Replace flooring Mold remediation required in certain units Investigate source of water intrusion.

1.3 *Opinions of Probable Cost*

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs will probably vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested work, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc.

2 PURPOSE & SCOPE

2.1 Purpose

The purpose of this Physical Conditions and Needs Assessment (PCNA) is to identify the following: 1) Critical Repair Items; 2) Twelve-Month Physical Needs; 3) Long-Term Physical Needs; and 4) Costing. For this PCNA, representative samples of the major independent building components were observed and their physical conditions were evaluated including site and building exteriors and interiors.

The Philadelphia Housing and Development Corporation (PHDC) wants to identify the required cost to achieve the following: 1) Upgrade all occupied units to meet the Department of Housing and Urban Development's (HUD) Housing Quality Standards (HQS); 2) Stabilize and seal all vacant units/buildings; and 3) Renovate all buildings to meet standards required for the low income housing tax credit program.

The physical condition of building systems and related components are typically defined as being in one of three conditions: Good, Fair or Poor, or a combination thereof. For the purposes of this report, the following definitions are used:

Good = Satisfactory as-is. Requires only routine maintenance over the evaluation period. Repair or replacement may be required due to a system's estimated useful life.

Fair = Satisfactory as-is. Repair or replacement is required due to current physical condition and/or estimated remaining useful life.

Poor = Immediate repair, replacement or significant maintenance is required.

2.2 Site Visit

The building walkthrough was conducted on September 15, 2020. A total of seven (7) dwelling units were inspected (100%) along with leasing office, common areas, stairwells and corridors.

2.3 Useful Life Estimate

It is our observation that the 6526-34 Germantown Avenue constructed circa 1920, has experienced normal wear and tear for its type and age. Fixtures and finishes within the dwellings and in the common areas, in most cases, have exceeded their useful lives.

3 SYSTEM DESCRIPTIONS & OBSERVATIONS

3.1 OVERALL GENERAL DESCRIPTION

3.1.1 Apartment Unit Types and Unit Mix

The premises consists of two (2) - three (3) story and basement dwellings. The buildings are identified as 6526 and 6534 Germantown Avenue.

6526 Germantown Ave - contains seven (7) units. Units 1 & 2 - two (2) bedroom, one (1) bath units at the first floor with entrance from Germantown Ave. Units 5 & 6 - two (2) bedroom, one (1) bath units at the second floor with entrance via common stair from Germantown Ave. Unit 7 - three (3) bedroom, 1 1/2 bath unit on the third floor with entrance via common stair from Germantown Avenue. Unit 3 & 4 - three (3) bedroom one and a half (1 1/2) bath units occupying the rear two story portion. These two story units are arranged with living/dining, kitchen and half bath on the first floor and three (3) bedrooms and shared bathroom on the second floor accessed via communicating stair within each unit.

6534 Germantown Ave - contains four (4) units and a rental office. The first floor contains the rental office and Unit 1- one (1) bedroom, one (1) bath handicapped accessible unit. The second floor contains entrances to units 2 & 3. Unit 2 (south side) is a two (2) bedroom, one (1) bath unit entirely on the second floor. Unit 3 (north side) is a two (2) bedroom 1 1/2 bath unit occupying the second and third floors with an intercommunicating interior stair. The second floor contains the living/dining room, kitchen and half bath. The third floor contains two (2) bedrooms at the front and a shared bathroom at the rear. Unit 4 is a one (1) bedroom, one (1) bath unit on the third floor south side of the building.

The rental office has an interior ramp from grade on Germantown Ave. It is constructed to be handicapped accessible and contains a half bath at the rear.

3.1.2 List of Apartment Units Inspected

100% of units were inspected.

3.2 SITE

3.2.1 Topography

The buildings are located on a city block with the property having minor slope (down) east to west away from Germantown Ave.

3.2.2 Storm Water Drainage

A single yard drain was visible in the rear yard behind 6526 Germantown Ave. Yard drain should be kept clear of vegetation and debris.

3.2.3 Access and Egress

Access to 6526 Germantown Ave Units 1 & 2 is off of Germantown Ave via two (2) concrete steps. Units 5, 6 & 7 are accessed via common stair also off of Germantown Ave with a two (2) step rise. Units 3 & 4 are accessed via side entrance facing W. Sharpnack St along a concrete path from Germantown Ave. The side porch is of wood construction which leads to an interior common hallway for entrances to units 3 & 4. Unit 4 has access to a separate wood framed porch on the north side which leads to the rear yard. This porch is in poor condition with pickets that do not meet code for spacing. The handrail is also deficient on height and picket spacing. Basement entry is via Bilco door from the rear yard.

Access to 6534 Germantown Ave is three (3) concrete steps above grade. This entrance leads to a common stair to units 2, 3 & 4. Unit 1 and the rental office are accessed by a separate entrance on the north end of the building with an interior handicapped ramp. Basement entry is via wood stair from first floor located between the rental office and Unit 1.

3.2.4 Paving, Curbing and Parking

The building has no dedicated off-street parking or loading zone.

3.2.5 Flatwork

Curbs and sidewalk in the front of the building appear to be in good condition. A common enclosed trash area was provided on the south side at the corner of Germantown Ave and W. Sharpnack St.

3.2.6 Landscaping and Appurtenances

There is some overgrowth of vegetation associated with this property which should be cut back and cleaned up. Trees should be pruned back away from buildings.

3.2.7 Recreational Facilities

There are no recreational facilities associated with this property.

3.2.8 Utilities

Sanitary Sewer: City of Philadelphia

Storm Stewer: City of Philadelphia

Domestic Water: City of Philadelphia

Electric Service: PECO Energy Company

Natural Gas Service: Philadelphia Gas Works

3.2.8.1 Water

Domestic water piping seemed to be in good shape, but could not be verified.

3.2.8.2 Electricity

Incoming service and meter are in good shape. Entrance service and meter banks looked to be in fair to good condition. Distribution panels and disconnect switches all are in good to fair condition.

Each unit had 60amp panels 120/240 powered from PECO meters for lighting and power which are in fair to good condition depending on the unit.

Wiring appears to be in good condition. There were no visible signs of exposed wiring. Power outlets were in good condition. Outlets were in good condition.

3.2.8.3 Natural Gas

Incoming gas service from PGW is intact and in good condition. There is a gas meter bank with individual meters for each unit which looks to be in good condition.

3.2.8.4 Sanitary Sewer

Sanitary piping was visibly in good condition.

3.2.8.5 Special Utility Systems

There are no special utility systems in the building.

3.2.8.5.1 Site Lighting

City light poles on Germantown Avenue and surface mounted fixtures on the facade of the building provide site lighting.

3.3 STRUCTURAL FRAME & BUILDING ENVELOPE

3.3.1 Foundation

Visible portions of the foundations appear to be parged stone foundation walls. Walls appear to be in good condition.

3.3.2 Building Frame

3.3.2.1 Floor Frame System

Visible elements indicate this is a wood framed structure. All visible portions appear to be in good condition. The

Observations/Comments:

Replacement of subfloor and possibly floor framing in this area is required.

3.3.2.2 Crawl Spaces and Penetrations

N/A

3.3.2.3 Roof Frame

The roof framing was not visible for inspection. From ground level assessment and aerial imagery, the roofs are configured as low slope roofs at the third floor. The roof over the second floor of 6526 is configured as a pitch roof with dormers on either side. The ridge runs from to back. There was visible deformation of the structure.

3.3.2.4 Flashing & Moisture Protection

Those flashings that can be visible from the third floor window of 6526 appeared to be in good condition. Additional investigation should be conducted.

3.3.2.5 Attic Spaces, Draft Stops, Roof Vents & Penetrations

Not visible for assessment.

3.3.2.6 Insulation

It appears that the floor between the first and second floor is insulated with fiberglass batt insulation. The basement ceiling is insulated with fiberglass batt insulation. Third floor ceiling and all walls could not be assessed.

Observations/Comments:

It is recommended that sound proofing insulation be installed between floors and at party walls.

3.3.2.7 Stairs, Railings & Balconies

The common stairs in both buildings to the second and third floors appear to be in fair condition with rubber tread and riser covering. A handrail is provided at each stair. Interior communicating stairs are carpeted and are generally in fair to poor condition. Exterior railings at 6526 Unit 4 do not meet current code.

Observations/Comments:

Replace carpeting on interior apartment stairs. Replace stair rubber tread and riser covers. Replace porch railing and handrail with code compliant railing.

3.3.2.8 Exterior Doors and Entry Systems

Common entry building entry doors are glass and wood doors in fair shape. Steel bars are provided for security. Exterior apartment entry doors are 6 panel metal doors also in fair condition. The apartment entry doors are 6 panel wood in poor condition.

Observations/Comments:

Replace all exterior and interior apartment entry doors for security and energy efficiency. Ensure all doors have proper hardware and closures.

3.3.3 Facades or Curtain Wall

3.3.3.1 Sidewall System

The exterior walls are predominantly stone in good condition. The first floor front of both buildings is cementitious stucco and painted wood with a wood cornice in good condition. The rear and a portion of the north side of 6526 is also cementitious stucco. Both buildings have a heavy wood cornice at the roof level, which appears to be in good condition. Exterior windows are provided with wood shutters and wood window casings.

Observations/Comments:

Repair wood trim at front first floor of both buildings. Repaint as required. Repoint stone exterior to maintain weather tightness. Clean stucco portions.

3.3.3.2 Fenestration (Window) Systems

Exterior windows are aluminum double hung retrofit windows. Windows are set in original wood casings. Windows appear to be in good condition. The interior window sills appear to be painted wood in good condition.

Observations/Comments:

It is recommended that all exterior windows be recalled periodically as well as regular maintenance of window hardware to maintain proper and smooth operation.

3.3.4 Roofing and Roof Drainage

Roofs were visible from grade level and third floor only. The roofs appear to be SBS roll roofing with cap sheet in good condition. It is anticipated that the roof has a 12-15 year lifespan. Access for detailed inspection was unavailable. Perimeter gutters and downspouts are provided at the sides and rear of the building. Many portions of downspouts were noted as missing.

Observations/Comments:

Roofs should be inspected for failure at seams and flashings. Replace gutters and downspouts in their entirety to ensure continuous uninterrupted storm water flow away from the building.

3.4 MECHANICAL AND ELECTRICAL SYSTEM

3.4.1 Plumbing

3.4.1.1 Supply and Waste Piping

Domestic water piping seemed to be in good shape, but could not be verified. Sanitary piping was visibly in good condition.

3.4.1.2 Domestic Hot Water Production

Domestic hot water is provided by gas fired 40 gallon tank (6526 Germantown) and 30 gallon tank (6534 Germantown). The tanks are located in the basement of each building. Piping seemed to be in good shape.

3.4.1.3 Fixtures

Water closet laboratories, bathtubs and sinks are in fair condition. Replacement should be considered due to age.

3.4.2 Heating

3.4.2.1 Heating Generating Equipment

Heat is provided by a gas fired vertical furnace located in the basement for the building. The unit is visibly in good condition.

3.4.3 Air Conditioning and Ventilation

3.4.3.1 Equipment

3.4.1.1 Air Conditioning and Ventilation

Air distribution duct work seems to be in fair condition.

Observations/Comments:

Grills are dirty and replacement should be considered.

3.4.1.2 Exhaust Systems

Exhaust fans should be replaced in the kitchen and bathrooms.

3.4.3.2 Distribution

See Section 3.4.3.1 above.

3.4.3.3. Control Systems

Thermostats in each unit were old and should be replaced.

3.4.3.4 Sprinkler and Standpipes

The sprinkler system is in good visual condition. Sprinkler heads are all in good shape.

Observations/Comments:

Sprinkler system needs to be tested.

3.4.4 Electrical

3.4.4.1 Service, Metering, Distribution Panels

All units have 60amp 120/240 panels for lighting and power which appear to be in fair to good condition depending on the unit. Wiring appears to be in good condition. There were no signs of exposed wiring.

3.4.4.2 Distribution

See 3.4.4.1 above

3.4.4.3 Distribution - Tenant Apartments

See 3.4.4.1 above

3.4.4.4 Lighting - Building Common Area

Lighting in the common areas appears to be in fair condition.

3.4.4.5 Lighting - Resident Apartment

Light fixtures in the units are surface mounted. Fixtures appear to be in poor to good condition depending on the unit.

Observations/Comments:

First-floor (unit 4) outlet was scorched and not functioning

3.4.4.6 Lighting - Site

Exterior lighting consists of surface mounted fixtures along the façade.

3.4.4.7 Emergency Generator

There is no emergency generator in the building. Emergency lighting is provided via emergency battery wall pack along egress path and stair towers.

3.5 VERTICAL TRANSPORTATION

3.5.1

The buildings do not have an elevator.

3.6 LIFE SAFETY/FIRE PROTECTION

3.6.1 Sprinklers and Standpipes

All units are fully sprinklered.

Observations/Comments:

Sprinkler systems should be tested and inspected.

3.6.2 Alarm Systems

3.6.2.1 In Common Areas

A fire alarm control panel is located in the basement.

Observations/Comments:

Battery operated smoke detectors should be changed to smoke/carbon monoxide detectors.

3.6.2.2 In Tenant Spaces

See 3.6.2.1 above

3.6.3 Other Systems

3.6.3.1 Intercom System

All units are equipped with intercom systems. They were unable to be tested at the time of inspection.

3.6.3.2 Apartment Emergency Duress System

There is no emergency duress system.

3.7 INTERIOR ELEMENTS

3.7.1 Common Areas

Common areas are limited to the entry hallway to the common stair at each building. 6534 Germantown Ave also has a common corridor/ramp for access to the office and Unit 1. The entry hall, stair landings and corridor are finished with what appear to be 12" x12" vinyl tile over sub-floor. The floor tile is generally in poor condition. Walls and within the common areas are painted gypsum wallboard in generally fair condition.

The rental office, located on the first floor of 6534 Germantown Ave, consists of an open office area and a unisex toilet room for employee use. Finishes in the office consist of gypsum wallboard in poor condition. Large areas of moisture damaged ceiling was noted. Mold remediation is required. Flooring in the office is carpet in poor condition. Vinyl tile is provided in the toilet room, also in poor condition.

Observations/Comments:

New floor treatment is required. Repaint interior walls. Replace finishes within the office area, including toilet room.

3.7.2 Tenant Spaces

3.7.2.1 Finishes, Wall, Floors

Typical finishes throughout are gypsum walls and ceilings. The typical floor finish throughout is carpet with vinyl wall base. Floors within the kitchen and bathrooms appear to be a vinyl tile with a vinyl base.

6526 Germantown Ave:

Unit 1 - General wall and ceilings are in good to fair condition. Flooring is in fair condition. Repairs to walls along hallway are required. There appears to be a water leak in the ceiling adjacent to the closet at rear bedroom (#2).

Unit 2 - There is a ceiling collapse in the rear bedroom. Additional repairs to walls throughout the unit are required.

Unit 3 - Repairs are required to walls and ceilings, especially at the first floor half bath and kitchen. Water damage from bathroom above is causing damage at the kitchen soffit. Repairs are also required at the second floor bathroom around the tub and at hallway light/fan.

Unit 4 - General condition of the unit is fair to poor. Extensive damage at the ceiling of the kitchen was noted due to water infiltration from the second floor bathtub. Additional repairs to corner beads and walls will be required throughout the unit. General painting is necessary.

Unit 5 - General finishes in the unit are in good condition. It appears the unit has been recently renovated. Flooring in bathroom and kitchen should be replaced. Clean carpet in bedroom #1.

Unit 6 - General finishes are fair. Evidence of water damaged ceilings was noted in the hallway outside bedroom #1. Repair collapsed ceiling. General painting is required. Replace all flooring within unit.

Unit 7 - Walls and ceilings are in good to fair condition. General painting throughout is recommended. Flooring within the unit are poor. Replace all carpeting, base and vinyl flooring.

6534 Germantown Ave:

Unit 1 - There is extensive water damage throughout the unit including walls, ceilings and flooring. There is also extensive mold through. Abate all mold and remove all gypsum panels. Complete renovation of the unit is required.

Unit 2 - Water damage was noted along party wall areas. Mold growth was noted in these areas. Mold abatement is required. Replace gypsum along party wall, repair ceilings and walls in other areas of the unit. Carpets are water damaged and vinyl floor is worn. Replace all flooring within the unit.

Unit 3 - General gypsum wall and ceiling finishes are fair. Replace areas at kitchen and half bath, including mold remediation. Carpeting and vinyl floors are in poor condition and require replacement throughout.

Unit 4 - General condition is fair to poor. There is water damage and mold growth in the ceiling of the bathroom. This should be abated and repaired. Vinyl flooring is in poor condition and should be replaced. Carpeting should be cleaned. General painting is required.

Observations/Comments:

General conditions of the units vary greatly. Some units have noted areas of spalled drywall, damaged walls and ceilings. Mold remediation is required in units located in 6534 Germantown Ave.

Investigate source of water intrusion.

See individual unit recommendations.

3.7.2.2 Appliances

All units are provided with electric ranges, as well as a refrigerator and range hood. Most appliances are in fair condition.

Observations/Comments:

Replace appliances:

Units 2,4,6 & 7 - 6526 Germantown Ave

Units 1, 2, 3 & 4 - 6534 Germantown Ave

3.7.2.3 Bath Fixtures and Specialties

All bathrooms are equipped with a tank style toilet, floor mounted wood vanity with one piece sink and counter and a fiberglass tub with one-piece surround. All fixtures are not watersense labeled and most are in poor condition. Many units show signs of water infiltration around the bath tub and surround.

Observations/Comments:

Bathroom fixtures are in poor condition and should be replaced throughout both buildings.

3.7.2.4 Kitchen Fixtures and Specialties

All kitchens are provided with double bowl stainless steel sinks and kitchen faucet.

Observations/Comments:

Some units show signs of water leaks at sink drains under cabinets. Replace sinks with new and low flow faucets.

3.7.2.5 Millwork, Casework, Cabinets and Countertops

Kitchens have wood cabinets with P-lam countertops. Most kitchens are in fair to poor condition. Bath vanities were similar construction and most are in poor condition.

Observations/Comments:

Cabinets and countertops in kitchens should be replaced in both buildings. Bath vanity cabinets should be replaced. The existing one piece tops may be re-used.

4 ADDITIONAL CONSIDERATIONS

4.1 ENVIRONMENTAL HAZARDS

Lead-based paint, lead in water, radon and asbestos testing were completed for this premises.

During the inspection, the presence of lead-based paint was detected in various locations of the property. A summary of the locations/components testing positive for lead-based paint is included in the Section 8.3.2 of this report.

During the initial inspection for the presence of lead in water, samples taken from Unit #6 indicated a lead concentration above the EPA Action Limit. Corrective action was taken (replacement of pipes and fixtures) and the water retest samples collected from the kitchen and bathroom Unit #6 indicated a lead concentration of <2.5 ppb, which is below the EPA Action Level.

During the inspection, the presence of radon in collected samples was below the United States Environmental Protection Agency's (US EPA) recommended indoor residential level of 4 pCi/L.

No asbestos was identified in the sampled materials.

Observations/Comments:

Lead-based paint on the exterior of the building should be treated through Abatement Encapsulation with the application of a "coating or rigid material that relies on adhesion to a lead-based paint surface and is not mechanically fastened to the substrate with a 20-year warranty."

5 OPINIONS OF PROBABLE COSTS TO REMEDY PHYSICAL DEFICIENCIES

The 20-year table of quantities and annual costs are included in Exhibit 8.1.1, 8.1.2. and 8.1.3. These cover general repairs that apply to the building components site wide and repairs that apply to specific components on site. Based upon site observations and information received from our interviews, the estimated costs are opinions of probable expenditures based upon readily observable conditions and experience with past costs for similar properties. The costs are net of construction management fees and design fees. Actual costs may vary depending on such matters as design, materials, equipment or systems selected, field conditions, phasing of work, management, and unknown factors.

6 OUT OF SCOPE CONSIDERATIONS

6.1 *Accessibility for Persons with Disabilities*

Unit 1 of building 6534 is handicap accessible.

Office area has a handicapped toilet, however grab bar placement does not meet ANSI A117.1 standards. Toilet configuration may need to be modified to meet code.

7 LIMITING CONDITIONS

BFW has no control over the cost of labor, materials, equipment, or services furnished by others. It is anticipated that the annual escalation in construction costs increase would be two and a half percent (2.5%) per year.

8.1.1 20 Year Table of Quantities & Annual Estimated Costs

Vacant Units/Buildings - Estimates provided are for stabilization of unit with renovation to HQS standards in year 5.

Occupied Units - Estimates provided to bring units up to HQS standards.

DIVISION	CAPITAL EXPENSE CATEGORY	DESCRIPTION / COMMENTS	CONDITION	ACTION	EUL (yr)	EFFECTIVE AGE (yr)	RUL (yr)	QUANTITY	UNIT OF MEASURE	UNIT COST	TOTAL COST	CRITICAL REPAIRS
General Requirements	Permitting	2% of the total cost of each respective project									\$8,718	\$1,850
	Contingency	10% of the total cost of each respective project									\$43,589	\$9,250
	Overhead and Profit	2.5% of the total cost of each respective project									\$10,897	\$2,313
	SubTotal										\$63,204	\$13,413
Site Construction/Existing Conditions	General	Single yard drain on south of property (Allowance)	Poor	Additional care and cleaning of yard drain is required; vegetative growth may obstruct water flow	N/A	N/A	N/A	N/A	N/A	\$200.00	\$200	\$200
		Large amounts of vegetative growth along exterior stone walls; vegetative growth could weaken mortar joints and allow water infiltration into the building	Poor	Remove all vegetative growth	N/A	N/A	N/A	N/A	N/A	\$500.00	\$500	\$500
		Stormwater is conducted from the roof via leaders; multiple leaders are missing from the roof to the cast iron boots	Poor	Immediate replacement of leaders is required to prevent stormwater from entering the building.	20	20	0	200	LF	\$10.00	\$2,000	\$2,000
		Roof over the second floor appears to be granulated sheet roofing; appears serviceable	Fair	Evaluate seams and flashings; repair where warranted	25	20	5	N/A	N/A	\$1,500.00	\$1,500	\$1,500
	6526 Germantown											
	Unit 4 (Vacant)	Wooden porch entry along North side alley between buildings.	Poor	Demo and replace; proper code compliant railings necessary	25	20	5	N/A	N/A	\$2,500.00	\$2,500	\$2,500
	Unit 6 (Vacant)	Lead in kitchen and bathroom water sample	Poor	Replace bathroom and kitchen sink fixtures and under-sink piping	20	20	0	2	EA	\$550.00	\$1,100	\$1,100
	6534 Germantown (throughout) (Vacant)	Stormwater is conducted from the roof via leaders; multiple leaders are missing from the roof to the cast iron boots	Poor	Immediate replacement of leaders is required to prevent stormwater from entering the building.	20	20	0	200	LF	\$10.00	\$2,000	\$2,000
	Unit 1 (Vacant)	Large amounts of mold and water damage throughout have lead to ceiling collapse in bathroom	Poor	Remediate mold; investigate water damage and repair ceiling collapse	100	N/A	N/A	N/A	N/A	\$5,000.00	\$5,000	\$5,000
	SubTotal										\$14,800	\$14,800
Openings	6526 Germantown	Windows (heavy wood casings)	Fair-Good	Replace at EUL	30	25	5	30	EA	\$1,000.00	\$30,000	\$30,000
		6-panel wood doors (interior)	Fair	Repair damaged and replace missing doors	30	25	5	10X(7)	EA	\$900.00	\$63,000	
		Blico Door (entry to basement at rear of building)	Poor	Replace bico door	50	50	0	1	EA	\$2,500.00	\$2,500	
	6534 Germantown (Vacant)	6-panel wood doors (interior)	Poor	Replace at EUL	25	25	5	10X(4)	EA	\$900.00	\$36,000	
		Windows (wood)	Fair-Good	Replace at EUL	30	25	5	20	EA	\$1,000.00	\$20,000	
Finishes	SubTotal										\$181,500	\$30,000
	6526 Germantown (throughout)	Gypsum wallboard and ceiling finishes (throughout)	Poor	Repair and repaint damaged areas	35	20	15	2500	SF	\$5.00	\$12,500	
		Flooring carpet (throughout)	Poor	Demo and replace	6	20	0	3000	SF	\$8.00	\$24,000	
	Unit 1 (Occupied)	Water infiltration along ceiling adjacent to closet; soft spot in flooring corresponding with water infiltration	Poor	Investigate cause of water infiltration and repair; remove carpet and replace sub floor	35	N/A	N/A	N/A	N/A	\$1,500.00	\$1,500	\$1,500
	Unit 5 (Vacant)	Gypsum wallboard and ceiling finishes (throughout)	Good	Repair and repaint damaged areas	35	20	15	300	SF	\$4.00	\$1,200	
	Unit 6 (Vacant)	Evidence of water infiltration along ceiling	Poor	Investigate cause of water infiltration and repair; may be from kitchen and or bathrooms on third floor; repair ceiling	35	N/A	N/A	N/A	N/A	\$1,500.00	\$1,500	
	6534 Germantown (throughout) (Vacant)	Gypsum wallboard and ceiling finishes (throughout); mold and water damage throughout have lead to ceiling collapse	Poor	Investigate water infiltration and repair; remediate mold and repair; repair and repaint damaged areas	35	N/A	N/A	4	EA	\$1,500.00	\$6,000	
		Flooring carpet (throughout)	Poor	Demo and replace	6	10	0	1200	SF	\$8.00	\$9,600	
		Vinyl tile (kitchens and bathrooms)	Poor	Demo and replace	15	20	0	100X(4)	SF	\$10.00	\$4,000	
	Leasing Office (Vacant)	Gypsum wallboard and ceiling finishes; evidence of water filtration and moisture in ceiling	Poor	Investigate water infiltration and moisture and repair; demo and replace	35	N/A	N/A	N/A	N/A	\$1,500.00	\$1,500	\$1,500
	Unit 1 (Vacant)	Gypsum wallboard and ceiling finishes in bathroom	Poor	Full replacement of gypsum assemblies on wall and ceiling due to mold and ceiling collapse	35	20	15	100	SF	\$4.00	\$400	\$400
	Unit 2 (Vacant)	Gypsum wallboard and ceiling finishes (throughout); bedroom 1 showing evidence of ceiling collapse - cause unknown	Fair	Investigate cause of ceiling collapse repair; repair and repaint damaged areas	35	N/A	N/A	N/A	N/A	\$1,500.00	\$1,500	

[illegible]

DIVISION	CAPITAL EXPENSE CATEGORY	DESCRIPTION / COMMENTS	CONDITION	ACTION	EUL (yr)	EFFECTIVE AGE (yr)	RUL (yr)	QUANTITY	UNIT OF MEASURE	UNIT COST	TOTAL COST	CRITICAL REPAIRS
		Mold in closets	Poor	Abate mold, demo and replace gypsum	35	20	15	50	SF	\$12.00	\$600	\$600
	Unit 2 and Unit 3 (Vacant)	Gypsum wallboard along shared stairwell wall shows mold	Poor	Remediate mold; repair and replace gypsum wallboard	35	20	15	50X(2)	SF	\$12.00	\$1,200	\$1,200
	Unit 3 (Vacant)	Gypsum wallboard and ceiling finishes (throughout)	Fair	Repaint gypsum throughout	35	20	15	200	SF	\$4.00	\$800	
	Unit 4 (Vacant)	Gypsum ceiling bathroom mold and water infiltration	Poor	Investigate roof and repair; demo and replace gypsum	35	20	15	200	SF	\$10.00	\$2,000	\$2,000
	SubTotal										\$68,300	\$7,200
Specialties	6526 Germantown	Bathroom tub, surround and fixtures; signs of water infiltration and mold in and around tub	Poor	Demo and replace	30	20	10	7	EA	\$2,000.00	\$14,000	
		Handrail missing at third-floor stairs leading up to Unit 7	Poor	Replacement of hand rail is required prior to occupancy	20	20	0	20X(7)	LF	\$40.00	\$5,600	
	Unit 1 (Occupied)	Fiberglass tub and surround	Fair	Caulk fiberglass surround	30	20	10	10	LF	\$3.00	\$300	\$300
	Unit 2 (Occupied)	Common stairs leading to second and third floors are wood construction with rubber tread and riser cover	Fair	Replacement of stair finishes	20	10	10	100	SF	\$5.00	\$500	
	Unit 3 (Vacant)	Fiberglass tub and surround	Fair	Caulk fiberglass surround	30	20	10	10	LF	\$3.00	\$300	\$300
		Communicating stairs between floors is wood painted	Fair	Repaint stairs	20	20	0	100	SF	\$3.00	\$300	
	SubTotal										\$21,000	\$600
Furnishings	6526 Germantown (throughout)	Kitchen Cabinets (wood)	Poor	Demo and replace cabinetry	20	20	0	40X(7)	LF	\$150.00	\$42,000	
		Kitchen Countertop (p-lam)	Poor	Demo and replace countertop	15	20	0	25X(7)	LF	\$75.00	\$13,125	
		Bathroom Vanity	Fair	Demo and replace	20	20	0	1X(7)	EA	\$400.00	\$2,800	
	6534 Germantown (throughout) (Vacant)	Kitchen Cabinets (wood)	Poor	Demo and replace cabinetry	20	20	0	40X(4)	LF	\$150.00	\$24,000	
		Kitchen Countertop (p-lam)	Poor	Demo and replace countertop	15	20	0	25X(4)	LF	\$75.00	\$7,500	
		Bathroom Vanity	Fair	Demo and replace	20	20	0	1X(4)	EA	\$400.00	\$1,600	
	SubTotal										\$91,025	\$0
Mechanical, Plumbing and Fire Alarm/Suppression	HVAC 6526 Germantown											
	Unit 1 (Occupied)	Gas fired furnace	Good	Replace at EUL or if not operational	20	20	0	1	EA	\$5,000.00	\$5,000	\$5,000
		Ductwork and grills	Fair	Replace at EUL	15	20	5	100	LF	\$40.00	\$4,000	\$4,000
		Thermostat	Good	Replace at EUL	15	15	0	1	EA	\$300.00	\$300	\$300
		Bathroom and Kitchen Exhaust Fans	Poor	Replace exhaust fans	20	20	0	1	EA	\$500.00	\$500	\$500
	Unit 2 (Occupied)	Gas fired furnace	Good	Replace at EUL or if not operational	20	20	0	1	EA	\$5,000.00	\$5,000	
		Ductwork and grills	Fair	Grills are dirty and should be replaced	15	20	5	100	LF	\$40.00	\$4,000	
		Thermostat	Good	Replace at EUL	15	15	0	1	EA	\$300.00	\$300	
		Bathroom and Kitchen Exhaust Fans	Poor	Replace exhaust fans	20	20	0	1	EA	\$500.00	\$500	
	Unit 3 (Vacant)	Gas fired furnace	Good	Replace at EUL or if not operational	20	20	0	1	EA	\$5,000.00	\$5,000	\$5,000
		Ductwork and grills	Fair	Grills are dirty and should be replaced	15	20	5	100	LF	\$40.00	\$4,000	\$4,000
		Thermostat	Poor	Replace thermostat	15	15	0	1	EA	\$300.00	\$300	\$300
		Bathroom and Kitchen Exhaust Fans	Poor	Replace exhaust fans	20	20	0	1	EA	\$500.00	\$500	\$500
	Unit 4 (Vacant)	Gas fired furnace	Good	Replace at EUL or if not operational	20	20	0	1	EA	\$5,000.00	\$5,000	\$5,000
		Ductwork and grills	Fair	Grills are dirty and should be replaced	15	20	5	100	LF	\$40.00	\$4,000	\$4,000
		Thermostat	Poor	Replace thermostat	15	15	0	1	EA	\$300.00	\$300	\$300
		Bathroom and Kitchen Exhaust Fans	Poor	Replace exhaust fans	20	20	0	1	EA	\$500.00	\$500	
	Unit 5 (Vacant)	Gas fired furnace	Good	Replace at EUL or if not operational	20	20	0	1	EA	\$5,000.00	\$5,000	
		Ductwork and grills	Fair	Grills are dirty and should be replaced	15	20	5	100	LF	\$40.00	\$4,000	
		Thermostat	Poor	Replace thermostat	15	15	0	1	EA	\$300.00	\$300	
		Bathroom and Kitchen Exhaust Fans	Poor	Replace exhaust fans	20	20	0	1	EA	\$500.00	\$500	
	Unit 6 (Vacant)	Gas fired furnace	Good	Replace at EUL or if not operational	20	20	0	1	EA	\$5,000.00	\$5,000	
		Ductwork and grills	Fair	Grills are dirty and should be replaced	15	20	5	100	LF	\$40.00	\$4,000	
		Thermostat	Poor	Replace thermostat	15	15	0	1	EA	\$300.00	\$300	
		Bathroom and Kitchen Exhaust Fans	Poor	Replace exhaust fans	20	20	0	1	EA	\$500.00	\$500	
	Plumbing 6526 Germantown											
	Unit 1 (Occupied)	Domestic Hot Water 40-gallon (gas tank)	Good	Replace at EUL	20	20	0	1	EA	\$2,000.00	\$2,000	\$2,000
		Sanitary piping	Good	Investigate if causing leak in kitchen and repair; may need to be replaced	50	20	30	N/A	N/A	\$1,000.00	\$1,000	\$1,000
	Unit 2 (Occupied)	Domestic Hot Water 40-gallon (gas tank)	Good	Replace at EUL	20	20	0	1	EA	\$2,000.00	\$2,000	

DIVISION	CAPITAL EXPENSE CATEGORY	DESCRIPTION / COMMENTS	CONDITION	ACTION	EUL (yr)	EFFECTIVE AGE (yr)	RUL (yr)	QUANTITY	UNIT OF MEASURE	UNIT COST	TOTAL COST	CRITICAL REPAIRS
		Sanitary piping	Good	Investigate if causing leak in kitchen and repair; may need to be replaced	50	20	30	N/A	N/A	\$1,000.00	\$1,000	
	Unit 3 (Vacant)	Domestic Hot Water 40-gallon (gas tank)	Good	Replace at EUL	20	20	0	1	EA	\$2,000.00	\$2,000	\$2,000
		Sanitary piping	Good	Investigate if causing leak in kitchen and repair; may need to be replaced	50	20	30	N/A	N/A	\$1,000.00	\$1,000	\$1,000
	Unit 4 (Vacant)	Domestic Hot Water 40-gallon (gas tank)	Good	Replace at EUL	20	20	0	1	EA	\$2,000.00	\$2,000	\$2,000
		Sanitary piping	Good	Investigate if causing leak in kitchen and repair; may need to be replaced	50	20	30	N/A	N/A	\$1,000.00	\$1,000	\$1,000
	Unit 5 (Vacant)	Domestic Hot Water 40-gallon (gas tank)	Good	Replace at EUL	20	20	0	1	EA	\$2,000.00	\$2,000	
		Sanitary piping	Good	Investigate if causing leak in kitchen and repair; may need to be replaced	50	20	30	N/A	N/A	\$1,000.00	\$1,000	
	Unit 6 (Vacant)	Domestic Hot Water 40-gallon (gas tank)	Good	Replace at EUL	20	20	0	1	EA	\$2,000.00	\$2,000	
		Sanitary piping	Good	Investigate if causing leak in kitchen and repair; may need to be replaced	50	20	30	N/A	N/A	\$1,000.00	\$1,000	
	6526 Germantown	Sprinkler system (throughout building)	Good	Test sprinkler system	50	20	30	N/A	N/A	\$1,000.00	\$1,000	
	6534 Germantown (Vacant)	Sprinkler system (throughout building)	Good	Test sprinkler system	50	20	30	N/A	N/A	\$1,000.00	\$1,000	
	Fire Alarm Suppression 6526 Germantown	Smoke Detectors (battery operated)	Poor	Replace	5	10	0	6X(7)	EA	\$60.00	\$2,520	
	Fire Alarm Suppression 6534 Germantown	Smoke Detectors (battery operated)	Poor	Replace	5	10	0	6X(4)	EA	\$60.00	\$1,440	
	SubTotal										\$82,760	\$37,900
Electrical	General	Intercom system	N/A	Needs to be tested	20	20	0	N/A	N/A	\$1,000.00	\$1,000	
	6526 Germantown	60-amp 120v single phase panel for lights and outlets	Fair-Good	Replace panel	50	20	30	1	EA	\$1,500.00	\$1,500	
	Unit 3 (Occupied)	Emergency Lighting	Good	Replace exit signs and lights	20	20	0	5	EA	\$400.00	\$2,000	\$2,000
	6534 Germantown (Vacant)											
	Unit 4 (Vacant)	First floor outlet scorched and not functioning; multiple outlets on second floor not functioning	Poor	Investigate scorched non-functioning outlets and replace	35	20	30	1	EA	\$800.00	\$2,000	
	SubTotal										\$6,500	\$2,000
	Total										\$499,089	\$105,913

[illegible]

8.1.2 SF Cost Estimate for Full Renovation

Basis of estimate

This estimate's purpose is to provide a conceptual cost basis for the renovation or replacement of a particular building or property. The estimate will include construction costs only. The costs are based on the average per square foot construction costs in the greater Philadelphia area for low income housing. Per square foot costs will differ depending on the type and function of the property, scope of work and current condition of the property.

6000SF Demo and Rebuild - Premises A 6526 Germantown Avenue		
ITEM	Total	\$/SF
DEMOLITION	\$ 36,000.00	\$ 6.00
SITEWORK	\$ 3,000.00	\$ 0.50
LANDSCAPE & IRRIGATION	\$ 1,200.00	\$ 0.20
CONCRETE	\$ 1,800.00	\$ 0.30
MASONRY	\$ 12,000.00	\$ 2.00
STRUCTURAL STEEL	\$ -	\$ -
METAL FABRICATIONS	\$ -	\$ -
ROUGH CARPENTRY	\$ 30,000.00	\$ 5.00
ARCHITECTURAL WOODWORK	\$ -	\$ -
THERMAL & MOISTURE PROTECTION	\$ 12,000.00	\$ 2.00
FIREPROOFING	\$ 3,000.00	\$ 0.50
SEALANTS	\$ 6,000.00	\$ 1.00
WINDOWS	\$ 30,000.00	\$ 5.00
DOORS / FRAMES / HARDWARE	\$ 60,000.00	\$ 10.00
STOREFRONT / GLAZING	\$ 1,500.00	\$ 0.25
INTERIOR GLASS	\$ -	\$ -
DRYWALL	\$ 42,000.00	\$ 7.00
TILE	\$ -	\$ -
ACOUSTIC CEILINGS	\$ -	\$ -
CARPET	\$ 24,000.00	\$ 4.00
PAINTING	\$ 12,000.00	\$ 2.00
WALL COVERINGS	\$ -	\$ -
SPECIALTIES	\$ 12,000.00	\$ 2.00
EQUIPMENT	\$ -	\$ -
FURNISHINGS	\$ 30,000.00	\$ 5.00
CONVEYING	\$ -	\$ -
FIRE PROTECTION	\$ 3,000.00	\$ 0.50
PLUMBING	\$ 24,000.00	\$ 4.00
HVAC	\$ 48,000.00	\$ 8.00
ELECTRICAL	\$ 30,000.00	\$ 5.00
COMMUNICATIONS	\$ 6,000.00	\$ 1.00
ELECTRONIC SAFETY & SECURITY	\$ 1,800.00	\$ 0.30
GENERAL REQUIREMENTS	\$ 24,000.00	\$ 4.00
Subtotal	\$ 453,300.00	76
Construction Contingency - 10%	\$ 45,330.00	\$ 7.56
SUBCONTRACTOR INSURANCE - 2%	\$ 9,066.00	\$ 1.51
Design Contingency - 2%	\$ 9,066.00	\$ 3.78
Overhead & Profit - 2.5%	\$ 11,332.50	\$ 1.89
Permits - 1.5%	\$ 6,799.50	\$ 1.51
Performance & Payment Bonds - 2%	\$ 9,066.00	\$ 1.51
Grand Total	\$ 543,960.00	93

3000SF Demo and Rebuild - Premises A 6534 Germantown Avenue		
ITEM	Total	\$/SF
DEMOLITION	\$ 18,000.00	\$ 6.00
SITEWORK	\$ 1,500.00	\$ 0.50
LANDSCAPE & IRRIGATION	\$ 600.00	\$ 0.20
CONCRETE	\$ 900.00	\$ 0.30
MASONRY	\$ 6,000.00	\$ 2.00
STRUCTURAL STEEL	\$ -	\$ -
METAL FABRICATIONS	\$ -	\$ -
ROUGH CARPENTRY	\$ 15,000.00	\$ 5.00
ARCHITECTURAL WOODWORK	\$ -	\$ -
THERMAL & MOISTURE PROTECTION	\$ 6,000.00	\$ 2.00
FIREPROOFING	\$ 1,500.00	\$ 0.50
SEALANTS	\$ 3,000.00	\$ 1.00
WINDOWS	\$ 15,000.00	\$ 5.00
DOORS / FRAMES / HARDWARE	\$ 30,000.00	\$ 10.00
STOREFRONT / GLAZING	\$ 750.00	\$ 0.25
INTERIOR GLASS	\$ -	\$ -
DRYWALL	\$ 21,000.00	\$ 7.00
TILE	\$ -	\$ -
ACOUSTIC CEILINGS	\$ -	\$ -
CARPET	\$ 12,000.00	\$ 4.00
PAINTING	\$ 6,000.00	\$ 2.00
WALL COVERINGS	\$ -	\$ -
SPECIALTIES	\$ 6,000.00	\$ 2.00
EQUIPMENT	\$ -	\$ -
FURNISHINGS	\$ 15,000.00	\$ 5.00
CONVEYING	\$ -	\$ -
FIRE PROTECTION	\$ 1,500.00	\$ 0.50
PLUMBING	\$ 12,000.00	\$ 4.00
HVAC	\$ 24,000.00	\$ 8.00
ELECTRICAL	\$ 15,000.00	\$ 5.00
COMMUNICATIONS	\$ 3,000.00	\$ 1.00
ELECTRONIC SAFETY & SECURITY	\$ 900.00	\$ 0.30
GENERAL REQUIREMENTS	\$ 12,000.00	\$ 4.00
Subtotal	\$ 226,650.00	76
Construction Contingency - 10%	\$ 22,665.00	\$ 7.56
SUBCONTRACTOR INSURANCE - 2%	\$ 4,533.00	\$ 1.51
Design Contingency - 2%	\$ 4,533.00	\$ 3.78
Overhead & Profit - 2.5%	\$ 5,666.25	\$ 1.89
Permits - 1.5%	\$ 3,399.75	\$ 1.51
Performance & Payment Bonds - 2%	\$ 4,533.00	\$ 1.51
Grand Total	\$ 271,980.00	93

Photos by: VP on 9/15/20

Photo No. 1

View of front facades of 6526 and 6534 Germantown Avenue as seen from Germantown Avenue looking west.



Photo No. 2

View of south elevation of 6526 Germantown Avenue.



Photo No. 3

Additional view of south and west elevations of 6526 Germantown Avenue.



Photos by: VP on 9/15/20

Photo No. 4

Detailed view of southwest portion of south elevation
of 6526 Germantown Avenue.



Photo No. 5

View of west elevation of 6526 Germantown Avenue.



Photos by: VP on 9/15/20

Photo No. 6

View of Bilco door leading to basement of 6525
Germantown Avenue.



Photo No. 7

View of northwest corner of the north elevation of
6526 Germantown Avenue.



Photos by: VP on 9/15/20

Photo No. 8

Detailed view of same corner. Note downspout is missing from boot. Also seen in background is the partial west and south elevations of 6534 Germantown Avenue.

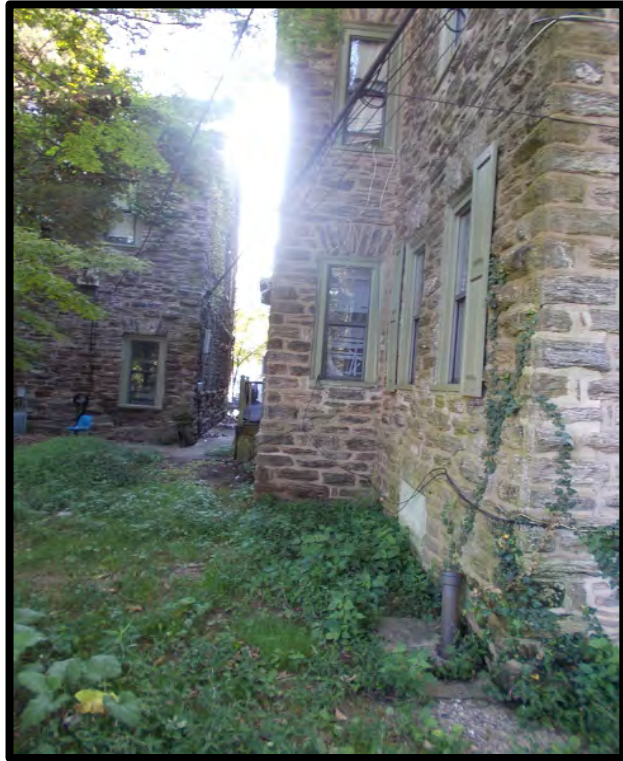


Photo No. 9

Depicts additional view of the northwest corner of the north wall of 6526 Germantown Avenue.



Photos by: VP on 9/15/20

Photo No. 10

Panning left from previous photo. Additional view of
north façade of 6526 Germantown Avenue.



Photo No. 11

View of the 4-story portion of 6526 Germantown
Avenue as seen from rear (north).



Photos by: VP on 9/15/20

Photo No. 12

View of alleyway located between 6526 (right) and
6534 (left) Germantown Avenue.

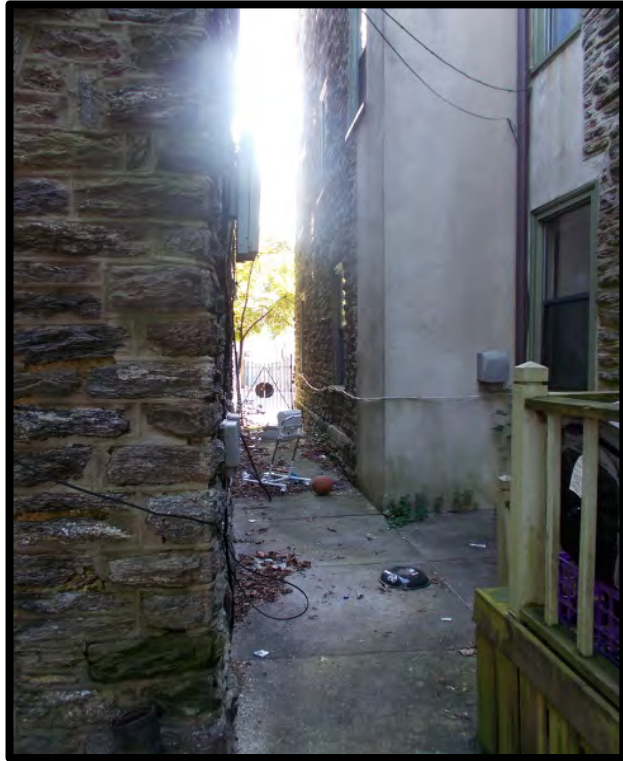


Photo No. 13

Detailed view of wood porch entry to unit along north
side of 6526 Germantown Avenue.



Photos by: VP on 9/15/20

Photo No. 14

Depicts yard clean out located on the south side of property.



Photo No. 15

Depicts entry view to 6534 Germantown Avenue
along Germantown Avenue.



Photos by: VP on 9/15/20

Photo No. 16

Depicts rear west elevation of 6534 Germantown Avenue.



Photo No. 17

Depicts partial view of south elevation of 6534 Germantown Avenue.



Photos by: VP on 9/15/20

Photo No. 18

Panning left from previous photo. Additional view of
south elevation of 6534 Germantown Avenue.



Photo No. 19

Depicts view of stairs and wood porch entry along
north side of 6526 Germantown Avenue.



Photos by: VP on 9/15/20

Photo No. 20

Depicts view of the northwest corner of 6534
Germantown Avenue.



Photo No. 21

Panning down from previous.



Photos by: VP on 9/15/20

Photo No. 22

View of north elevation right side of 6534
Germantown Avenue.



Photo No. 23

Depicts view along north side of property at the
corner of Germantown Avenue (left) and Good Street
(right).



Photos by: VP on 9/15/20

Photo No. 24

Additional view of north portion of property as seen
from Good Street.



Photo No. 25

Overall view of buildings of 6526 (left) and 6534
(right) Germantown Avenue.



Photos by: VP on 9/15/20

Photo No. 26

Entry into Unit 2, 6526 Germantown Avenue.



Photo No. 27

View of hallway looking west towards rear of building.
Note kitchen area is located on the right of the photo.



Photos by: VP on 9/15/20

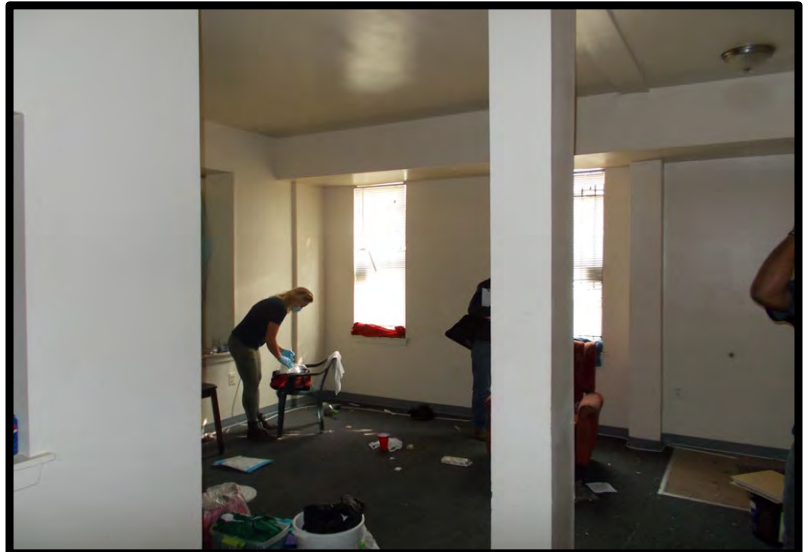
Photo No. 28

Panning right from previous photo. View of kitchen
entry from living room.



Photo No. 29

View of living room area with apartment entry to right
of photo.



Photos by: VP on 9/15/20

Photo No. 30

View looking into kitchen from pass-through.



Photo No. 31

Additional view of kitchen.



Photos by: VP on 9/15/20

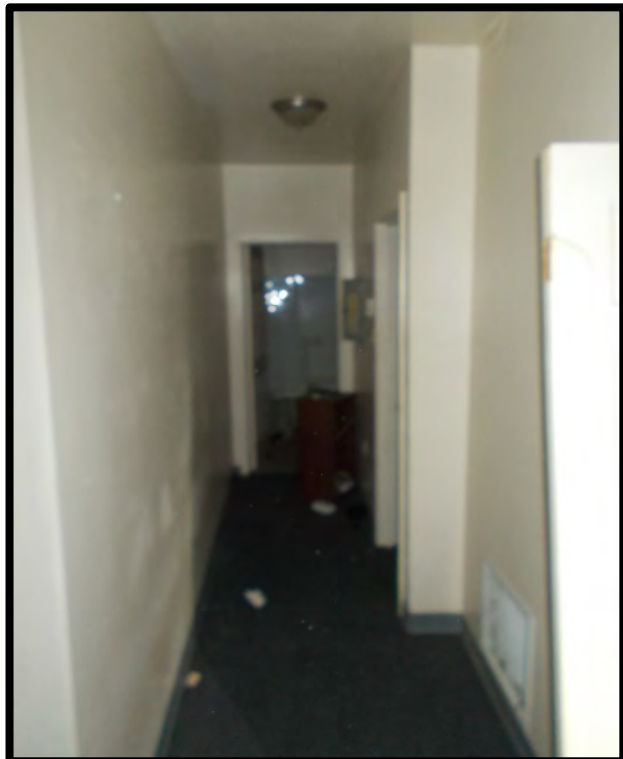
Photo No. 32

Bedroom #1 as seen from hallway.



Photo No. 33

View of hallway looking towards building end.



Photos by: VP on 9/15/20

Photo No. 34

View of rear bedroom.

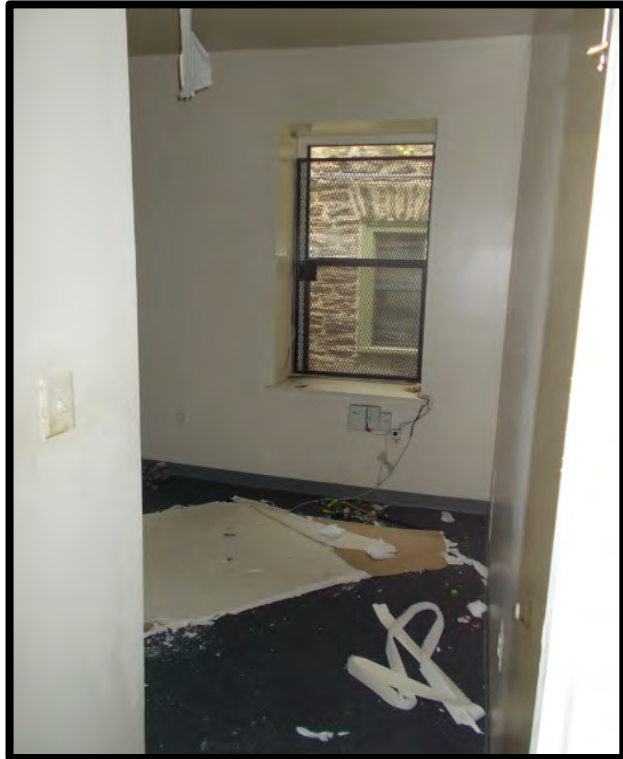


Photo No. 35

View of partially collapsed ceiling in rear bedroom.



Photos by: VP on 9/15/20

Photo No. 36

View of closet and bedroom entry into rear bedroom.



Photo No. 37

Overall view of bathroom within Unit 2.



Photos by: VP on 9/15/20

Photo No. 38

View of entry and stairs leading to upper floors of
6526 Germantown Avenue.



Photo No. 39

View of top of mid landing second floor stairs 6526
Germantown Avenue.



Photos by: VP on 9/15/20

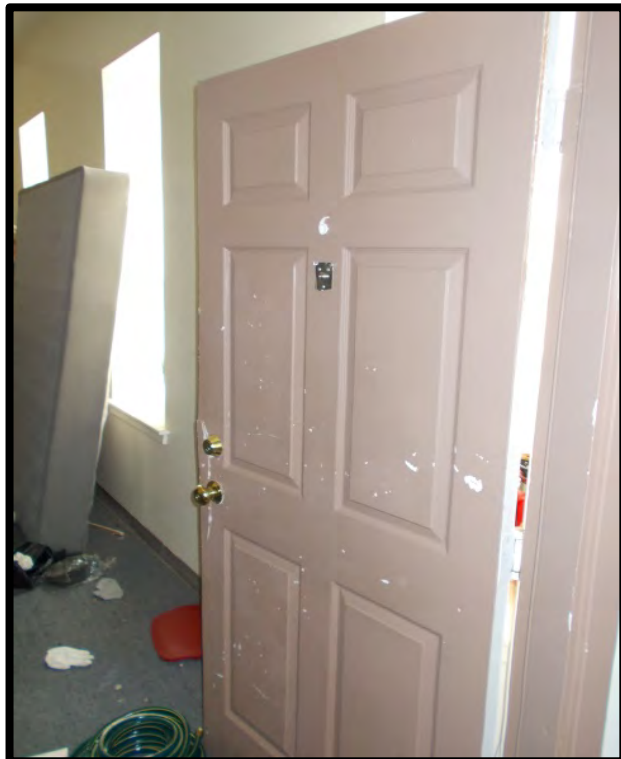
Photo No. 40

Top of second floor stairs 6526 Germantown Avenue.



Photo No. 41

View of entry to Unit 6 6526 Germantown Avenue.



Photos by: VP on 9/15/20

Photo No. 42

View of living room as viewed from apartment entry.

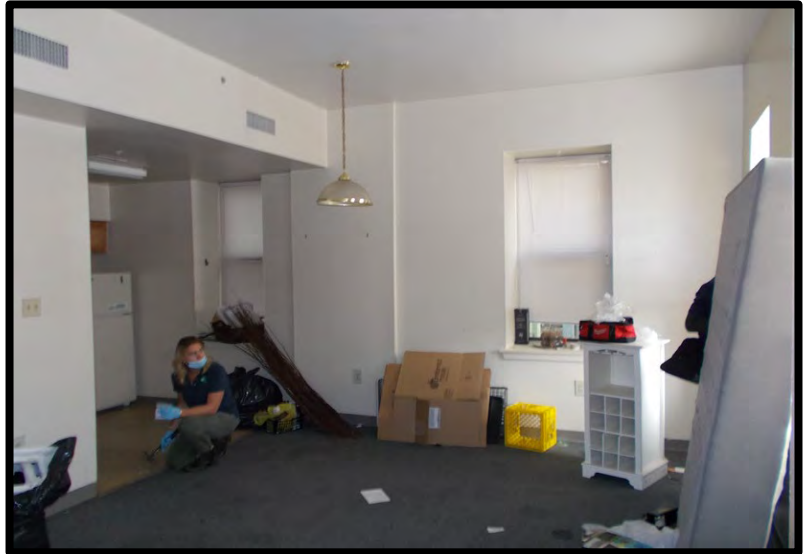


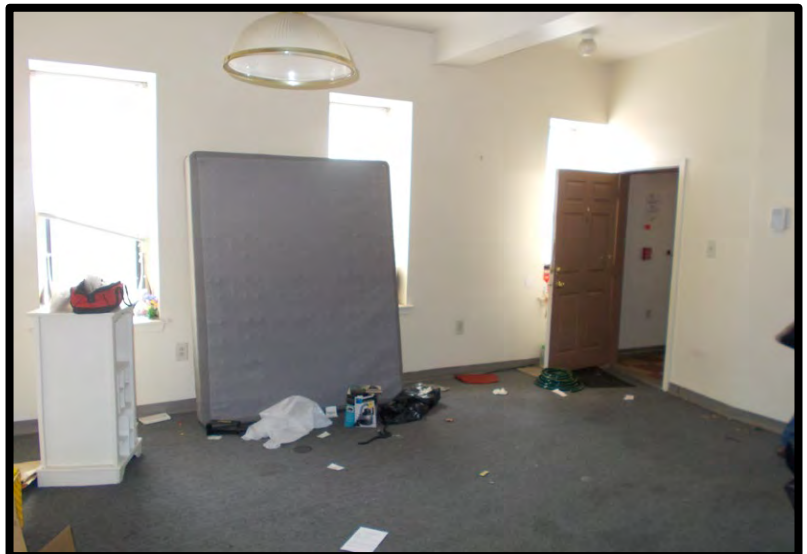
Photo No. 43

View of kitchen within Unit 6.



Photo No. 44

View looking at living room and apartment entry from
kitchen of Unit 6.



Photos by: VP on 9/15/20

Photo No. 45

View of hall leading to rear bedrooms of Unit 6.

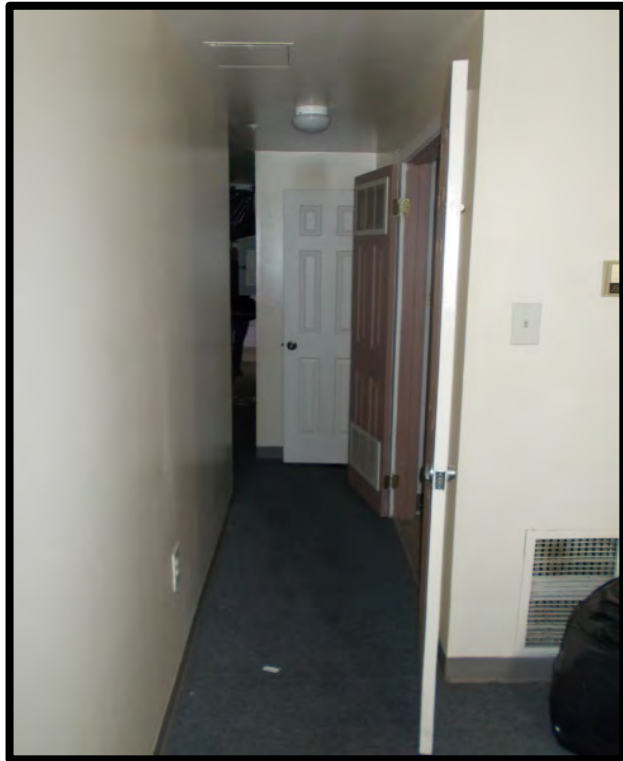
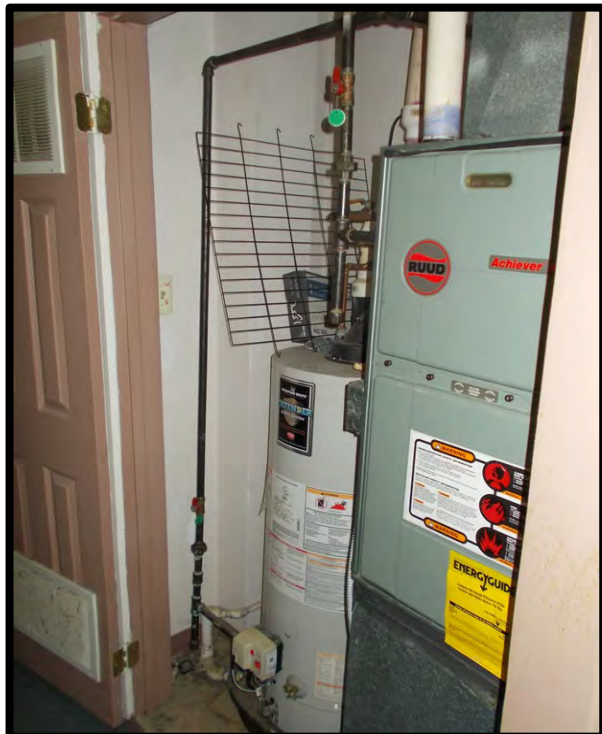


Photo No. 46

View of mechanical closet located adjacent to the kitchen in Unit 6.



Photos by: VP on 9/15/20

Photo No. 47

View of hall closet adjacent to mechanical closet.

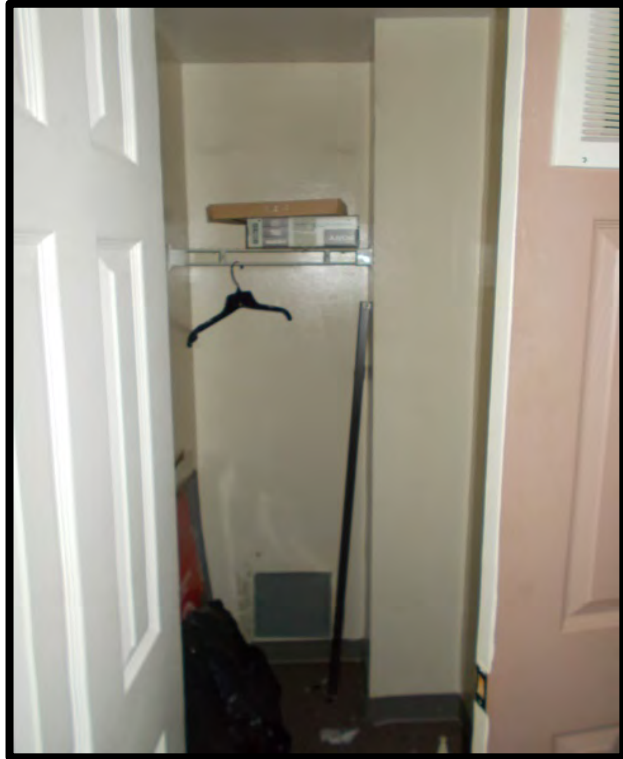


Photo No. 48

View looking at hallway leading to rear of building bedrooms and bathroom. Also visible in the photo is the apartment electrical panel.



Photos by: VP on 9/15/20

Photo No. 49

View of bedroom #1 as seen from hallway.

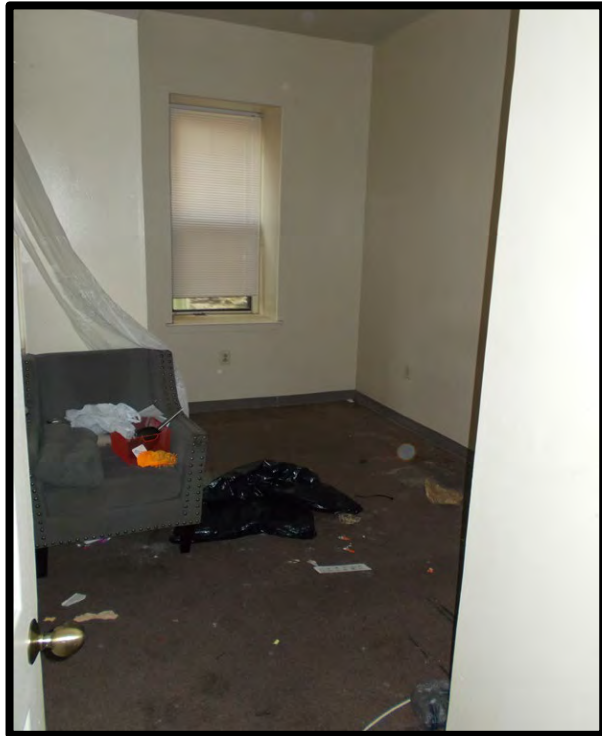


Photo No. 50

View of bedroom #1 closet and entry.



Photos by: VP on 9/15/20

Photo No. 51

Panning 90 degrees from previous. Depicts view of corner of bedroom #1.

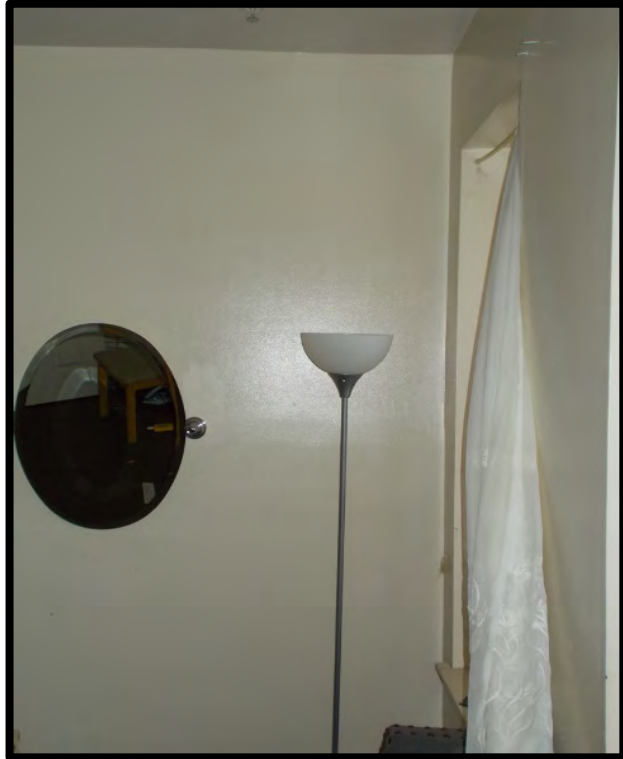


Photo No. 52

Close up view of sprinkler piping within ceiling inside Unit 6.



Photos by: VP on 9/15/20

Photo No. 53

View of rear bedroom as seen from hallway.

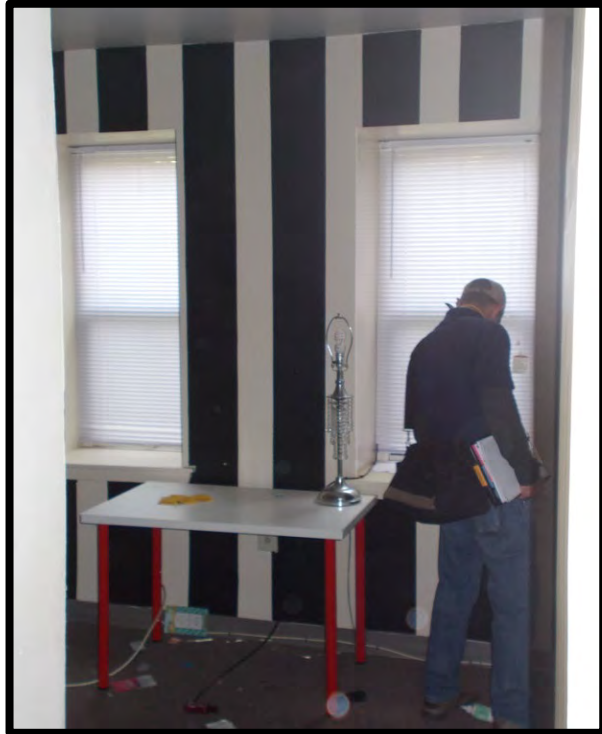
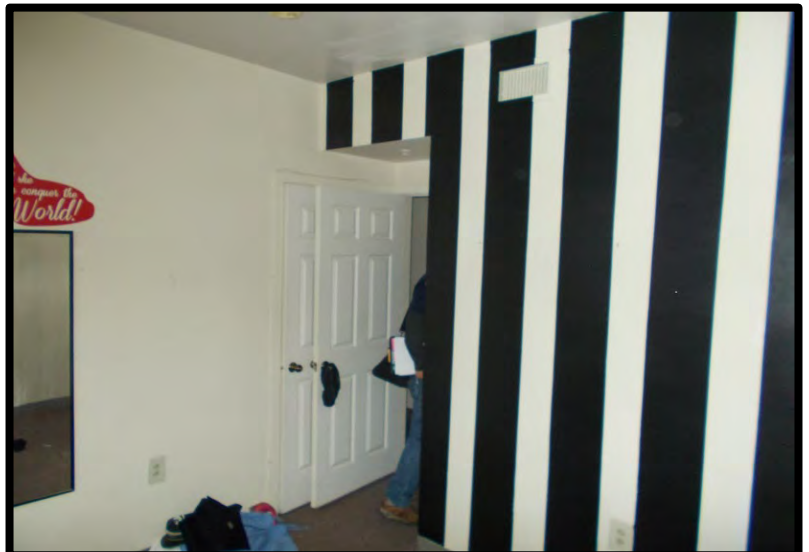


Photo No. 54

Panning 180 degrees from previous photo. View of rear bedroom closet and entry.



Photos by: VP on 9/15/20

Photo No. 55

View of bathroom located at rear of building Unit #6.



Photo No. 56

View of bathtub and fiberglass surround.



Photos by: VP on 9/15/20

Photo No. 57

View of entry to Unit 5 at second floor.



Photo No. 58

View of living room within Unit 5.



Photos by: VP on 9/15/20

Photo No. 59

Panning right from previous photo. View looking
down towards kitchen and hallway.



Photo No. 60

View of Unit 5 entry from living room.



Photo No. 61

View inside kitchen as seen through pass-through in
living room.



Photos by: VP on 9/15/20

Photo No. 62

View of hall closet and kitchen.



Photo No. 63

View of mechanical closet located inside kitchen.

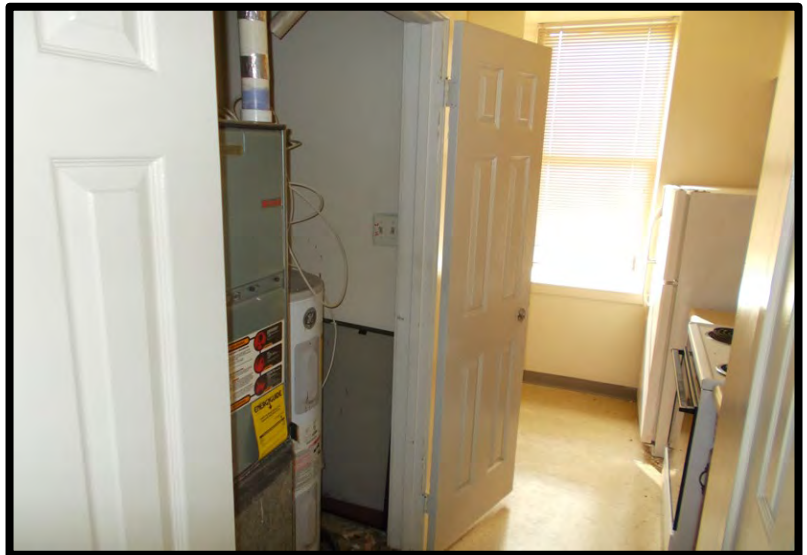


Photo No. 64

Additional view of kitchen.



Photos by: VP on 9/15/20

Photo No. 65

View of bedroom #1 as seen from hallway.

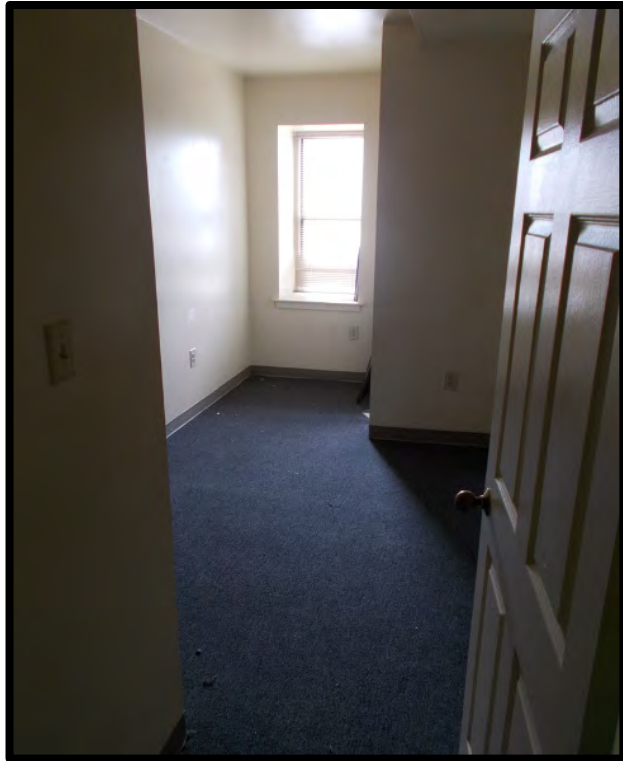


Photo No. 66

View of bedroom #1 closet and entry.



Photos by: VP on 9/15/20

Photo No. 67

View looking towards rear of building at second
bedroom and bathroom.



Photo No. 68

View of rear bedroom as seen from hallway.



Photos by: VP on 9/15/20

Photo No. 69

View of plumbing access hatch at rear bedroom
behind bathroom.



Photo No. 70

View of rear bedroom closet and entry.



Photos by: VP on 9/15/20

Photo No. 71

View of Unit 5 bathroom.



Photo No. 72

View of stairs leading down from third floor.



Photos by: VP on 9/15/20

Photo No. 73

View of apartment entry door into Unit 7 at the third floor 6526 Germantown Avenue.

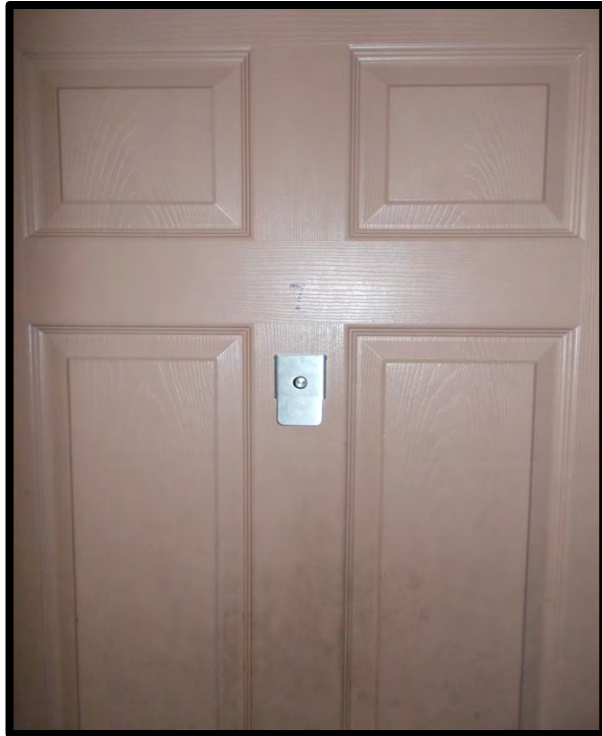
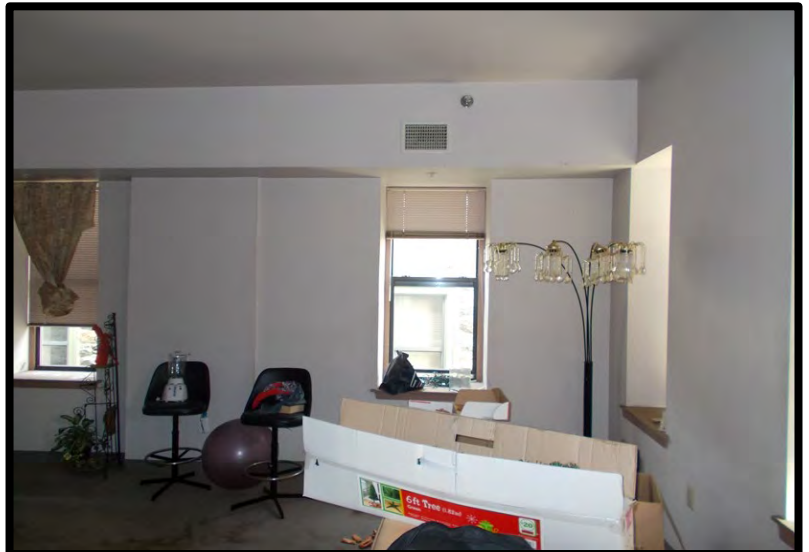


Photo No. 74

View of living room as seen from entry.



Photos by: VP on 9/15/20

Photo No. 75

Panning left from previous photo. Additional view of living room with kitchen beyond.



Photo No. 76

Panning 180 degrees from previous photo. View of Unit 7 entry.



Photo No. 77

View looking south along hallway at bedrooms.



Photos by: VP on 9/15/20

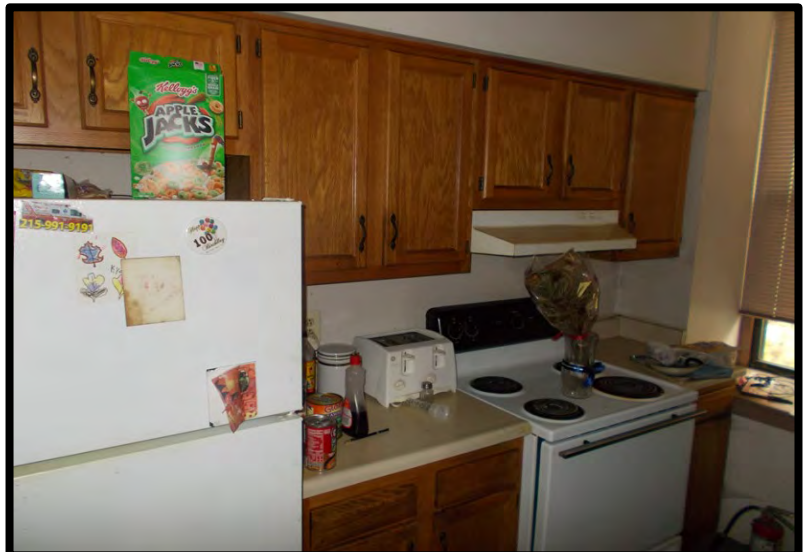
Photo No. 78

View of kitchen in Unit 7.



Photo No. 79

Panning left from previous photo. Additional view of kitchen.



Photos by: VP on 9/15/20

Photo No. 80

Panning up from previous photo indicating existing
lighting and sprinkler head.



Photo No. 81

View of mechanical closet located adjacent to
kitchen.



Photos by: VP on 9/15/20

Photo No. 82

View of half bath located approximately center of
apartment.



Photo No. 83

View of full bathroom located adjacent to half bath.



Photos by: VP on 9/15/20

Photo No. 84

Additional view of bathtub, water closet and vanity.



Photo No. 85

View of bedroom #1 located at the left rear corner
which is the southwest corner.



Photos by: VP on 9/15/20

Photo No. 86

View of bedroom #1 closet and entry.



Photo No. 87

View of roof over second floor as seen from bedroom window.



Photos by: VP on 9/15/20

Photo No. 88

View of bedroom 2 located centered along the south wall third floor.

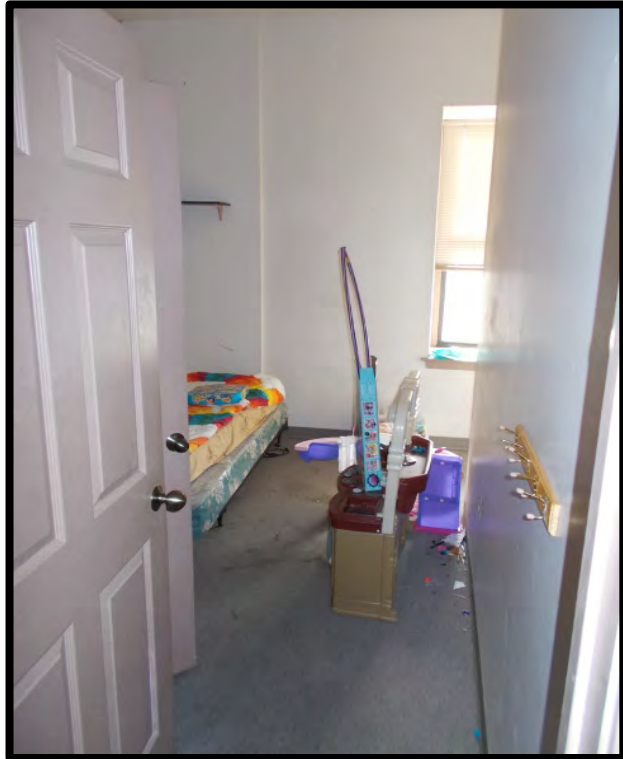


Photo No. 89

View of bedroom 2 closet and entry.



Photos by: VP on 9/15/20

Photo No. 90

View of hallway towards bedroom 3 and apartment
electrical panel.

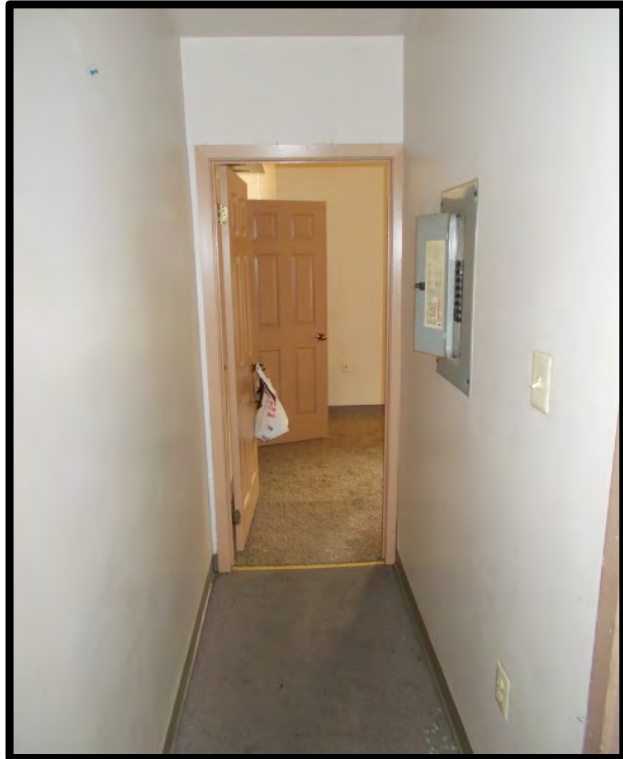


Photo No. 91

View of bedroom 3 located in the southeast corner of
the third floor.



Photos by: VP on 9/15/20

Photo No. 92

View of bedroom 3 closet and entry. Note right side wall faces Germantown Avenue.



Photo No. 93

View to building entry of 6534 Germantown Avenue from Germantown Avenue.



Photos by: VP on 9/15/20

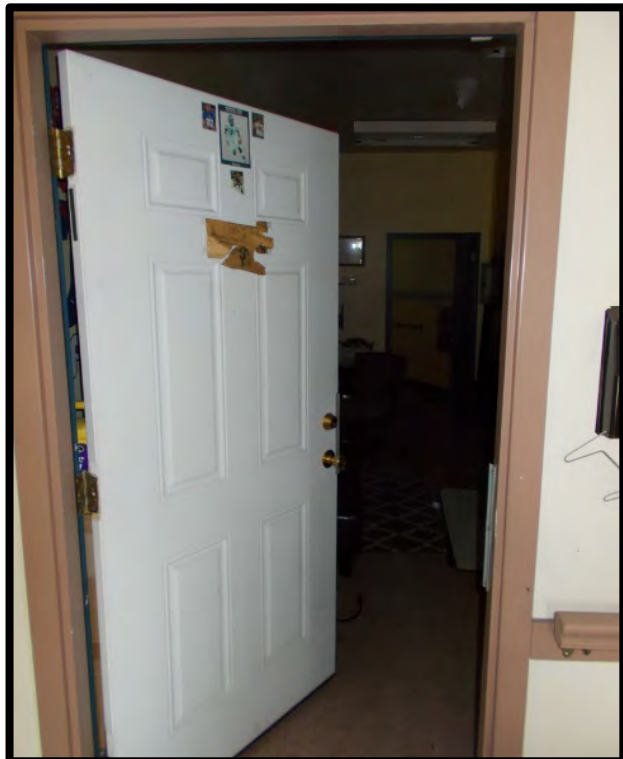
Photo No. 94

View of entry into first floor leasing office located at the north side of 6534 Germantown Avenue. As evident, a sloped hallway leads to a handicap access further down Germantown Avenue.



Photo No. 95

View into leasing office first floor.



Photos by: VP on 9/15/20

Photo No. 96

View of office space as seen from entry.

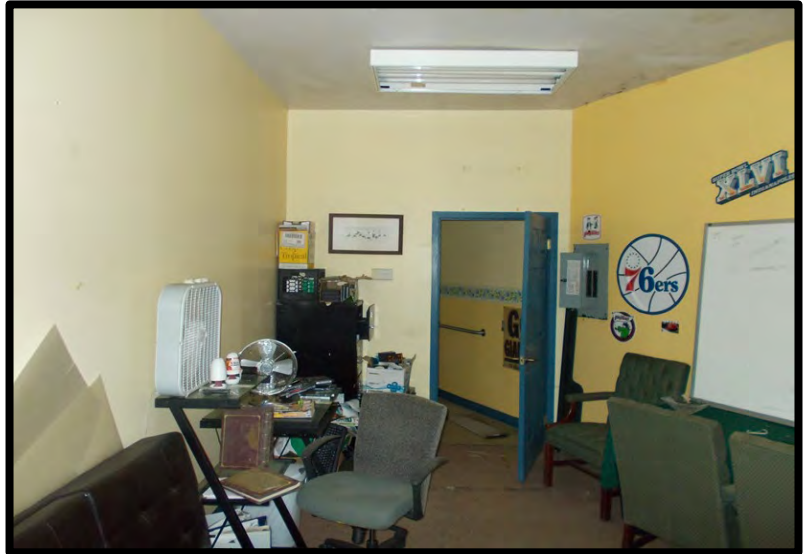


Photo No. 97

Panning 180 degrees from previous photo. Additional
view of office and office entry on right.

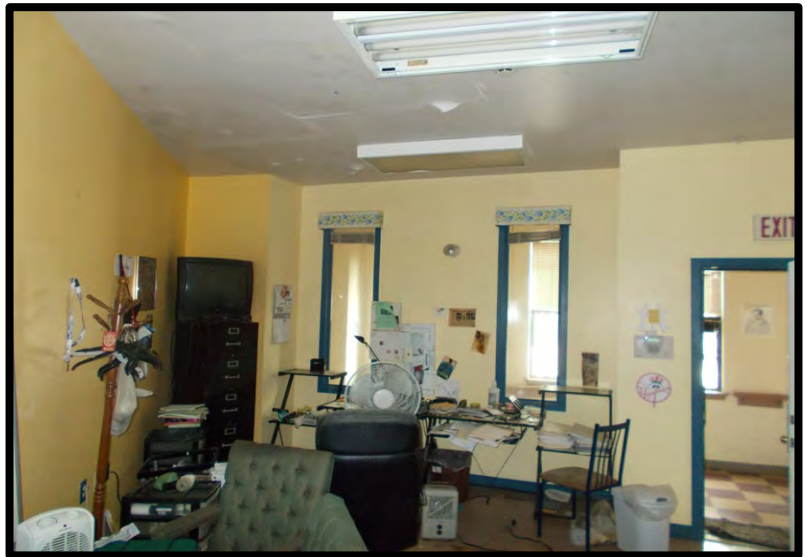
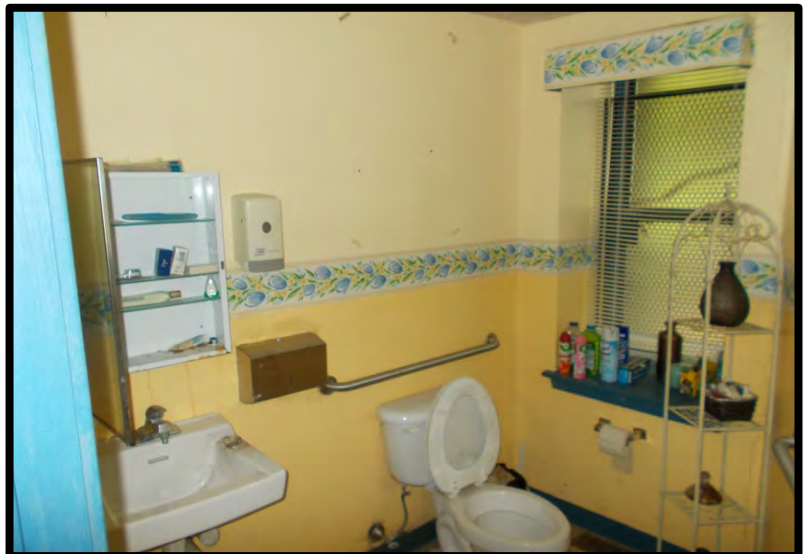


Photo No. 98

View of bathroom located at rear of office space.



Photos by: VP on 9/15/20

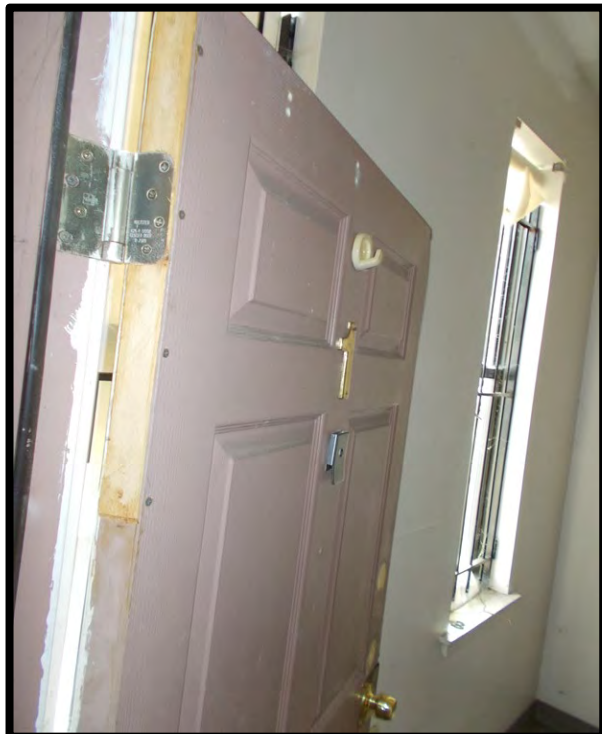
Photo No. 99

View of water infiltration along ceiling first floor office
space.



Photo No. 100

View of Unit 1 in 6534 Germantown Avenue.



LAN Associates, EPAS, Inc.

LAN No.: 2.20341.01

BFW Group, LLC/PHDC PCNA of Germantown/Mount
Airy Properties Premises A - 6526 Germantown Avenue

Photos by: VP on 9/15/20

Photo No. 101

View of living area Unit 1 6534 Germantown Avenue.



CC:

Photos by: VP on 9/15/20

Photo No. 102

Panning 180 degrees from previous photo. View of shared hallway on left with large amounts of mold. View is looking towards Germantown Avenue and living room.



Photo No. 103

View of what is a handicap accessible toilet in Unit 1.



Photos by: VP on 9/15/20

Photo No. 104

View of shower within first floor toilet.



Photo No. 105

View of partially collapsed ceiling above shower.



Photo No. 106

View through partially collapsed ceiling to bathroom above. This is the underside of Unit 2 above.



Photos by: VP on 9/15/20

Photo No. 107

View looking down hallway towards kitchen and
bedroom.



Photo No. 108

View of accessible countertop in kitchen in Unit 1.



Photos by: VP on 9/15/20

Photo No. 109

Panning right from previous photo. Additional view of kitchen.



Photo No. 110

View of hall closet from kitchen.



Photos by: VP on 9/15/20

Photo No. 111

Interior view of closet from previous photo.

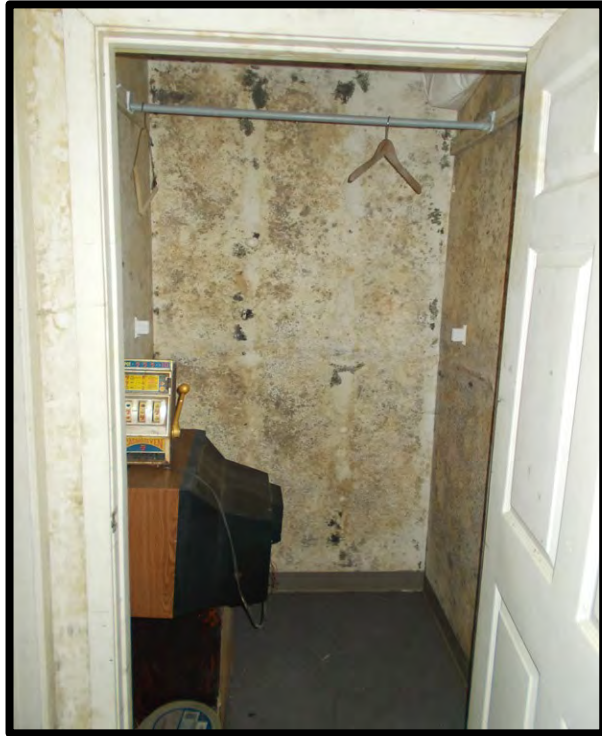


Photo No. 112

View of rear bedroom located in Unit 1.



Photos by: VP on 9/15/20

Photo No. 113

Panning left from previous photo. Interior view of
bedroom 1.



Photo No. 114

Panning 180 degrees from previous photo. View of
closet and bedroom entry.



Photos by: VP on 9/15/20

Photo No. 115

Additional view of bedroom entry and closet.



Photo No. 116

View of stairs leading to basement in 6534
Germantown Avenue.



Photos by: VP on 9/15/20

Photo No. 117

View of main electric meter panel in basement of
6534 Germantown Avenue.



Photo No. 118

View of main gas meters in basement of 6534
Germantown Avenue as well as sprinkler water
service.



Photo No. 119

Detailed view of sprinkler water service.



Photos by: VP on 9/15/20

Photo No. 120

View of fire alarm panel located in basement of 6534
Germantown Avenue.



Photo No. 121

View of mechanical unit.



Photo No. 122

Additional mechanical equipment for separate unit
within 6534 Germantown Avenue.



Photos by: VP on 9/15/20

Photo No. 123

Additional photo of mechanical equipment.



Photo No. 124

Depicts overall view of basement below 6534
Germantown Avenue.



Photos by: VP on 9/15/20

Photo No. 125

Depicts view of cast iron sanitary piping.



Photo No. 126

Depicts additional area in basement of 6534
Germantown Avenue.



Photos by: VP on 9/15/20

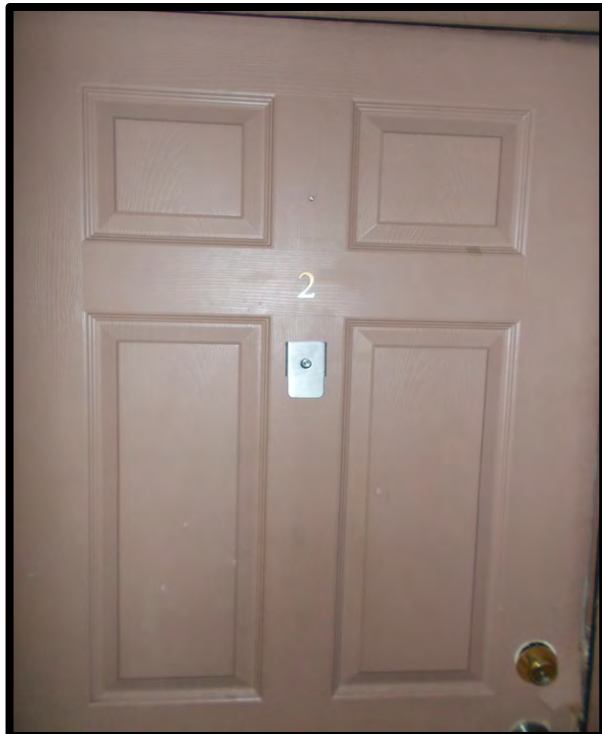
Photo No. 127

Depicts view of stairs leading to second floor of 6534
Germantown Avenue.



Photo No. 128

Depicts entry into Unit 2 of 6534 Germantown
Avenue.



Photos by: VP on 9/15/20

Photo No. 129

View of living room as seen from Unit 2 entry.



Photo No. 130

Detailed view of intercom system, typical for all units.



Photos by: VP on 9/15/20

Photo No. 131

View of Unit 2 entry facing Germantown Avenue.



Photo No. 132

View inside kitchen through pass-through from living room of Unit 2.



Photo No. 133

Additional view of kitchen from hallway.



Photos by: VP on 9/15/20

Photo No. 134

View of bathroom located opposite kitchen in Unit 2.



Photo No. 135

View of bathtub and fiberglass surround within bathroom.



Photos by: VP on 9/15/20

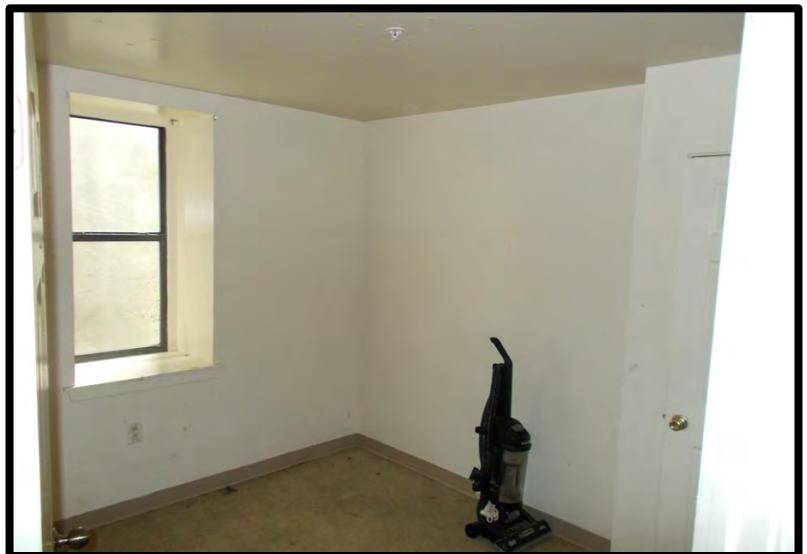
Photo No. 136

View of bedroom 1 entry from hallway/kitchen.



Photo No. 137

Interior view of bedroom 1.



Photos by: VP on 9/15/20

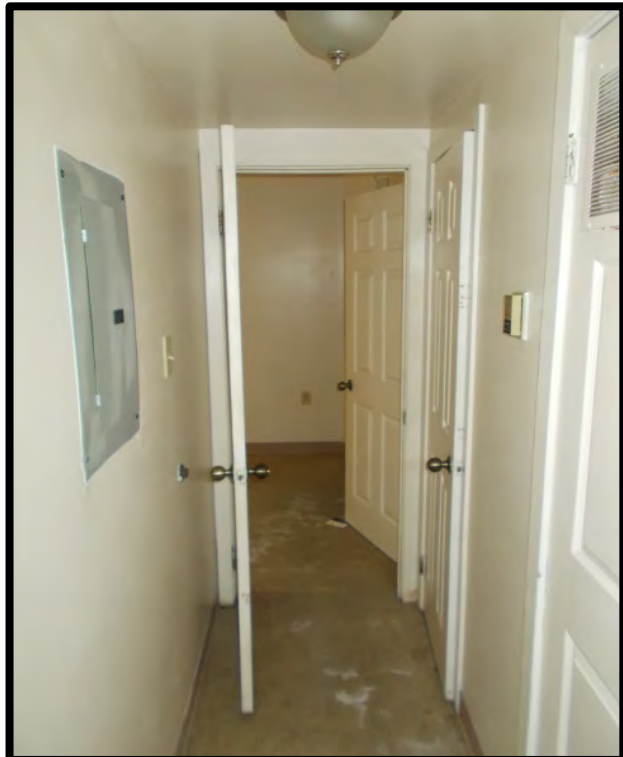
Photo No. 138

View of bedroom 1 entry.



Photo No. 139

View looking down hallway towards rear bedroom 2.



Photos by: VP on 9/15/20

Photo No. 140

View of hall closet outside of bedroom 2.

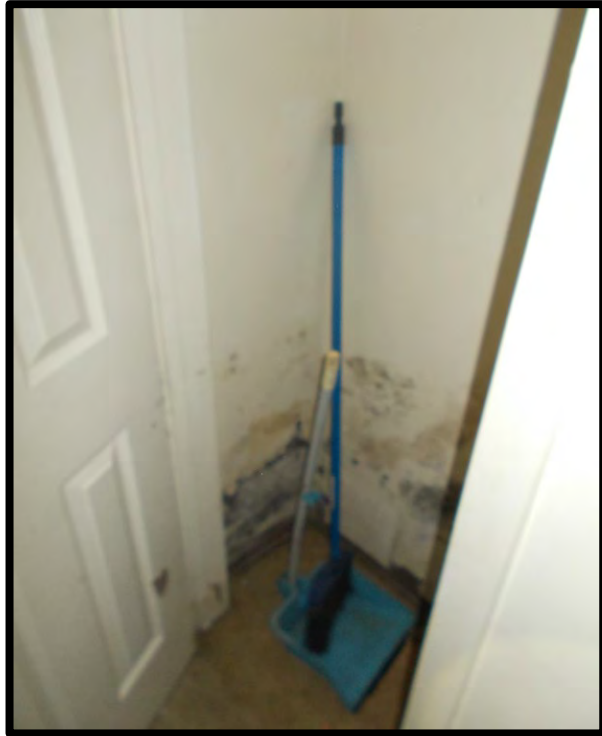


Photo No. 141

Interior view of bedroom 2.



Photos by: VP on 9/15/20

Photo No. 142

View of bedroom 2 closet and entry.

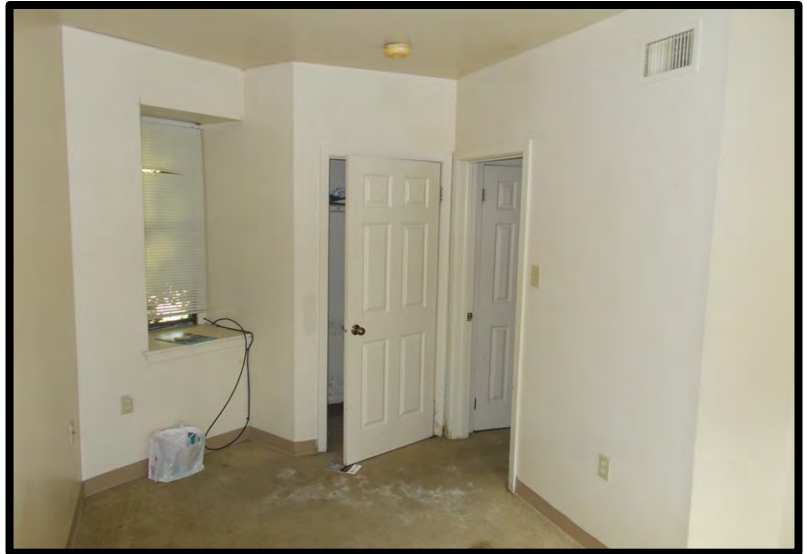
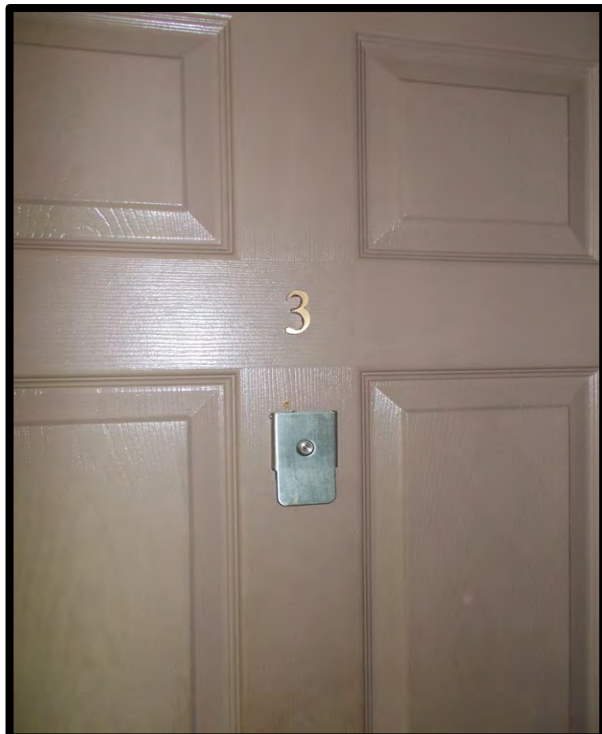


Photo No. 143

View of Unit 3 entry.



Photos by: VP on 9/15/20

Photo No. 144

View of living room as seen from apartment entry Unit 3.



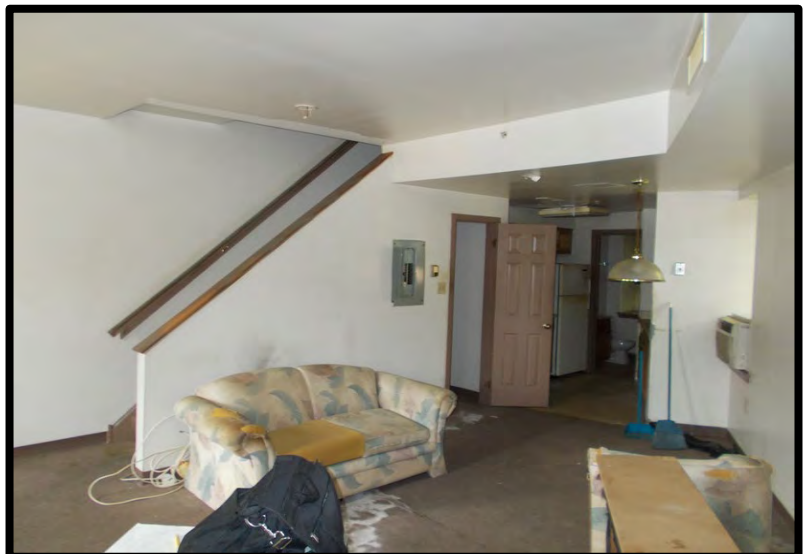
Photo No. 145

Panning left from previous photo. View of living room with kitchen beyond and stairs leading to second floor bedrooms in Unit 3 for 6534 Germantown Avenue.



Photo No. 146

Overall view of living room, kitchen and half bath beyond.



Photos by: VP on 9/15/20

Photo No. 147

View of kitchen.



Photo No. 148

Panning right from previous photo. View of kitchen.



Photos by: VP on 9/15/20

Photo No. 149

View of half bath located at rear of Unit 3 second floor
6534 Germantown Avenue.



Photo No. 150

View of overall condition of kitchen flooring.



Photos by: VP on 9/15/20

Photo No. 151

View looking towards Germantown Avenue from third floor stairs towards bedroom 1 straight ahead and bedroom 2 to the left.



Photo No. 152

View of bedroom 1 interior facing Germantown Avenue.



Photo No. 153

Panning 180 degrees from previous photo. View of bedroom 1 entry and closet.



Photos by: VP on 9/15/20

Photo No. 154

View looking west along hallway towards rear of
building from bedroom 1.



Photo No. 155

View looking into bedroom 2 from hallway.



Photos by: VP on 9/15/20

Photo No. 156

View of bedroom 2 facing Germantown Avenue.



Photo No. 157

Panning 180 degrees from previous photo. View of
bedroom 2 entry and closet.



Photos by: VP on 9/15/20

Photo No. 158

View of mechanical closet in Unit 3.

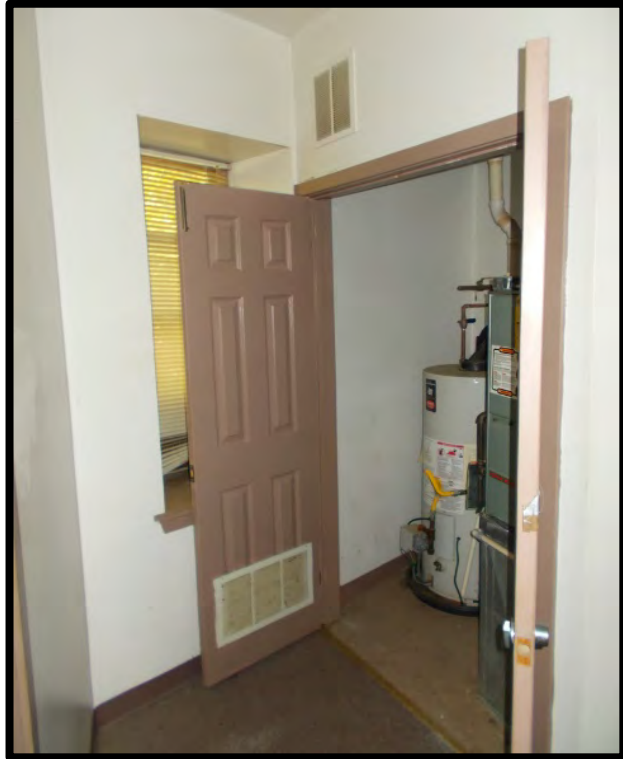


Photo No. 159

View of bathroom located at rear of Unit 3.



Photos by: VP on 9/15/20

Photo No. 160

Detailed view of vanity and water closet.



Photo No. 161

View of bathtub and fiberglass surround in Unit 3
6534 Germantown Avenue.



Photos by: VP on 9/15/20

Photo No. 162

View of stairs leading up to Unit 4 third floor 6534
Germantown Avenue.

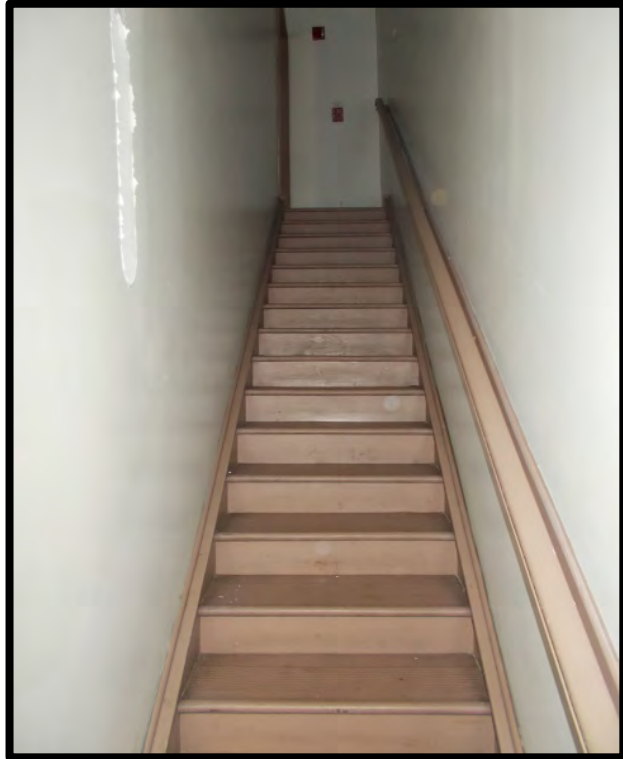
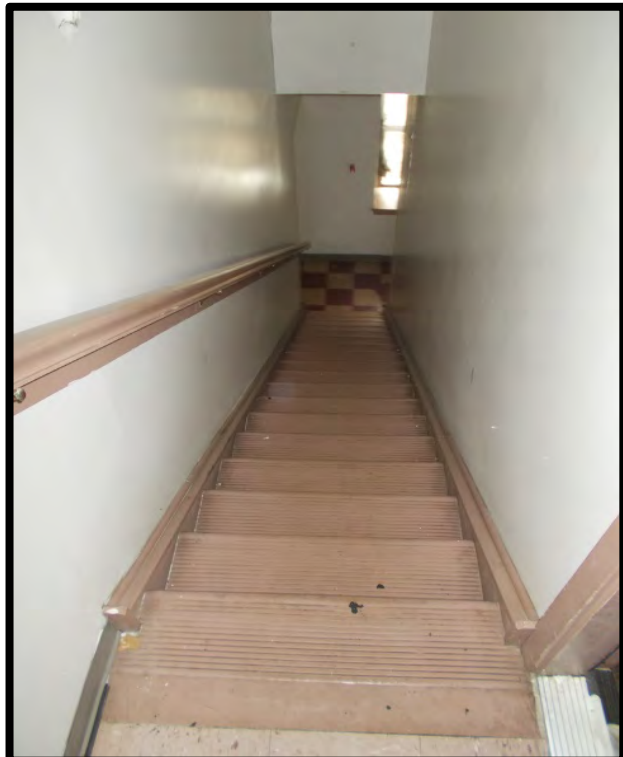


Photo No. 163

View looking down stairs from third floor to second
floor from Unit 4 entry.



Photos by: VP on 9/15/20

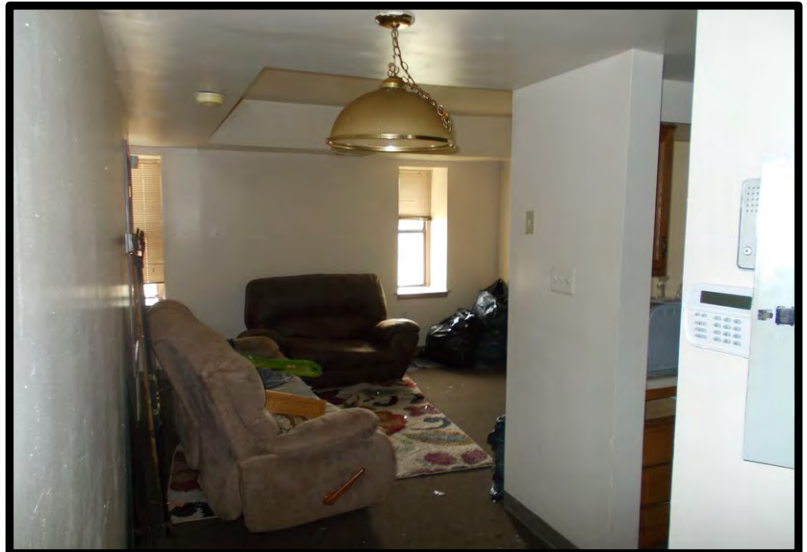
Photo No. 164

View of Unit 4 entry 6534 Germantown Avenue.



Photo No. 165

View looking east towards Germantown Avenue from
apartment entry at living room and kitchen.



Photos by: VP on 9/15/20

Photo No. 166

View of mechanical closet and storage closet located at the front of Unit 4. Germantown Avenue is to the right of photo.



Photo No. 167

Panning 90 degrees from previous photo. View of apartment entry and kitchen from living room.

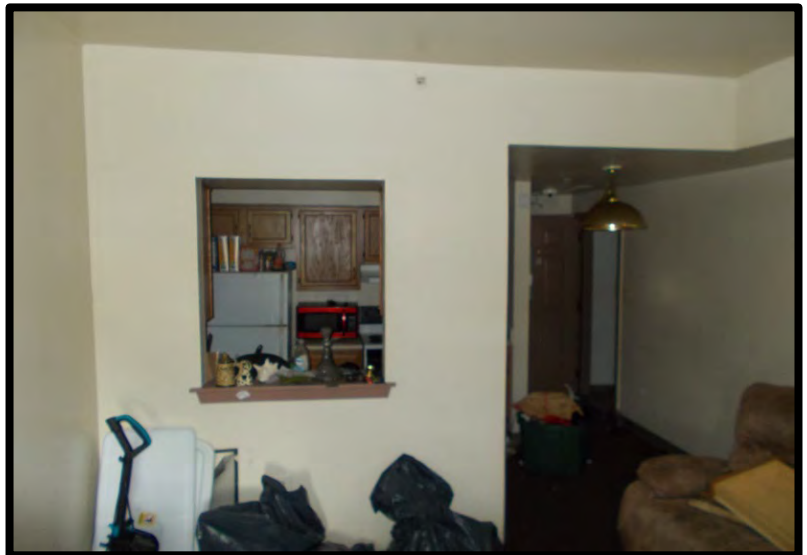
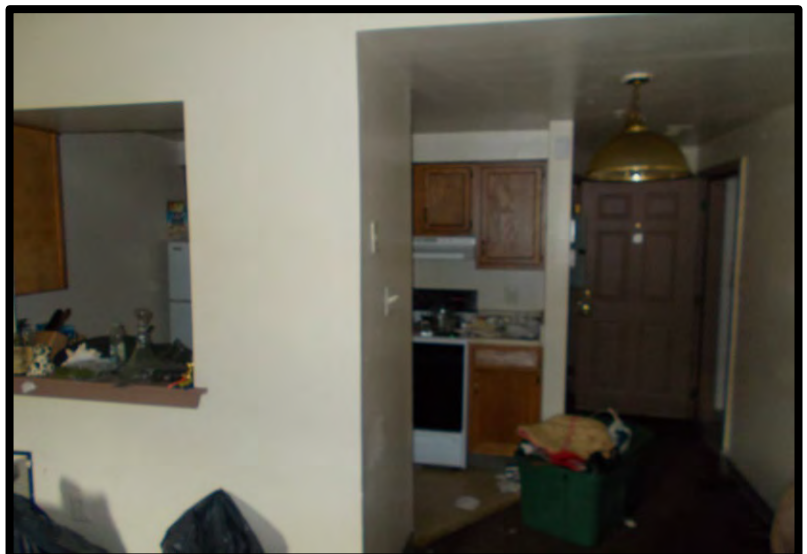


Photo No. 168

View of apartment entry and kitchen.



Photos by: VP on 9/15/20

Photo No. 169

Detailed view of interior of kitchen.



Photo No. 170

Additional view of kitchen cabinets and countertop.

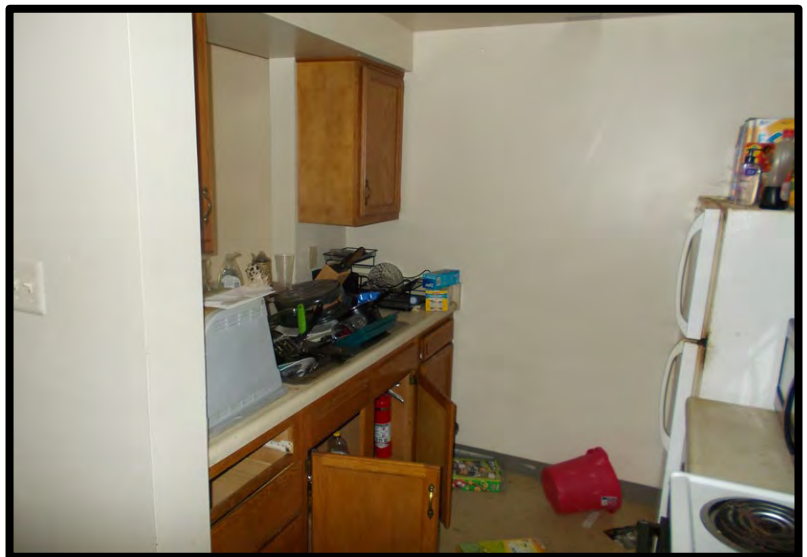


Photo No. 171

Panning 90 degrees from previous photo.



Photos by: VP on 9/15/20

Photo No. 172

Depicts view towards rear of apartment towards
bedroom and bathroom. Apartment entry door is to
right of photo.

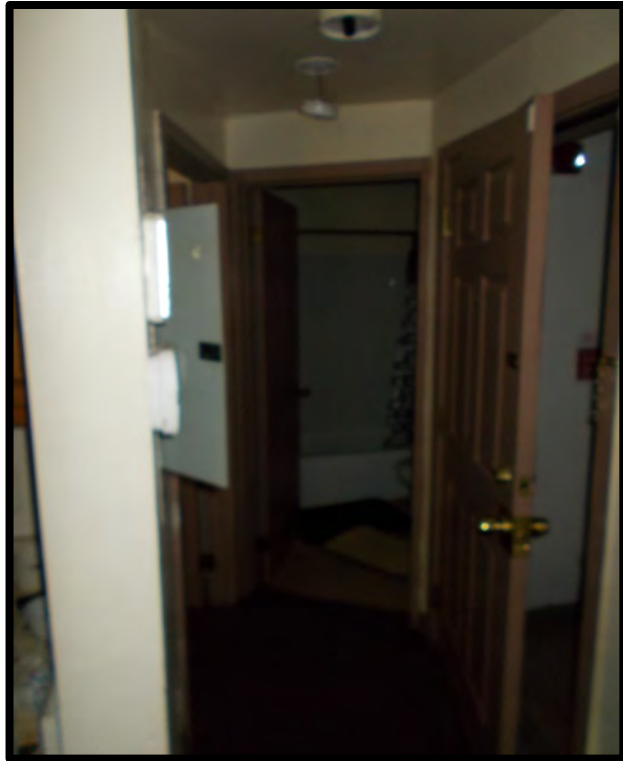
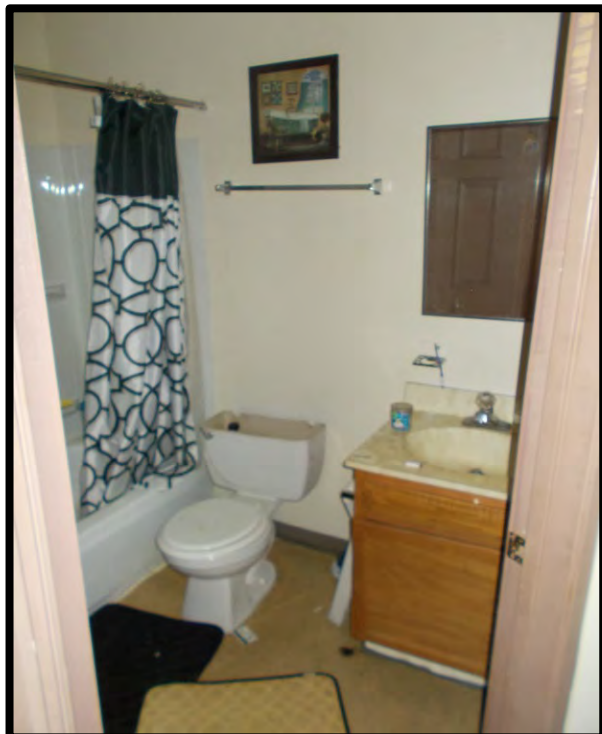


Photo No. 173

Interior view of bathroom located at rear of apartment.



Photos by: VP on 9/15/20

Photo No. 174

View of bathtub and fiberglass surround.

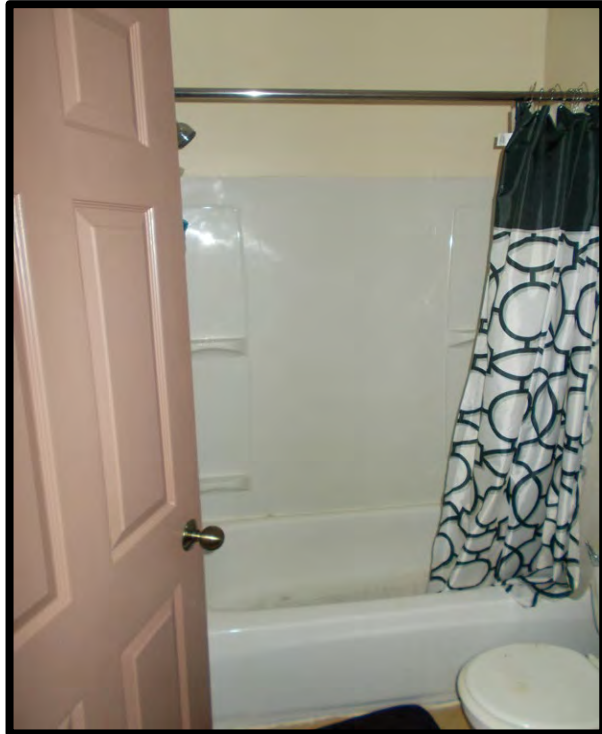


Photo No. 175

Panning up from previous photo. View of water infiltration and mold at ceiling.



Photos by: VP on 9/15/20

Photo No. 176

View inside bedroom from hallway.

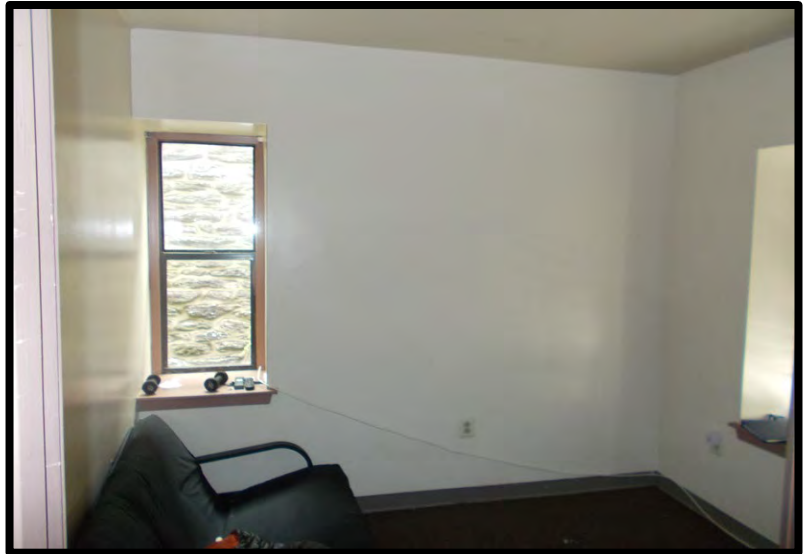
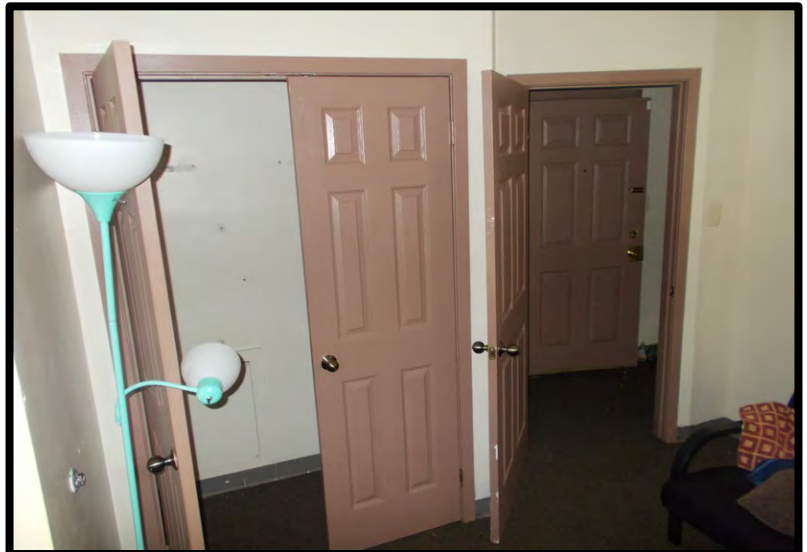


Photo No. 177

Panning 180 degrees from previous photo. View of bedroom closet and entry. Also visible is plumbing access hatch for rear of bathtub.



Photos by: VP on 9/15/20

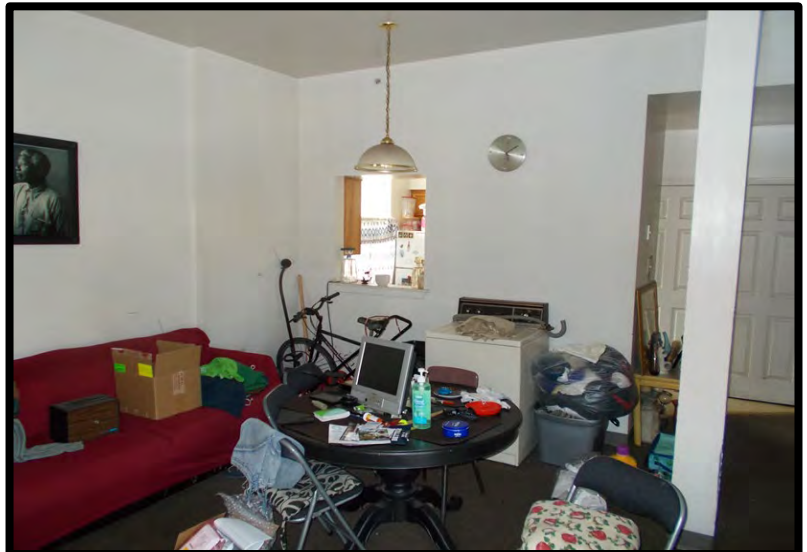
Photo No. 178

View of Unit 1 entry 6526 Germantown Avenue.



Photo No. 179

View of living room with kitchen beyond Unit 1 6526
Germantown Avenue.



Photos by: VP on 9/15/20

Photo No. 180

Panning right from previous photo. View towards
hallway leading to bedrooms and bathroom.

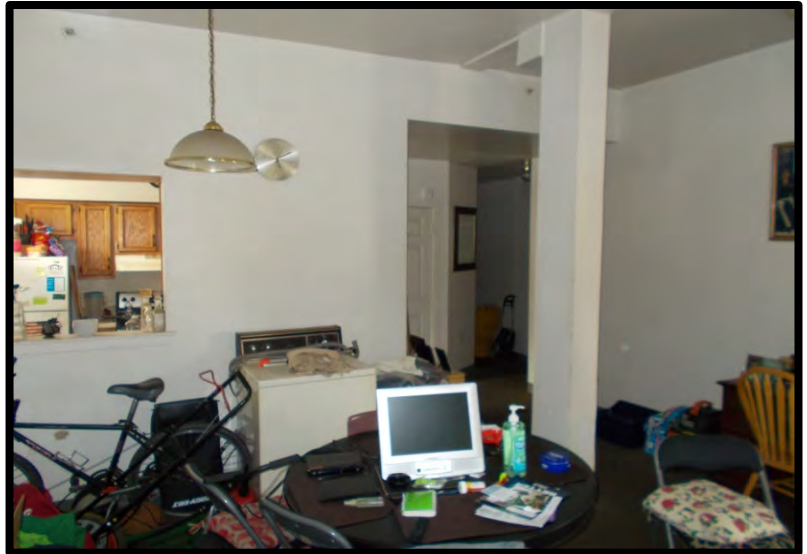


Photo No. 181

Overall view of living room with apartment entry.



Photos by: VP on 9/15/20

Photo No. 182

View of kitchen as seen from hallway.

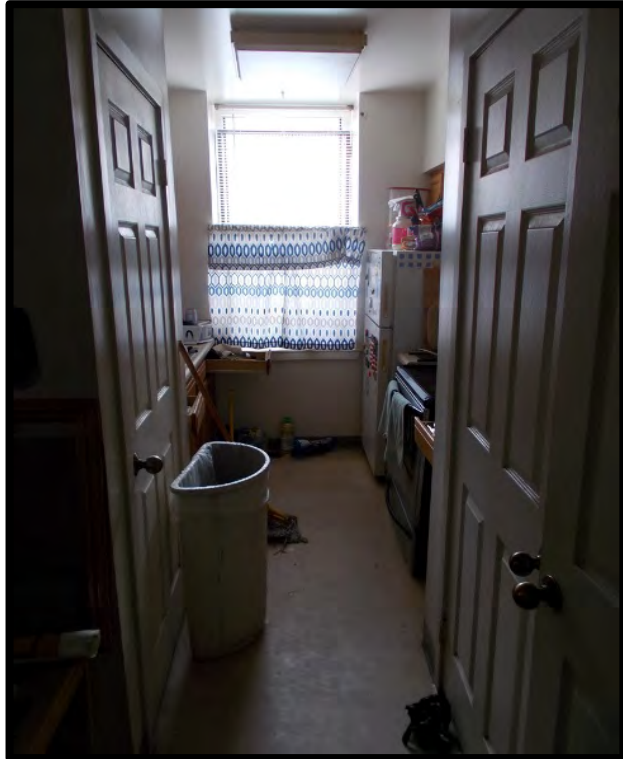


Photo No. 183

View of kitchen cabinets.



Photos by: VP on 9/15/20

Photo No. 184

Panning left from previous photo. Additional view of
kitchen and countertop.

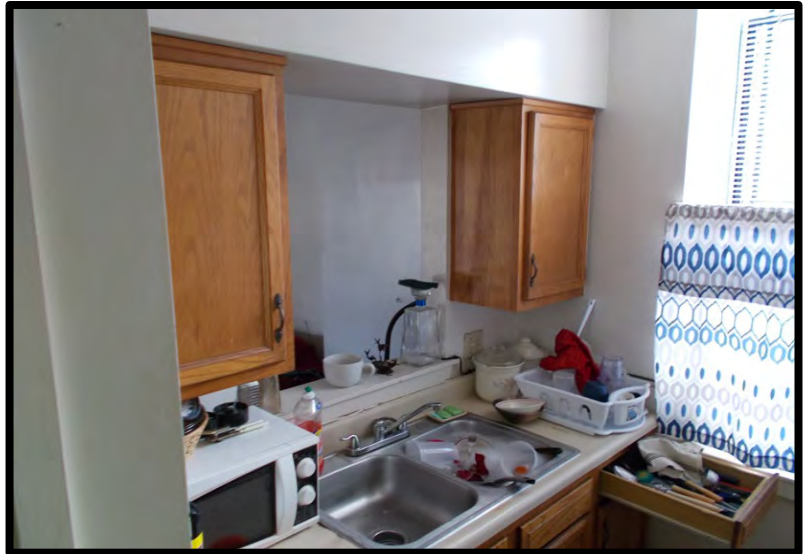


Photo No. 185

Panning down from previous photo.



Photos by: VP on 9/15/20

Photo No. 186

View of hallway leading to rear bedrooms.

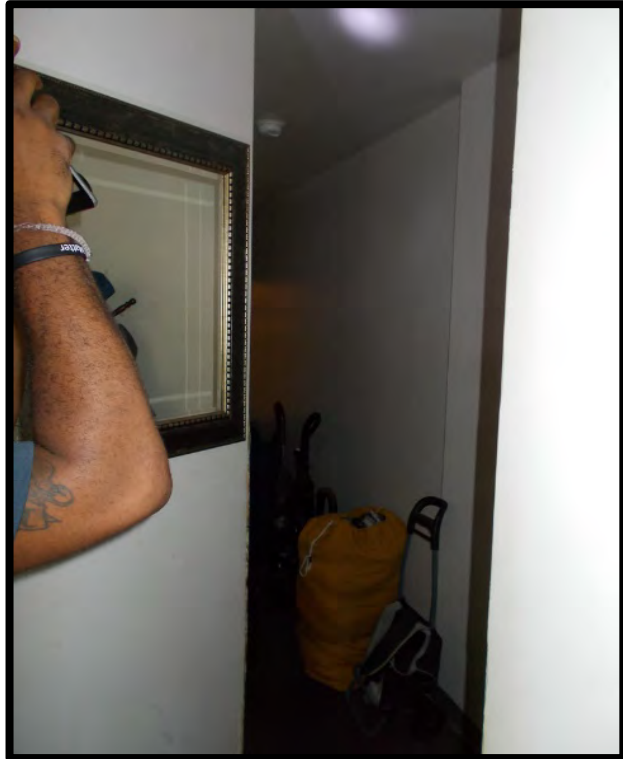
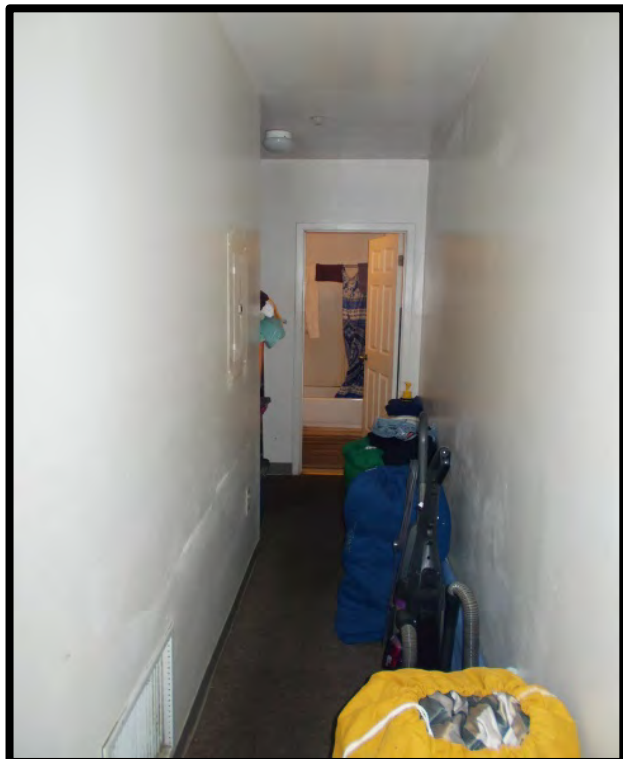


Photo No. 187

View looking down hallway towards bathroom and bedrooms. Also visible in photo is the plumbing/electrical panel on left.



Photos by: VP on 9/15/20

Photo No. 188

View of bathroom within Unit 1 6526 Germantown
Avenue as seen from hallway.



Photo No. 189

Detailed view of vanity, water closet and bathtub.



Photos by: VP on 9/15/20

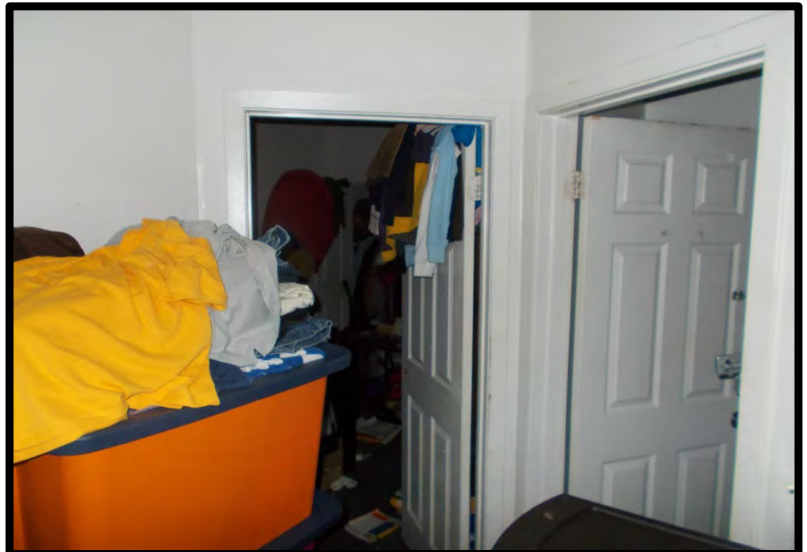
Photo No. 190

Additional view of bathroom.



Photo No. 191

View of bedroom entry doors from hallway.



Photos by: VP on 9/15/20

Photo No. 192

View of bedroom 1 located facing south.

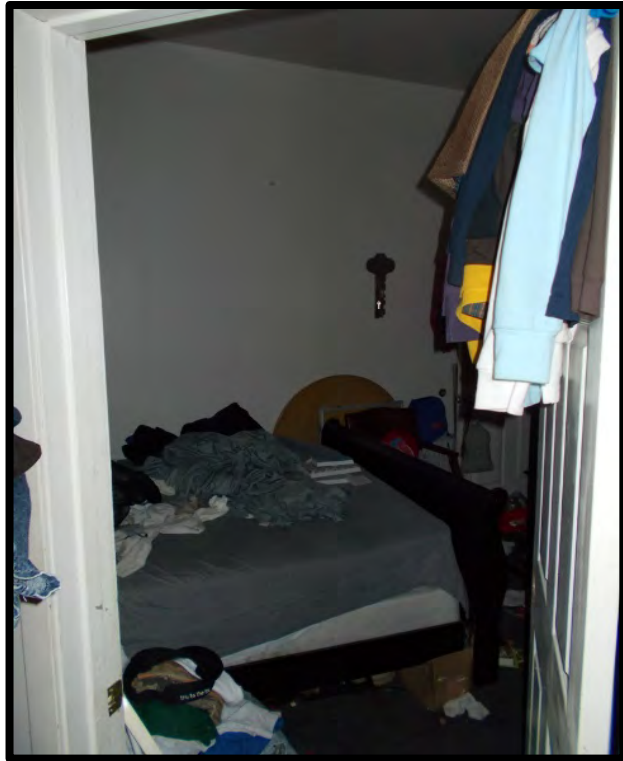


Photo No. 193

View of bedroom 1 closet.



Photos by: VP on 9/15/20

Photo No. 194

View of bedroom entry for bedroom 1.

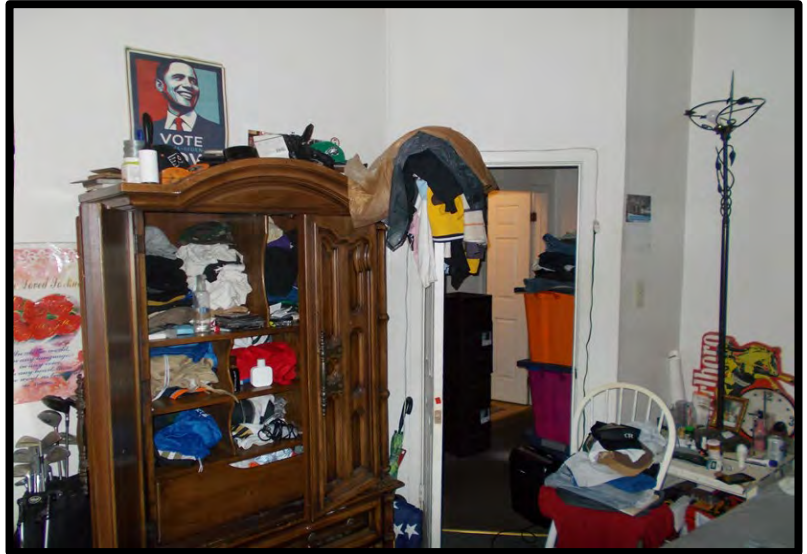
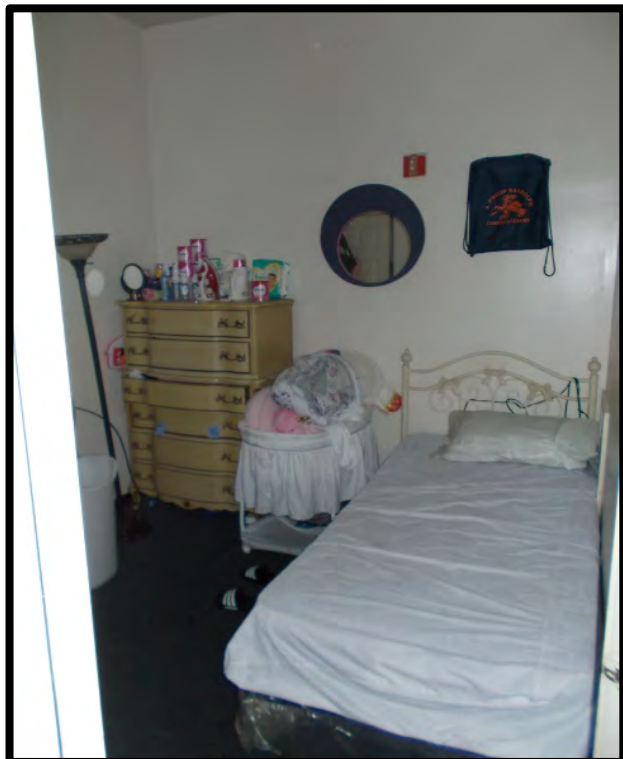


Photo No. 195

View of bedroom 2 located on the southwest corner
of first floor.



Photos by: VP on 9/15/20

Photo No. 196

View of moisture damage in wall and ceiling of
bedroom 2.

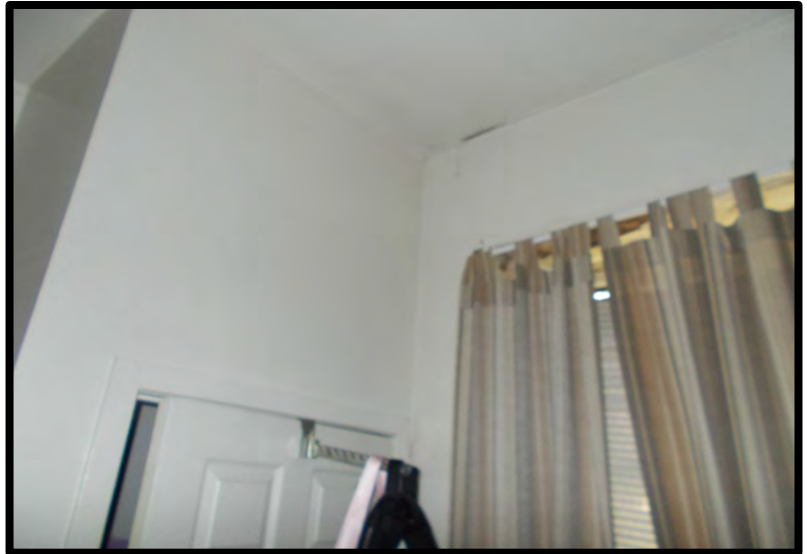
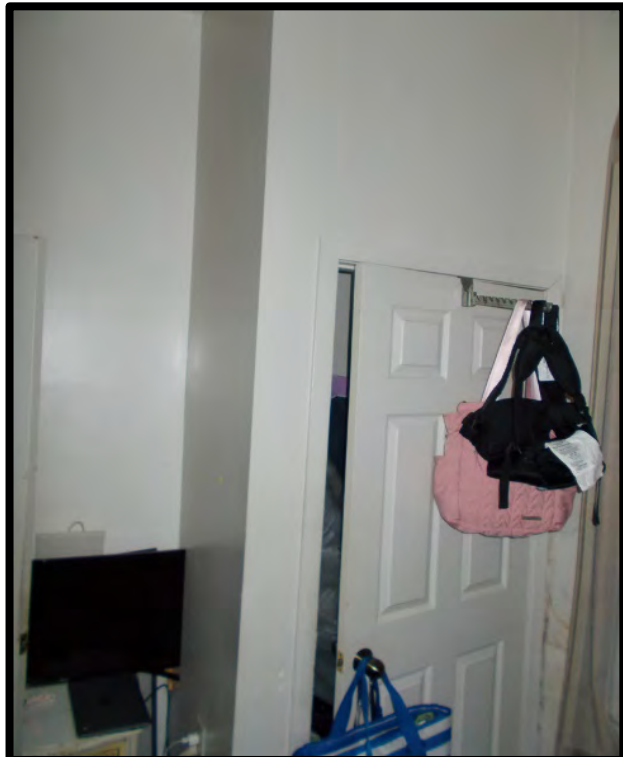


Photo No. 197

View of bedroom 2 closet.



Photos by: VP on 9/15/20

Photo No. 198

View floor at bedroom 2 closet. This area was found to be soft and may exhibit damage from water infiltration with compromised sub floor.

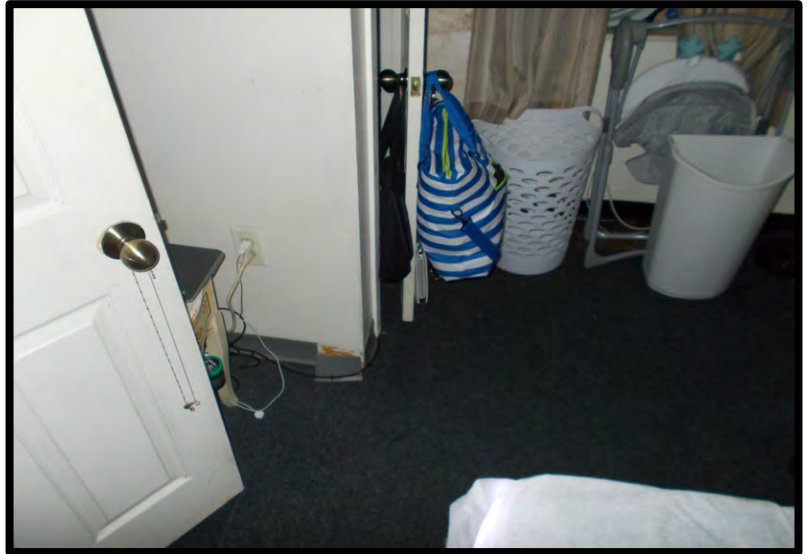
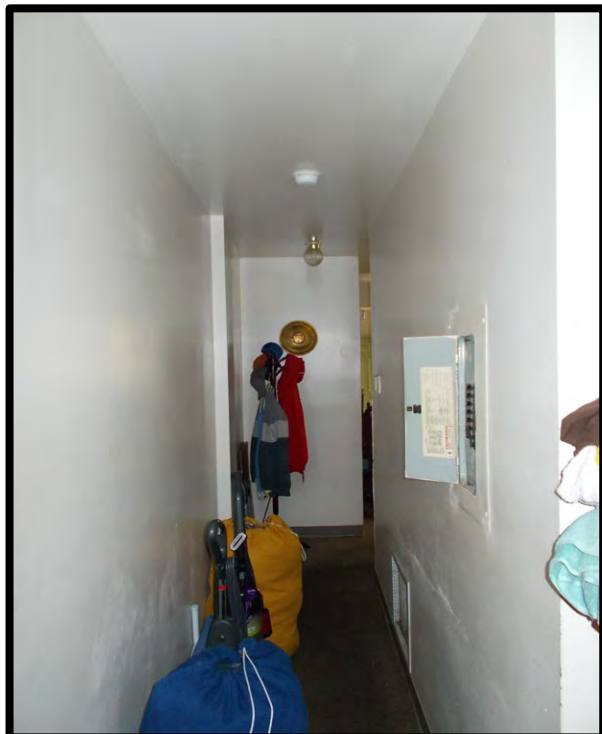


Photo No. 199

View looking east along hallway towards front of apartment.



Photos by: VP on 9/15/20

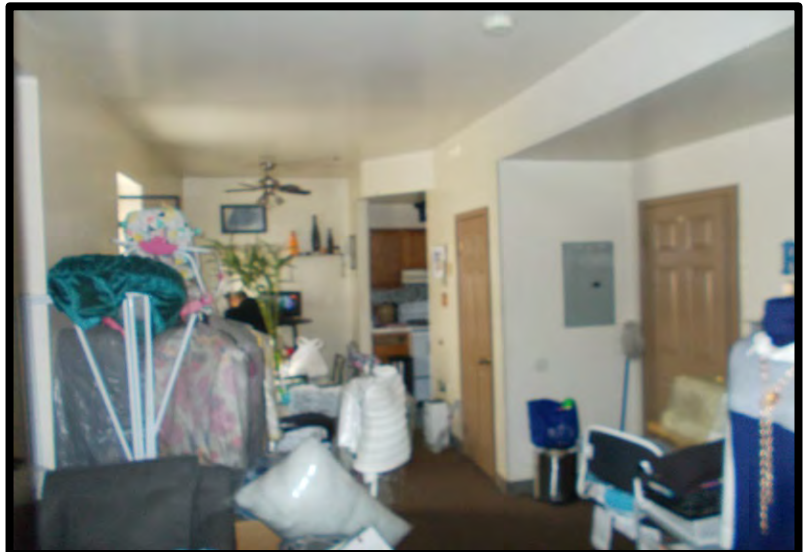
Photo No. 200

View of Unit 3 entry 6526 Germantown Avenue.



Photo No. 201

View of living room at Unit 3 6526 Germantown Avenue.



CC:

Photos by: VP on 9/15/20

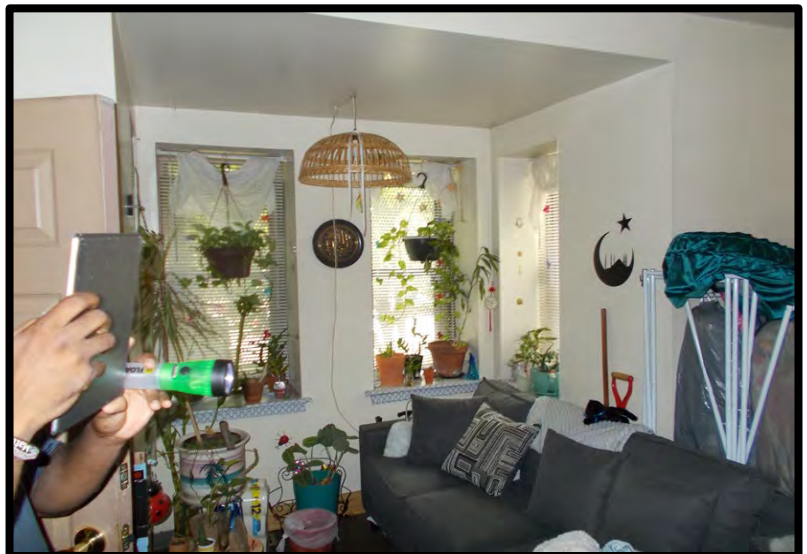
Photo No. 202

Panning right from previous photo. View of stairs
leading to second floor bedrooms Unit 3 6526
Germantown Avenue.



Photo No. 203

Panning left from photo 201. View of living room.
Windows face south.



Photos by: VP on 9/15/20

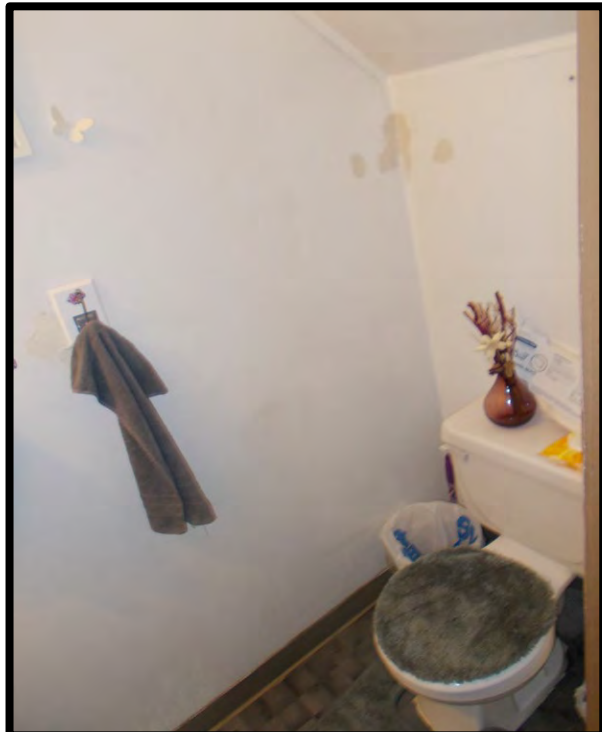
Photo No. 204

View of vanity for half bath located on the first floor of
Unit 3 below stairs.



Photo No. 205

Panning right from previous photo. View of water
closet at half bath first floor Unit 3.



Photos by: VP on 9/15/20

Photo No. 206

View of kitchen first floor.



Photo No. 207

View of damaged ceiling and wall above kitchen
cabinets presumably below the bathroom above.



Photos by: VP on 9/15/20

Photo No. 208

Panning right from previous photo. View of kitchen
cabinets and countertop.



Photo No. 209

View looking towards apartment entry from kitchen.



Photos by: VP on 9/15/20

Photo No. 210

View looking to second floor along stairs from first floor.

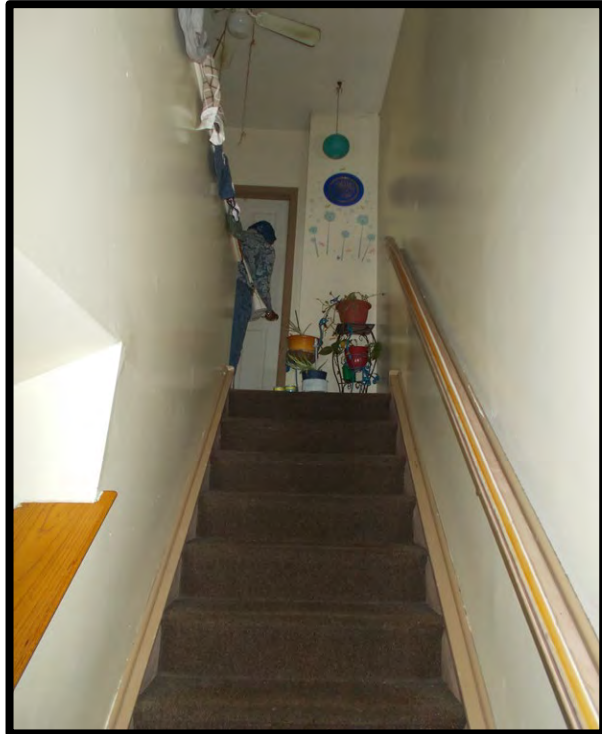
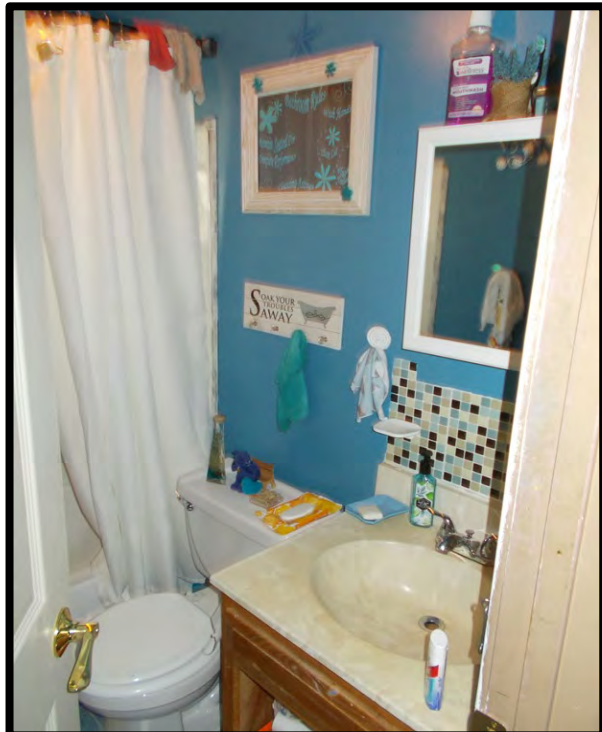


Photo No. 211

View of second floor shared bathroom rear of building.



Photos by: VP on 9/15/20

Photo No. 212

View of bathtub and fiberglass tub surround. Also visible in the photo bottom left corner is probable water infiltration around bathtub leading to leak below.

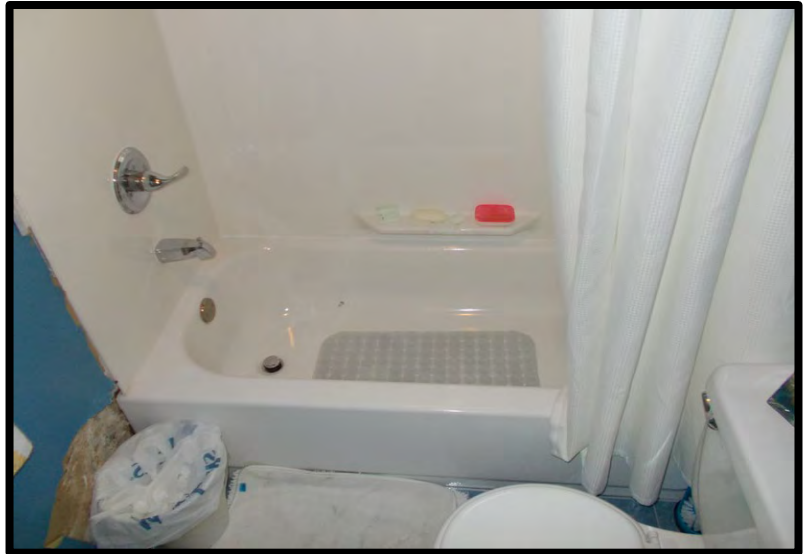
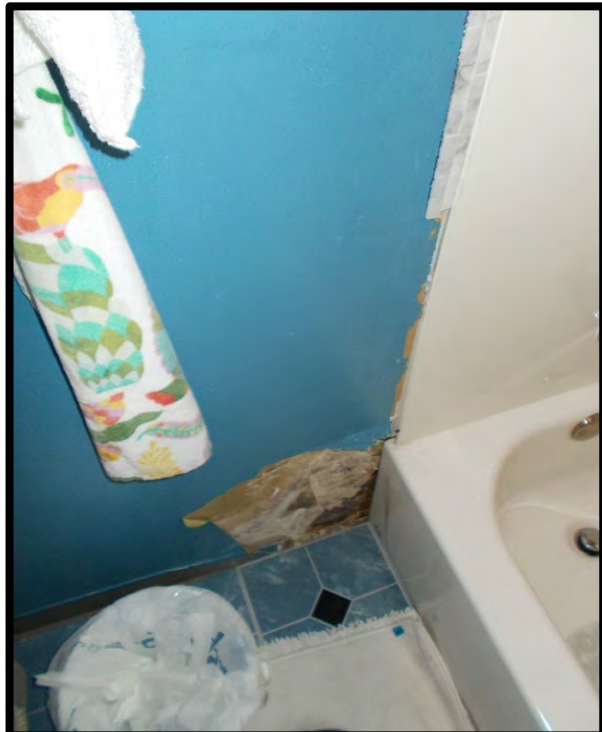


Photo No. 213

Close up view of damaged wall section probably allowing water infiltration to kitchen below.



Photos by: VP on 9/15/20

Photo No. 214

View of opposite corner of bathtub with similar
problem.

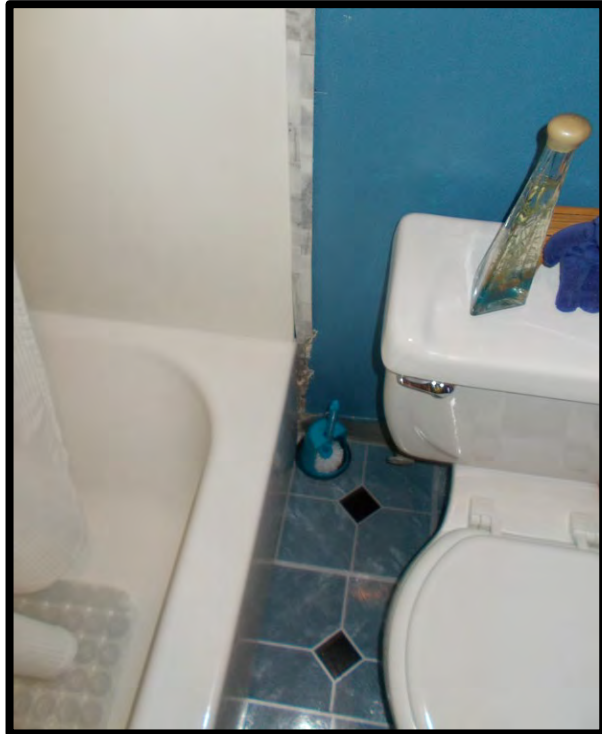


Photo No. 215

View of vanity in second floor bathroom Unit 3.



Photos by: VP on 9/15/20

Photo No. 216

View of ceiling fan located in hallway of second floor
Unit 3.



Photo No. 217

View of bedroom 1 second floor Unit 3.



Photos by: VP on 9/15/20

Photo No. 218

View of bedroom 1 closet and entry.

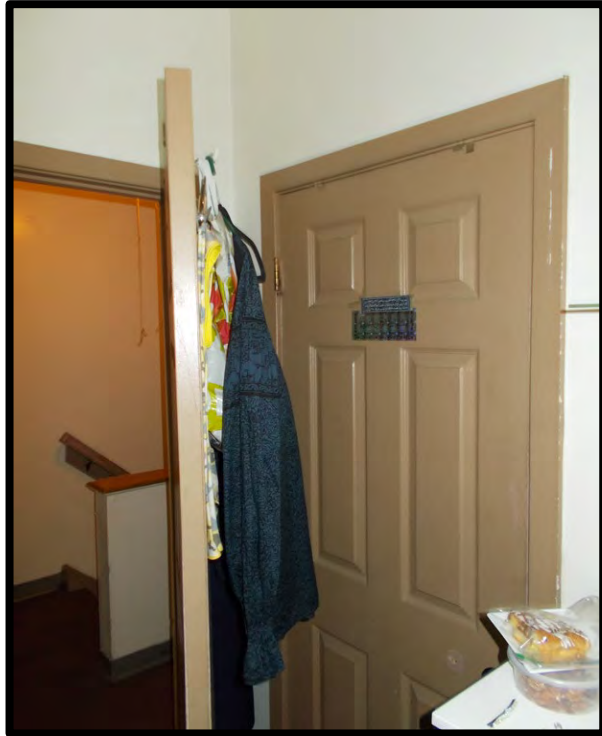
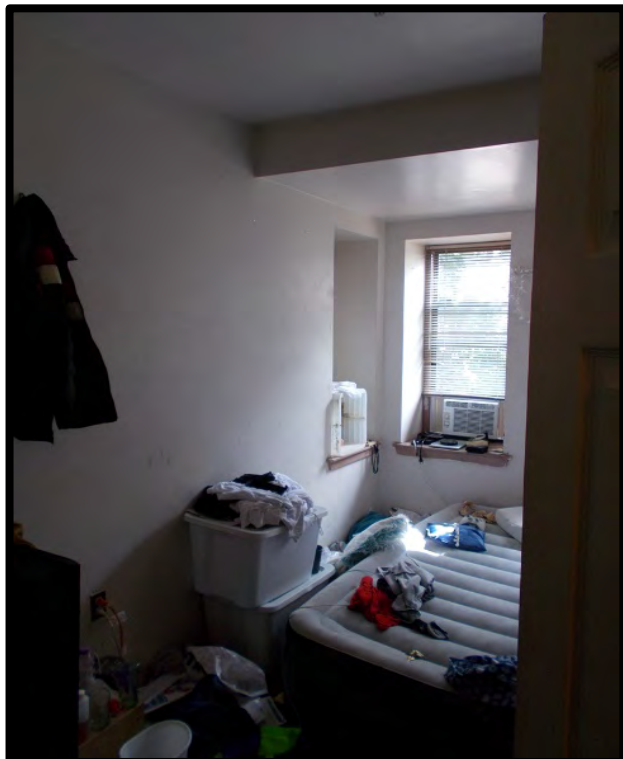


Photo No. 219

View of bedroom 2 second floor Unit 3.



Photos by: VP on 9/15/20

Photo No. 220

View of closet in bedroom 2.

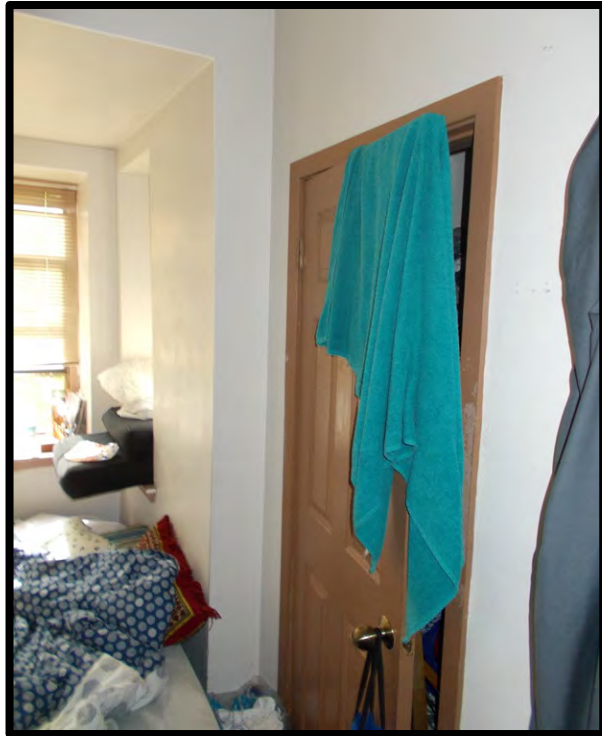
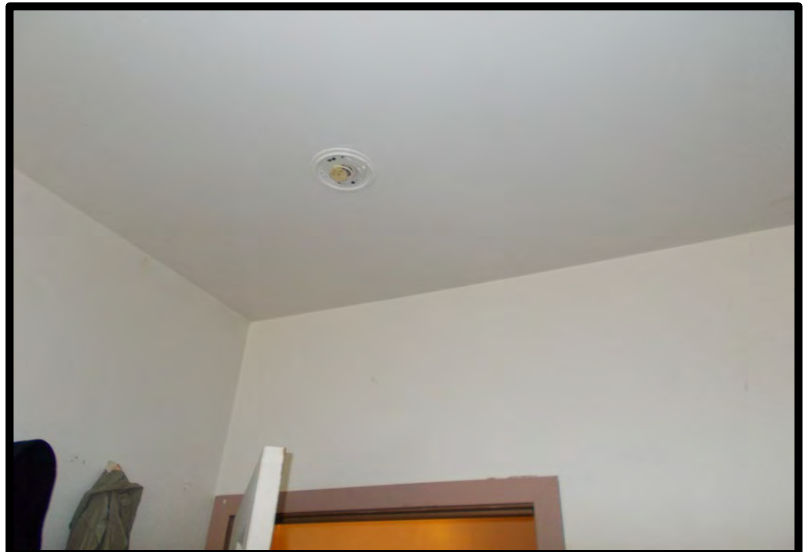


Photo No. 221

View of missing smoke detector head above door in
bedroom 2.



Photos by: VP on 9/15/20

Photo No. 222

View of front bedroom second floor Unit 3. Note
there was no access allowed to bedroom 3.

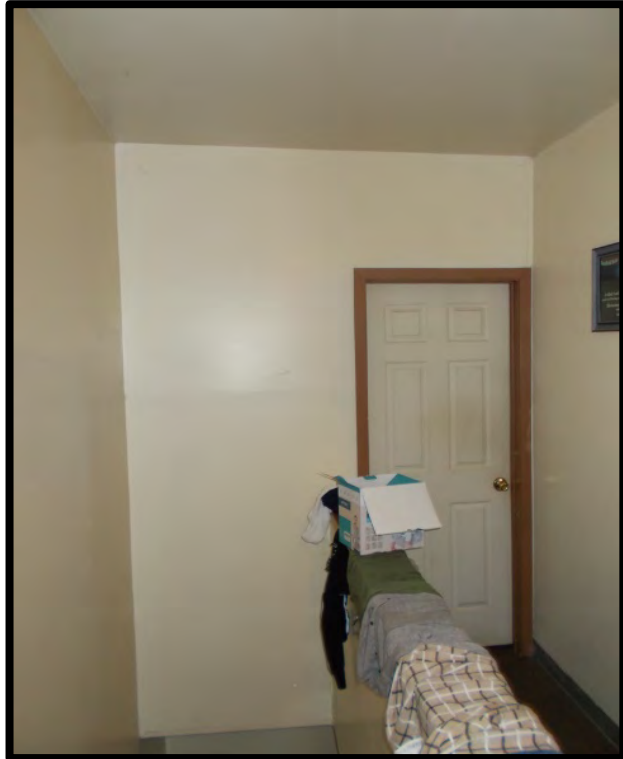
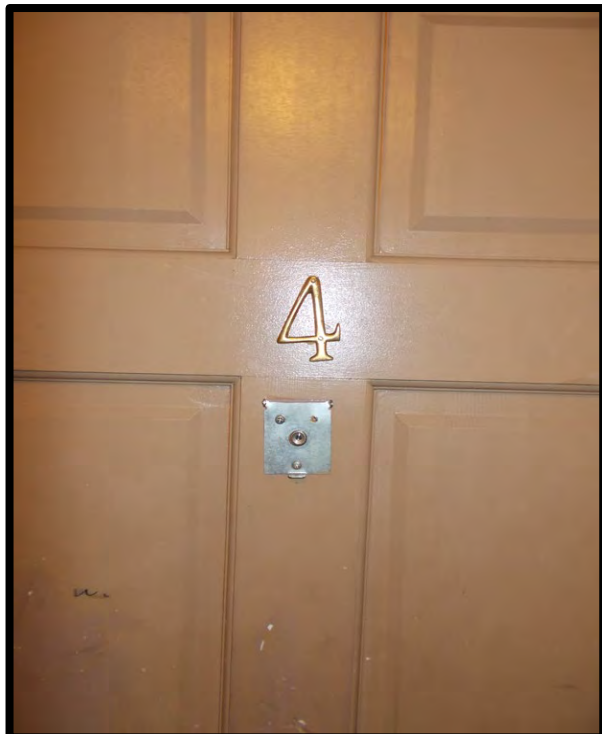


Photo No. 223

View of entry into Unit 4.



Photos by: VP on 9/15/20

Photo No. 224

View of living room from apartment entry first floor
6526 Germantown Avenue Unit 4.

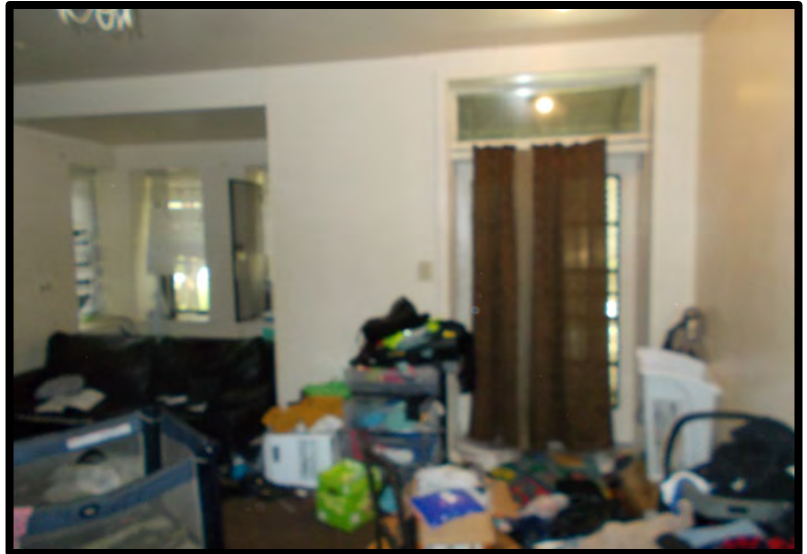


Photo No. 225

Panning left from previous photo. View of living
room.

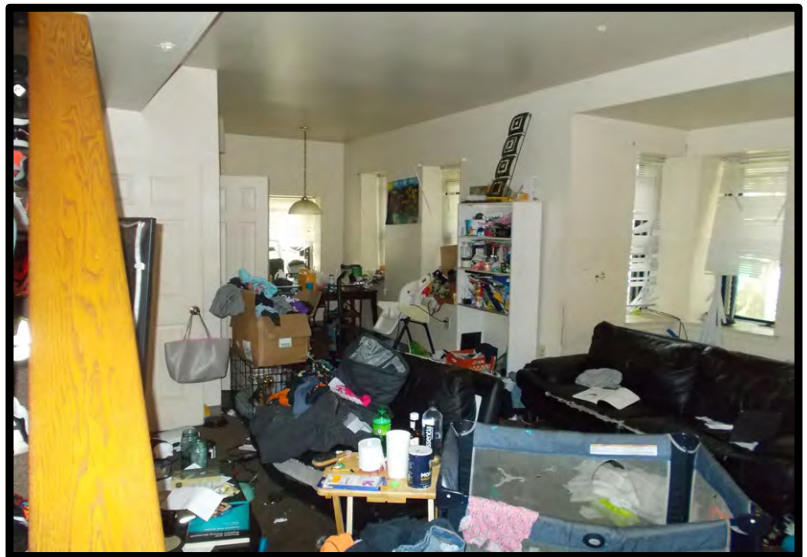


Photo No. 226

Additional view of living room looking towards kitchen
at rear and half bath below stairs also left of photo.



Photos by: VP on 9/15/20

Photo No. 227

Interior view of half bath located below stairs in Unit 4
first floor.

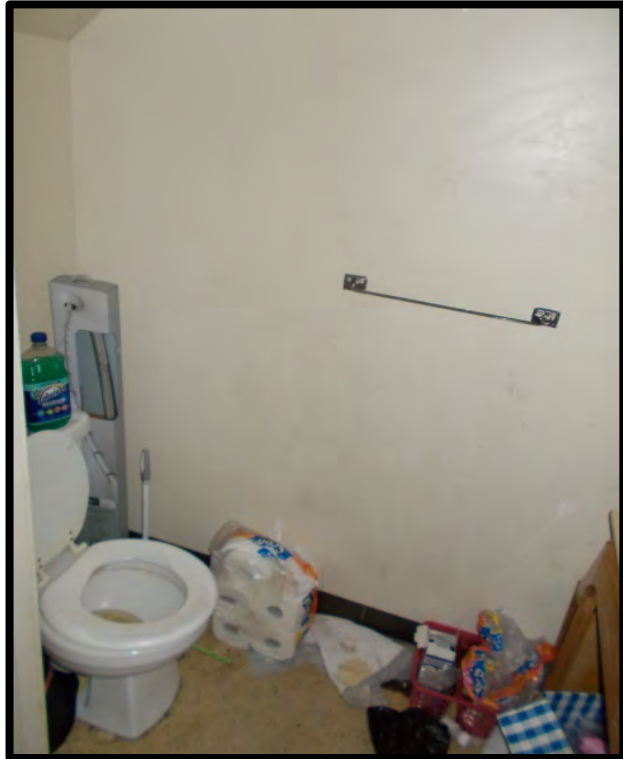
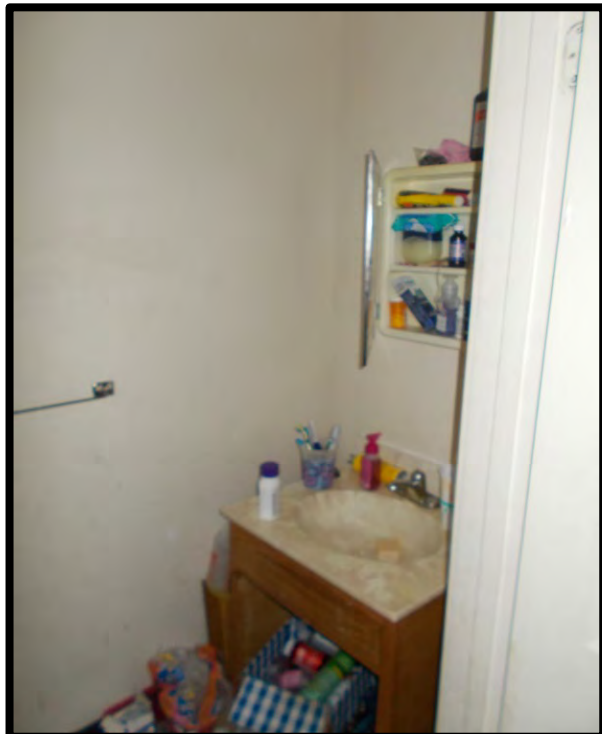


Photo No. 228

Panning right from previous photo.



Photos by: VP on 9/15/20

Photo No. 229

View of ceiling damage likely similar cause of water infiltration from bathroom above.



Photo No. 230

Panning down from previous photo. View of kitchen cabinets and countertop.



Photos by: VP on 9/15/20

Photo No. 231

Panning left from previous photo.



Photo No. 232

Depicts damaged sink base cabinet probably from plumbing issues at kitchen sink.



Photos by: VP on 9/15/20

Photo No. 233

View of outlet that apparently short circuited in living
area.



Photo No. 234

View looking at living room from kitchen towards
apartment entry.



Photos by: VP on 9/15/20

Photo No. 235

View looking upstairs to second floor.

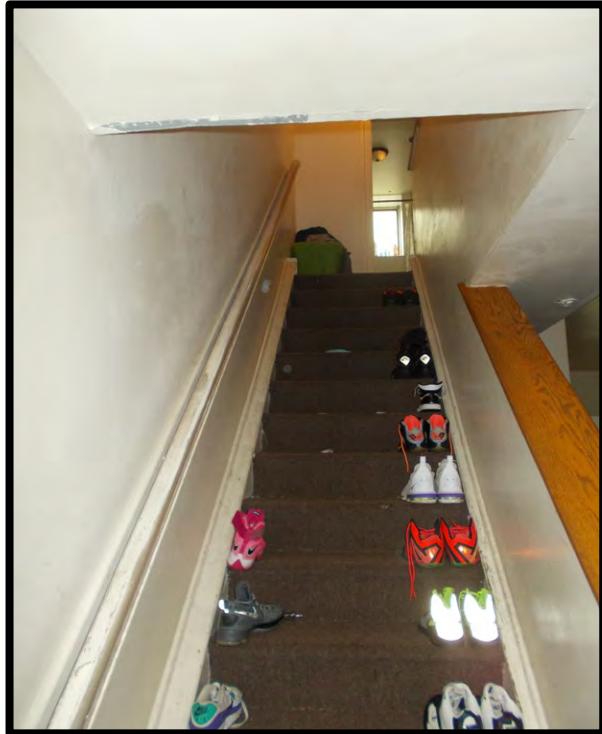


Photo No. 236

View of shared bathroom second floor Unit 4.



Photos by: VP on 9/15/20

Photo No. 237

Overall view of bathroom from hallway.



Photo No. 238

Depicts likely cause of water infiltration at fiberglass
tub surround.



Photos by: VP on 9/15/20

Photo No. 239

Depicts overall condition of water closet and vanity.



Photo No. 240

View along second floor hallway at bedrooms.

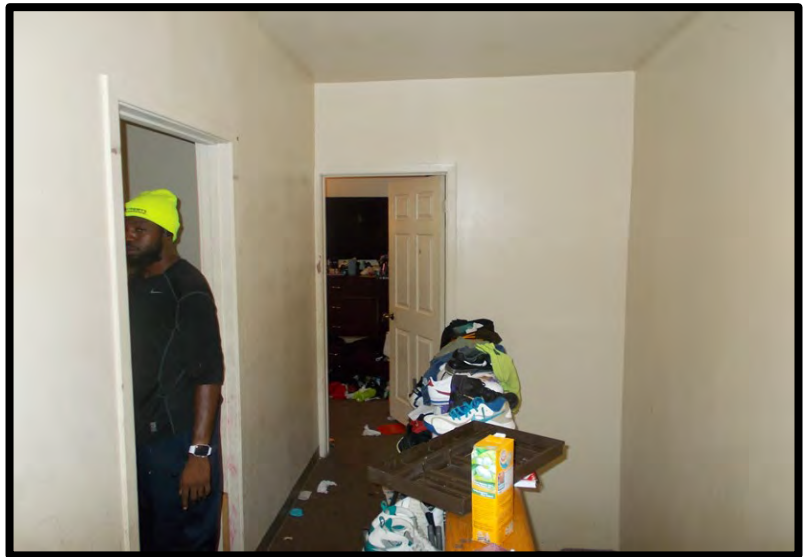


Photo No. 241

View of bedroom 1.



Photos by: VP on 9/15/20

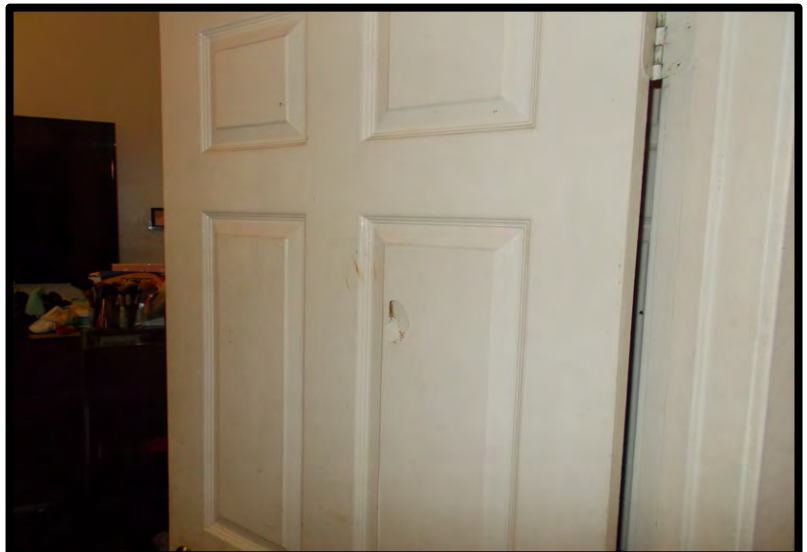
Photo No. 242

View of bedroom 1 closet and entry.



Photo No. 243

Depicts damaged door at bedroom 2.



Photos by: VP on 9/15/20

Photo No. 244

Depicts bedroom entry from bedroom 2.

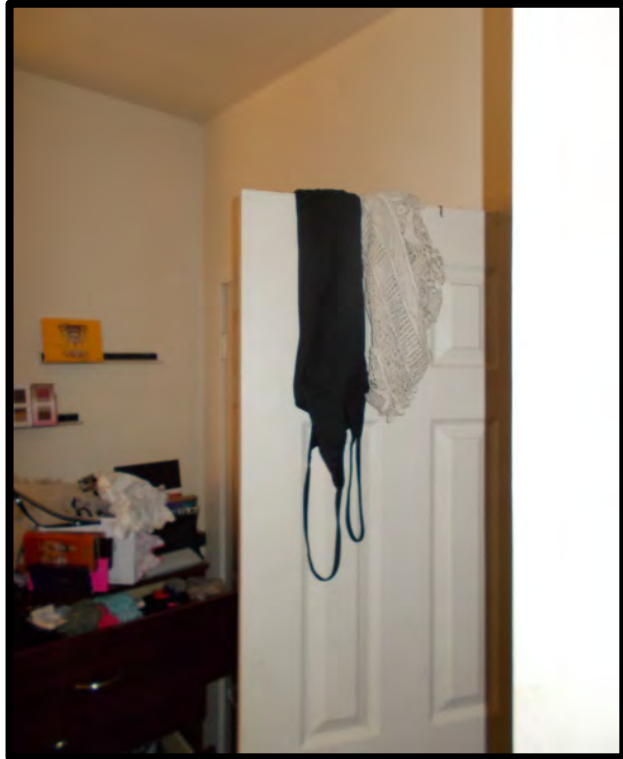


Photo No. 245

Depicts window exterior wall conditions at bedroom 2.



Photos by: VP on 9/15/20

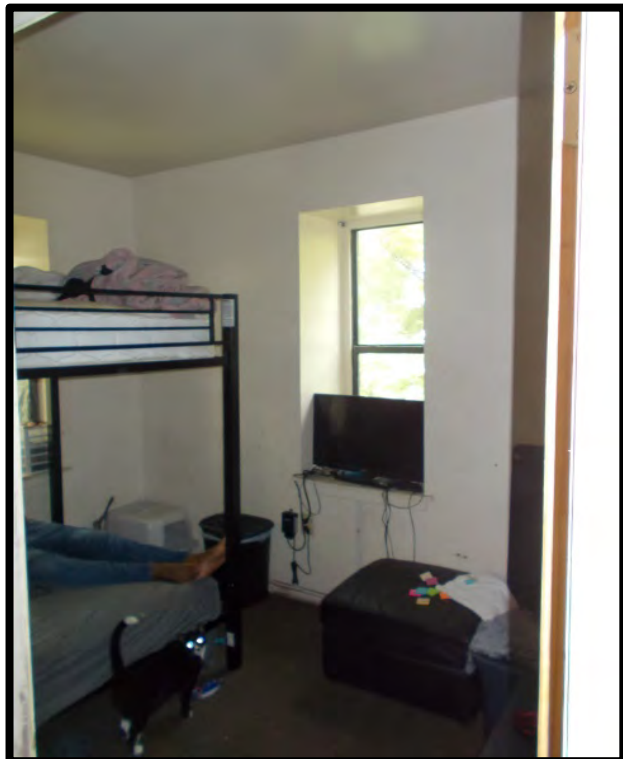
Photo No. 246

Additional view of bedroom 2 interior.



Photo No. 247

Depicts interior of bedroom 3.



Photos by: VP on 9/15/20

Photo No. 248

Depicts interior view of bedroom 3 looking at
bedroom closet and entry.

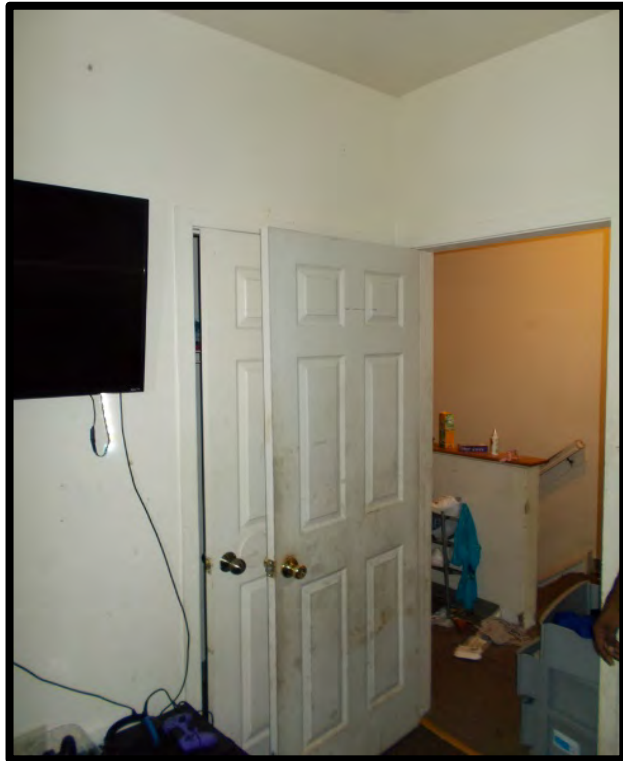


Photo No. 249

Depicts shared wall of bedroom 3 and bathroom
along with plumbing access panel.



Photos by: VP on 9/15/20

Photo No. 250

View of stairs leading down to basement at previously
indicated Bilco door.



Photo No. 251

View of mechanical equipment for Unit 3.



Photos by: VP on 9/15/20

Photo No. 252

View of electric meter panels. Also visible in photo is
sprinkler main and gas meter.



Photo No. 253

Overall interior view of 6526 Germantown Avenue
basement.



Photo No. 254

Panning right from previous photo.



Photos by: VP on 9/15/20

Photo No. 255

View of additional mechanical equipment.



Photo No. 256

View of additional mechanical equipment in basement
of 6526 Germantown Avenue feeding apartments.



cc: File #2.20341.01

8.2.2 PHOTO EXHIBITS

MEP



Gas hot water heater.



Sanitary piping with caution tape on it.



Fire panel.



Gas fired furnace.



Hot water heater #2.



Electric meters and panel.

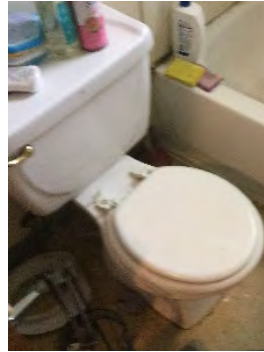
8.2.2 PHOTO EXHIBITS

MEP

Unit 1



Bathroom shower.



Bathroom toilet.



Bathroom light and exhaust fan.



Kitchen light with water damage to ceiling.



Kitchen faucet.

8.2.2 PHOTO EXHIBITS

MEP

Unit 2



Bathroom sink in good condition.



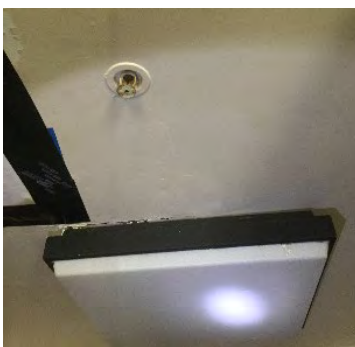
Bathroom toilet working and in good condition.



Electric stove.



Bathroom exhaust fan working and in good condition.



Sprinkler and light.

8.3 SUPPORTING DOCUMENTATION

FEMA Flood Zone Map



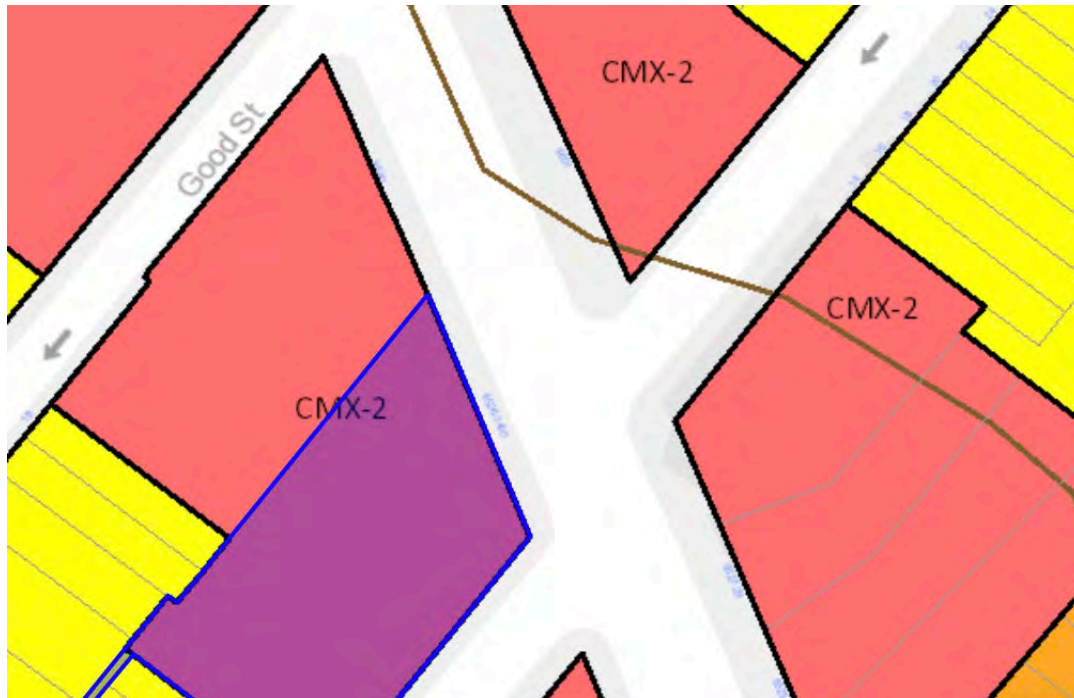
FEMA Flood Zone Information

6526-34 Germantown Ave is located in Flood Zone X which represents areas determined to be outside the 0.2% annual chance floodplain as identified by Floor Insurance Rate (FIRM) map number 4207570095G issued by the National Flood Insurance Program (NFIP). 6526-34 Germantown Ave is located in EPA Radon Zone 3, indicating a low potential for the presence of Radon and a predicted average indoor radon screening level of less than 2 pCi/L.

Aerial View



City of Philadelphia Zoning Map



City of Philadelphia Zoning Information

CMX-2 districts are primarily intended to accommodate neighborhood-serving retail and service uses.



October 22, 2020

Attention: PHDC Germantown CNA

Reference: Lead XRF Testing Results
6526 Germantown Avenue, Philadelphia, PA
Criterion's Project Number: **201379**

As per your request, Criterion Laboratories, Inc. (Criterion) performed a lead-based paint inspection of the residence located at 6526 Germantown Avenue in Philadelphia, PA. The purpose of the inspection was to confirm the presence, if any, and condition of lead-based painted surfaces.

Criterion performed a lead-based paint inspection on September 17, 2020. Painted surfaces were analyzed for lead using an X-ray Fluorescence Spectrometer (XRF) manufactured by Thermo Scientific-NITON.

The Environmental Protection Agency (E.P.A.) considers 1.0 milligrams of lead per square centimeter of painted surface, or greater, to be lead-based paint ($\geq 1.0 \text{ mg/cm}^2$).

The City of Philadelphia's Department of Public Health document entitled "Regulations Relating to Labeling, Application and Removal of Lead Paint", dated December 26, 1977, states that any paint lacquer or other applied liquid surface coating, and putty or caulking or other sealing compound with a lead content of 0.7 mg/cm^2 or greater, is considered lead-based.

During the inspection, the presence of lead-based paint was detected in various locations of the Property, (refer to Attachments). Listed on the attached sheets (Attachments) are location and components for the areas where painted surfaces were sampled. **A summary of the locations/components testing positive for lead-based paint is included in the following table. You will find a legend in the Attachments Section, which will explain the codes used in this table.**

6526 Germantown Avenue, Philadelphia, PA

Color/Substrate/

<u>Location</u>	<u>Component</u>	<u>Surface/Condition</u>	<u>Recommendations</u>
<u>Exterior</u>			
Outside Apartment 3	Green/Wood/Door Casing	Friction/Fair	A ENCP/HR/OSHA
Outside Apartment 3	Green/Wood/Overhang	Non-Friction/Fair	A ENCP/HR/OSHA



Any painted surface that has lead content should not be sanded, demolished or disturbed without the proper engineering controls and work methods, as spelled out under the OSHA's 29 CFR Part 1926.62 Lead Exposure in Construction, Interim Rule. Improper disturbance of any paint with lead content can cause lead to become airborne. The emphasis on controlling lead dust derives from the conclusion that lead dust appears to be the primary route of exposure to lead, especially of low-level exposure.

It is therefore important that occupants of the building and any contractors be made aware of the presence of the lead-based paint and the potential health risks associated with the ingestion of lead-based paint or the associated dust that results from the damaging of the painted surfaces.

Occupants and/or contractors should also be made aware of the importance of not damaging the painted surfaces and creating loose and flaking paint or the creation of dust. If the painted surfaces are damaged this should be reported to the proper building representative/maintenance personnel to properly correct the problem to prevent an increased exposure potential.

Sincerely,

Melissa Billingsley
Project Manager

Attachments

Testing Report Legend

Recommendations

HR – Hazard Reduction

It is recommended that these surfaces be periodically observed for chalking, peeling or cracking.

If the surface is chalking, it can be cleaned with Trisodium Phosphate and repainted. If it is peeling or cracking, it should be repaired or abated.

AR – Abatement Replacement

A strategy of abatement that entails the removal of building components coated with lead-based paint and installation of new components free of lead-based paint.

A Encp – Abatement Encapsulation

“Encapsulant” means a coating or rigid material that relies on adhesion to a lead-based paint surface and is not mechanically fastened to the substrate with a 20-year warranty.

“Encapsulation” means a process to make lead-based paint inaccessible by providing a barrier between the lead-based paint and the environment, where the primary means of attachment for the encapsulant is bonding of a product to the surface covered either by the product itself or through the use of an adhesive.

A Encl – Abatement Enclosure

“Enclosure” means the installation of a rigid, durable barrier that is mechanically attached to building components, with all edges and seams sealed with caulk or other sealant and having a design life of at least 20 years.

CA – Complete Abatement

A process designed either to permanently eliminate lead-based paint hazards on a component and includes, but is not limited to: the removal of lead-based paint and lead-contaminated dust.

OSHA

Any painted surface that has lead content should not be sanded, demolished or disturbed without the proper engineering controls and work methods. As spelled out under OSHA’s CFR Part 1926 Lead Exposure in Construction, Interim Rule. Improper disturbance of any paint with lead content can cause lead to become airborne.

NA – Non-applicable

X-ray Fluorescence Spectrometer (XRF) results indicated 0.0 or below, which indicates no lead detected by the XRF Spectrometer.

Surface/Condition

Surface

- ◆ A determination of whether a painted surface is considered friction/impact surface or non-friction impact surface.
- ◆ Friction/Impact Surface – any interior or exterior surface subject to abrasion, friction or damage by repeated impact or contact.
- ◆ Non-friction/Impact Surface – any interior or exterior surface not subject to abrasion, friction or damage by repeated impact or contact.

Condition

- ◆ An intact good paint surface is smooth, continuous and free of surface defect, which would result in the release of paint dust or chips.
- ◆ Large surfaces such as walls, floors and ceilings should be rated as follows:
 - ◆ Good or intact condition shall indicate a surface that is entirely intact;
 - ◆ Fair condition shall indicate a surface where less than or equal to two square feet of surface are not intact;
 - ◆ Poor condition shall indicate a surface where more than two square feet of surface are not intact.
- ◆ Components without large surfaces, such as window sills, baseboards, or other small areas, shall be rated as follows:
 - ◆ Good or intact condition shall indicate that the surface is entirely intact;
 - ◆ Fair condition shall indicate that less than or equal to 10 percent of the surface is not intact;
- ◆ Poor condition shall indicate that more than 10 percent of the surface is not intact.
- ◆ Exterior components with large surface areas shall be rated as follows:
 - ◆ Good or intact condition shall indicate that the surface is entirely intact;
 - ◆ Fair condition shall indicate that less than or equal to ten square feet of surface is not intact;
 - ◆ Poor condition shall indicate that more than ten square feet of surface is not intact.

Wall

When entering a room the wall that is the address side of the room is labeled as “A” Wall. The walls are then labeled in a clockwise fashion as “B” Wall and “D” Wall.



Calibration Check Test Results

Client: BFW

Address: 6526 Germantown Avenue
Philadelphia, PA

Date: 9-17-20 XRF Serial #: 25207

Project Number: 201379

Inspector: Craig Gantz

Inspector Signature: [Signature]

Lead Paint Standards	Start of Job		2 nd Calibration Check		3 rd Calibration Check		4 th Calibration Check	
	1 st Calibration Check							
Surface Lead mg/cm ²	Reading #	Result	Reading #	Result	Reading #	Result	Reading #	Result
<0.01	1	0.0	273	0.0				
1.04 ± 0.06	2	1.0	274	1.1				
0.71 ± 0.08	3	0.7	275	0.7				
3.58 ± 0.39								
1.53 ± 0.09								
0.31 ± 0.02								
Detector Resolution	379.6							

Note: At least three (3) calibration samples should be taken before and after the inspection has been complete. In addition three (3) calibration samples should be taken at four (4) hour intervals.



XRF Testing Report

Date:

Page 1 of 3

Client:

BFL

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Room Equivalent:

Room #: Apt 1
Living Room / Kitchen

Signature:

Project No.:

201379

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	4	A	Center	0.0	0.0	POS	FRICION NON- FRICION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	8 9	A A	Sill Apr	0.0 0.0	0.0	POS NEG	FRICION NON- FRICION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Frame	10 11	A A	Casing Jamb	0.0 0.0	0.0	POS NEG	FRICION NON- FRICION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	12	N/A	Center	0.0	0.0	POS NEG	FRICION NON- FRICION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A
Black	Wood Brick Sheetrock Plaster Metal Concrete	Window Curb	13	A	Cur	0.0	0.0	POS NEG	FRICION NON- FRICION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A



Criterion

XRF Testing Report

Page 2 of 34

Client:

BEW

Date:

9-17-20

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Signature:

Room Equivalent:

Project No.:

201379

Room #:

Apt. 1
East Berwyn

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	14	A	Center	0.0	0.0	POS	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			15	B		0.0		NEG		
			16	C		0.0		NEG		
			17	D		0.0		INC		
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	18	B	Sill Apron	0.0	0.0	POS	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			19			0.0		NEG		
								NEG		
								INC		
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Frame	20	D	Casing Jambs	0.0	0.0	POS	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			21			0.0		NEG		
								NEG		
								INC		
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	22	N/A	Center	0.0	0.0	POS	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG		
								NEG		
								INC		
Black	Wood Brick Sheetrock Plaster Metal Concrete	Window Curb	23	B	Center	0.0	0.0	POS	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG		
								NEG		
								INC		



Criterion

XRF Testing Report

Page 3 of 34

Client:

BEV

Date:

9-17-20

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Signature:

Room Equivalent:

Apt. 1

Project No.:

201379

Room #:

Rev. 10/20/20

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	24	A	Center ↓	0.0	0.0	POS	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
			25	B		0.0		(NEG)		
			26	C		0.0		INC		
			27	D		0.0		POS		
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	28	B	Sill Apex	0.0	0.0	POS	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
			29	B		0.0		(NEG)		
								INC		
								POS		
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Frame	30	B	Casing Jamb	0.0	0.0	POS	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
			31	B		0.0		(NEG)		
								INC		
								POS		
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	32	A	Center	0.0	0.0	POS	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
								(NEG)		
								INC		
								POS		



Criterion

Client:

BEW

XRF Testing Report

Page 4 of 32

Date:

9-17-20

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Signature:

Room Equivalent:

Apt 1

Project No.:

201379

Room #:

Buthman

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation	
white	Wood Brick Sheetrock Plaster Metal Concrete	Wall	33	A	cur ↓	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			34	A		0.0		NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			35	D		0.0		INC	FRICITION NON- FRICITION	POOR	HR AR A ENCL A ENCP CA OSHA N/A
white	Wood Brick Sheetrock Plaster Metal Concrete	door system	36	A	door casy j-3	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			37	A		0.0		NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			38	A		0.0		INC	FRICITION NON- FRICITION	POOR	HR AR A ENCL A ENCP CA OSHA N/A
white	Wood Brick Sheetrock Plaster Metal Concrete	ceiling	39	NA	cur	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								INC	FRICITION NON- FRICITION	POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								INC	FRICITION NON- FRICITION	POOR	HR AR A ENCL A ENCP CA OSHA N/A



Criterion

XRF Testing Report

Client:

BFW

Date:

Page 5 of 32
9-17-20

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Signature:

Project No.:

201379

Room Equivalent:

Apt. 2

Room #:

Living Room / Kitchen

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	40	A	Center	0.0	0.0	POS	FRICTION NON- FRICTION POOR	HR AR A ENCL CA OSHA N/A
			41	B		0.0		NEG		
			42	C		0.0		NEG		
			43	D		0.0		INC		
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	44	A	Curtain	0.0	0.0	POS	FRICTION NON- FRICTION POOR	HR AR A ENCL CA OSHA N/A
								NEG		
								INC		
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Frame	45	A	Casing	0.0	0.0	POS	FRICTION NON- FRICTION POOR	HR AR A ENCL CA OSHA N/A
			46	A		0.0		NEG		
								INC		
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	47	N/A	Curtain	0.0	0.0	POS	FRICTION NON- FRICTION POOR	HR AR A ENCL CA OSHA N/A
								NEG		
								INC		
Black	Wood Brick Sheetrock Plaster Metal Concrete	Kitchen Cabinet	48	A	Curtain	0.0	0.0	POS	FRICTION NON- FRICTION POOR	HR AR A ENCL CA OSHA N/A
								NEG		
								INC		



Criterion

XRF Testing Report

Page 6 of 32

Client:

BEW

Date:

9-17-20

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Signature:

Room Equivalent:

Appt. 2

Project No.:

201379

Room #:

Front Balcony

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	49	A	Center	0.0	0.0	POS	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			50	B		0.0				
			51	C		0.0				
			52	D		0.0				
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	53	D	Sill Apron	0.0	0.0	POS	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			54	D		0.0		NEG		
								INC		
White	Wood Brick Sheetrock Plaster Metal Concrete	door Frame	55	B	Casing Jamb door	0.0	0.0	POS	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			56	B		0.0		NEG		
			57	B		0.0		INC		
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	58	N/A	Center	0.0	0.0	POS	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG		
								INC		
Black	Wood Brick Sheetrock Plaster Metal Concrete	Window Ledge	59	D	Center	0.0	0.0	POS	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG		
								INC		



Criterion

XRF Testing Report

Page 7 of 32

Client:

BEV

Date:

9-17-20

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Signature:

Room Equivalent:

Project No.:

201379

Room #:

Apr. 2
Lees Bedroom

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
<u>White</u>	<u>Wood Brick Sheetrock Plaster Metal Concrete</u>	<u>Wall</u>	<u>G0</u>	<u>A</u>	<u>Center</u>	<u>0.0</u>	<u>0.0</u>	<u>POS</u>	<u>FRICITION NON-FRICITION</u>	<u>INTACT FAIR POOR</u>
			<u>G1</u>	<u>B</u>		<u>0.0</u>				
			<u>G2</u>	<u>C</u>		<u>0.0</u>				
			<u>G3</u>	<u>D</u>		<u>0.0</u>				
<u>White</u>	<u>Wood Brick Sheetrock Plaster Metal Concrete</u>	<u>Window Sill</u>	<u>G4</u>	<u>D</u>	<u>Cur</u>	<u>0.0</u>	<u>0.0</u>	<u>POS</u>	<u>FRICITION NON-FRICITION</u>	<u>INTACT FAIR POOR</u>
<u>White</u>	<u>Wood Brick Sheetrock Plaster Metal Concrete</u>	<u>door frame</u>	<u>G5</u>	<u>B</u>	<u>Casing</u>	<u>0.0</u>	<u>0.0</u>	<u>POS</u>	<u>FRICITION NON-FRICITION</u>	<u>INTACT FAIR POOR</u>
			<u>G6</u>	<u>B</u>		<u>0.0</u>				
			<u>G7</u>	<u>B</u>		<u>0.0</u>				
<u>White</u>	<u>Wood Brick Sheetrock Plaster Metal Concrete</u>	<u>Ceiling</u>	<u>G8</u>	<u>N/A</u>	<u>Cur</u>	<u>0.0</u>	<u>0.0</u>	<u>POS</u>	<u>FRICITION NON-FRICITION</u>	<u>INTACT FAIR POOR</u>
	<u>Wood Brick Sheetrock Plaster Metal Concrete</u>							<u>POS</u>	<u>FRICITION NON-FRICITION</u>	<u>INTACT FAIR POOR</u>



Criterion

Client:

BFW

Date:

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9-17-20

XRF Testing Report

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Signature:

Room Equivalent:

APP. 2

Project No.:

201379

Room #:

Bathroom

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation	
white	Wood Brick Sheetrock Plaster Metal Concrete	wall	69	A	door	0.0	0.0	POS	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
			70	A		0.0		NEG	FRICION NON- FRICION	POOR	
								INC			
white	Wood Brick Sheetrock Plaster Metal Concrete	door system	71	A	Casing joist door	0.0	0.0	POS	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
			72	A		0.0		NEG	FRICION NON- FRICION	POOR	
			73	A		0.0		INC			
white	Wood Brick Sheetrock Plaster Metal Concrete	ceiling	74	Not	ceiling	0.0	0.0	POS	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
								NEG	FRICION NON- FRICION	POOR	
								INC			
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
								NEG	FRICION NON- FRICION	POOR	
								INC			
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
								NEG	FRICION NON- FRICION	POOR	
								INC			



Criterion

XRF Testing Report

Page 1 of 38

Client:

BEW

Date:

9-17-20

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Signature:

Room Equivalent:

Apt. 13

Project No.:

201379

Room #:

Living Room / Kitchen

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	75	A	Center ↓	0.0	0.0	POS	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
			76	B		0.0		(NEG)		
			77	C		0.0		INC		
			78	D		0.0		INC		
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	79	A	Sill Apr	0.0	0.0	POS	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
			80	B		0.0		(NEG)		
								INC		
								INC		
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Frame	81	A	Casing Jamb	0.0	0.0	POS	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
			82	B		0.0		(NEG)		
								INC		
								INC		
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	83	A1A	Center	0.0	0.0	POS	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
								(NEG)		
								INC		
								INC		
Brown	Wood Brick Sheetrock Plaster Metal Concrete	Door	84	B	Center	0.0	0.0	POS	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
								(NEG)		
								INC		
								INC		



Criterion

XRF Testing Report

Client:

BEW

Date:

Page 10 of 32

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Signature:

9-17-20

Room Equivalent:

Appt. 3

Project No.:

201379

Room #:

Living Room

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
Tn	Wood Brick Sheetrock Plaster Metal Concrete	Stair String	85	13	cur	U.O	U.O	POS (NEG)	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
Tn	Wood Brick Sheetrock Plaster Metal Concrete	Hand Rail	86	13	cur	U.O	U.O	POS (NEG)	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A



Criterion

XRF Testing Report

Client:

BEW

Date:

9-17-20

Page 11 of 32

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Room Equivalent:

Apt. 3

Room #:

Bathroom

Signature:

Project No.:

201379

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation		
Blue	Wood Brick Sheetrock Plaster Metal Concrete	Wall	87	10	Lur	0-0	0-0	POS	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A	
			88	15								
White	Wood Brick Sheetrock Plaster Metal Concrete	Lur System	81	10	Lur	0-0	0-0	POS	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A	
			96	10	Lur	0-0		NEG	FRICION NON- FRICION	FAIR POOR	AR OSHA N/A	
			81	10								
Blue	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	92	10	Lur	0-0	0-0	POS	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A	
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A	
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A	



Criterion

XRF Testing Report

Client:

BFW

Date:

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9-17-20

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Room Equivalent:

Apt. 3
Left Bedroom

Room #:

XRF Serial No.:

25207

Signature:

Project No.:

201379

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition	Recommendation	
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	93	A	Center ↓	0.0	0.0	POS	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			94	B		0.0		NEG	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			95	C		0.0					
			96	D		0.0					
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	97	A	Cur	0.0	0.0	POS	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	door Frame	98	C	Casing Jamb door	0.0	0.0	POS	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			99	C		0.0		NEG	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			100	C							
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	101	A1A	Center	0.0	0.0	POS	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A



Criterion

Client:

BFLW

XRF Testing Report

Date:

Page 13 of 32

9-17-20

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Signature:

Room Equivalent:

APP. 3

Project No.:

201379

Room #:

Middle Bedroom

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Door System	102	1)	door Case Joist	0.0	0.0	POS	FRICTION NON- FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			103	1)		0.0		NEG		
			904	1)		0.0		INC		
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	105	1)	door	0.0	0.0	POS	FRICTION NON- FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG		
								INC		
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICTION NON- FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG		
								INC		
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICTION NON- FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG		
								INC		



Criterion

XRF Testing Report

Client:

BFLW

Date:

Page 14 of 32
9-17-20

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Signature:

Room Equivalent:

Apt. 3

Project No.:

201379

Room #:

Right Balcony

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition	Recommendation	
White	Wood Brick Sheetrock Plaster Metal Concrete	door frame	106	0	East	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
			107	0	East	0.0		NEG	FRICITION NON- FRICITION	FAIR POOR	AR OSHA N/A
								INC	POOR		
White	Wood Brick Sheetrock Plaster Metal Concrete	Base	108	0	East	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
								NEG	FRICITION NON- FRICITION	FAIR POOR	AR OSHA N/A
								INC	POOR		
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
								NEG	FRICITION NON- FRICITION	FAIR POOR	AR OSHA N/A
								INC	POOR		
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
								NEG	FRICITION NON- FRICITION	FAIR POOR	AR OSHA N/A
								INC	POOR		
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
								NEG	FRICITION NON- FRICITION	FAIR POOR	AR OSHA N/A
								INC	POOR		



Criterion

XRF Testing Report

Client:

BEW

Date:

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9-17-20

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Signature:

Room Equivalent:

Apt. 3

Project No.:

201379

Room #:

Half-Bathrooms

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition	Recommendation
Brown	Wood Brick Sheetrock Plaster Metal Concrete	door System	109	3	Easy just door	6.0	0.0	POS	FRICTION NON- FRICTION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
			110	3		0.0		NEG		
			111	3		0.0		INC		
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	112	1	door	0.0	0.0	POS	FRICTION NON- FRICTION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
								NEG		
								INC		
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICTION NON- FRICTION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
								NEG		
								INC		
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICTION NON- FRICTION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
								NEG		
								INC		
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICTION NON- FRICTION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
								NEG		
								INC		



Criterion

XRF Testing Report

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Client:

BFW

Date:

9-17-20

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Room Equivalent:

Apt. 6
Living Room/Kitchen

Signature:

Project No.:

201379

Room #:

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	113	A	Center ↓	0.0	0.0	POS	FRICTION NON-FRICTION POOR	HR AR A ENCL CA OSHA N/A
			114	B		0.0		NEG		
			115	C		0.0		NEG		
			116	D		0.0		INC		
			117	A		0.0		POS		
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	118	A	Sill Apr	0.0	0.0	NEG	FRICTION NON-FRICTION POOR	HR AR A ENCL CA OSHA N/A
								POS		
								NEG		
								INC		
White	Wood Brick Sheetrock Plaster Metal Concrete	door Frame	119	D	Casing jamb	0.0	0.0	POS	FRICTION NON-FRICTION POOR	HR AR A ENCL CA OSHA N/A
			120	D		0.0		NEG		
								INC		
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	121	N/A	Center	0.0	0.0	POS	FRICTION NON-FRICTION POOR	HR AR A ENCL CA OSHA N/A
								NEG		
								INC		
White	Wood Brick Sheetrock Plaster Metal Concrete	door	122	D	door	0.0	0.0	POS	FRICTION NON-FRICTION POOR	HR AR A ENCL CA OSHA N/A
								NEG		
								INC		



Criterion

XRF Testing Report

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Client:

BFM

Date:

4-17-20

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Signature:

Room Equivalent:

Apt. 6
Front Bedroom

Project No.:

201379

Room #:

25207

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	123	A	Center ↓	0.0	0.0	POS	FRICTION NON- FRICTION POOR	HR AR A ENCL CA OSHA N/A
			124	B		0.0		NEG		
			125	C		0.0		NEG		
			126	D		0.0		INC		
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	127	D	Curtain	0.0	0.0	POS	FRICTION NON- FRICTION POOR	HR AR A ENCL CA OSHA N/A
								NEG		
								INC		
								POS		
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Frame	128	B	Casing Jamb	0.0	0.0	POS	FRICTION NON- FRICTION POOR	HR AR A ENCL CA OSHA N/A
			129	B		0.0		NEG		
								INC		
								POS		
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	130	N/A	Center	0.0	0.0	POS	FRICTION NON- FRICTION POOR	HR AR A ENCL CA OSHA N/A
								NEG		
								INC		
								POS		
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	131	D	Curtain	0.0	0.0	POS	FRICTION NON- FRICTION POOR	HR AR A ENCL CA OSHA N/A
								NEG		
								INC		
								POS		



XRF Testing Report

Client:

Room #:

BFW

Date:

9-17-20

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Signature:

Room Equivalent:

Apt. G

Project No.:

201379

Room #:

Rev. Bedroom

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	132	A	Center (Black)	0.0	0.0	POS	FRICION NON- FAIR POOR	HR AR A ENCL CA OSHA N/A
			133	B		0.0	0.0	NEG	FRICION NON- FAIR POOR	HR AR A ENCL CA OSHA N/A
			134	C		0.0	0.0	INC	FRICION NON- FAIR POOR	HR AR A ENCL CA OSHA N/A
			135	D		0.0	0.0	INC	FRICION NON- FAIR POOR	HR AR A ENCL CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	136	D	cur (Black)	0.0	0.0	POS	FRICION NON- FAIR POOR	HR AR A ENCL CA OSHA N/A
								NEG	FRICION NON- FAIR POOR	HR AR A ENCL CA OSHA N/A
								INC	FRICION NON- FAIR POOR	HR AR A ENCL CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	door frame	137	B	Casing	0.0	0.0	POS	FRICION NON- FAIR POOR	HR AR A ENCL CA OSHA N/A
			138	A	jump	0.0	0.0	NEG	FRICION NON- FAIR POOR	HR AR A ENCL CA OSHA N/A
								INC	FRICION NON- FAIR POOR	HR AR A ENCL CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	139	A1A	Center	0.0	0.0	POS	FRICION NON- FAIR POOR	HR AR A ENCL CA OSHA N/A
								NEG	FRICION NON- FAIR POOR	HR AR A ENCL CA OSHA N/A
								INC	FRICION NON- FAIR POOR	HR AR A ENCL CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Window (cur)	140	D	Center	0.0	0.0	POS	FRICION NON- FAIR POOR	HR AR A ENCL CA OSHA N/A
								NEG	FRICION NON- FAIR POOR	HR AR A ENCL CA OSHA N/A
								INC	FRICION NON- FAIR POOR	HR AR A ENCL CA OSHA N/A



Criterion

XRF Testing Report

Page 14 of 32

Client:

BEW

Date:

9-17-20

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Room Equivalent:

Apt. 6

Signature:

201379

Room #:

Buthman

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	141	N/A	Center	0.0	0.0	POS	INTACT	HR CA A ENCP
								NEG	FRICION NON- FAIR	AR OSHA N/A
								INC	POOR	
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	142	0	Cur	0.0	0.0	POS	INTACT	HR CA A ENCP
			143	0	↓	0.0	0.0	NEG	FRICION NON- FAIR	AR OSHA N/A
								INC	POOR	
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	144	0	door	0.0	0.0	POS	INTACT	HR CA A ENCP
			145	0	Casey	0.0	0.0	NEG	FRICION NON- FAIR	AR OSHA N/A
			146	0	Joey	0.0	0.0	NEG	FRICION NON- FAIR	AR OSHA N/A
								INC	POOR	
	Wood Brick Sheetrock Plaster Metal Concrete							POS	INTACT	HR CA A ENCP
								NEG	FRICION NON- FAIR	AR OSHA N/A
								INC	POOR	
	Wood Brick Sheetrock Plaster Metal Concrete							POS	INTACT	HR CA A ENCP
								NEG	FRICION NON- FAIR	AR OSHA N/A
								INC	POOR	



Criterion

XRF Testing Report

Page 20 of 32

Client:

BEW

Date:

9-17-20

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Signature:

Room Equivalent:

Apt. 5
Living Room/Kitchen

Project No.:

201379

Room #:

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	147	A	Center ↓	0.0	0.0	POS	FRICTION NON-FRICTION POOR	HR AR A ENCL CA OSHA N/A
			148	B		0.0		NEG		
			149	C		0.0		NEG		
			150	D		0.0		INC		
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	151	A	Sill Apr	0.0	0.0	POS	FRICTION NON-FRICTION POOR	HR AR A ENCL CA OSHA N/A
			152	A		0.0		NEG		
								INC		
								POS		
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Frame	153	D	Casing Jamb	0.0	0.0	POS	FRICTION NON-FRICTION POOR	HR AR A ENCL CA OSHA N/A
			154	D		0.0		NEG		
								INC		
								POS		
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	155	N/A	Center	0.0	0.0	POS	FRICTION NON-FRICTION POOR	HR AR A ENCL CA OSHA N/A
								NEG		
								INC		
								POS		
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	156	D	End	0.0	0.0	POS	FRICTION NON-FRICTION POOR	HR AR A ENCL CA OSHA N/A
								NEG		
								INC		
								POS		



Criterion

Client:

BFW

XRF Testing Report

Date:

Page 21 of 34
9-17-20

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Signature:

Room Equivalent:

Apt. 5

Project No.:

201379

Room #:

Front Bedroom

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	157	A	Center ↓	0.0	0.0	POS	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
			158	B		0.0		NEG		
			159	C		0.0		NEG		
			160	D		0.0		INC		
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	161	B	Sill Apron	0.0	0.0	POS	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
			162	B		0.0		NEG		
								INC		
								POS		
White	Wood Brick Sheetrock Plaster Metal Concrete	door Frame	163	D	Casing Jamb	0.0	0.0	POS	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
			164	D		0.0		NEG		
								INC		
								POS		
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	165	A1A	Center	0.0	0.0	POS	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
								NEG		
								INC		
								POS		
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
								NEG		
								INC		
								POS		



Criterion

XRF Testing Report

Client:

BFW

Date:

Page 22 of 32
7-17-20

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Signature:

Room Equivalent:

AP1.5
Rensselaer

Project No.:

201379

Room #:

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	166	A	Center	0.0	0.0	POS	FRICION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			167	B		0.0	0.0	NEG	FRICION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			168	C		0.0	0.0	NEG	FRICION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			169	D		0.0	0.0	INC	FRICION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	170	B	Car	0.0	0.0	POS	FRICION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
						0.0	0.0	NEG	FRICION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
						0.0	0.0	INC	FRICION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
						0.0	0.0	POS	FRICION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	door Frame	171	D	Casing	0.0	0.0	POS	FRICION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			172	A	Trim	0.0	0.0	NEG	FRICION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
						0.0	0.0	INC	FRICION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
						0.0	0.0	POS	FRICION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	173	A1A	Car	0.0	0.0	POS	FRICION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
						0.0	0.0	NEG	FRICION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
						0.0	0.0	INC	FRICION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
						0.0	0.0	POS	FRICION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	door	174	D	Car	0.0	0.0	POS	FRICION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
						0.0	0.0	NEG	FRICION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
						0.0	0.0	INC	FRICION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
						0.0	0.0	POS	FRICION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A



Criterion

Client:

BEV

XRF Testing Report

Page 25 of 38

Date:

9-17-20

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Signature:

Room Equivalent:

AP-5

Project No.:

201379

Room #:

Bulldozer

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	der fine	175 176	A A	long jog	0.0 0.0	0.0	POS (NEG)	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	W-11	177 178	A A	cur L	0.0 0.0	0.0	POS (NEG)	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	celling	179	NA	cur	0.0	0.0	POS (NEG)	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A



Criterion

XRF Testing Report

Page 24 of 32

Client:

BEW

Date:

9-17-20

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Signature:

Room Equivalent:

Project No.:

201379

Room #:

Appt. 4
Living Room/Kitchen

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	180	A	Center	0.0	0.0	POS	FRICTION NON-FRICTION INTACT FAIR POOR	HR CA AR A ENCL A ENCP CA OSHA N/A
			181	B		0.0		NEG		
			182	C		0.0		NEG		
			183	D		0.0		INC		
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	184	D	Cv	0.0	0.0	POS	FRICTION NON-FRICTION INTACT FAIR POOR	HR CA AR A ENCL A ENCP CA OSHA N/A
								NEG		
								INC		
								NEG		
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Frame	185	D	Casing Jamb	0.0	0.0	POS	FRICTION NON-FRICTION INTACT FAIR POOR	HR CA AR A ENCL A ENCP CA OSHA N/A
			186	D		0.0		NEG		
								INC		
								NEG		
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	187	N/A	Center	0.0	0.0	POS	FRICTION NON-FRICTION INTACT FAIR POOR	HR CA AR A ENCL A ENCP CA OSHA N/A
								NEG		
								INC		
								NEG		
White	Wood Brick Sheetrock Plaster Metal Concrete	Stair String	188	N/A	Center	0.0	0.0	POS	FRICTION NON-FRICTION INTACT FAIR POOR	HR CA AR A ENCL A ENCP CA OSHA N/A
								NEG		
								INC		
								NEG		



Criterion

Client:

BEW

XRF Testing Report

Date:

Page 25 of 38
9-17-20

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Signature:

[Signature]

Room Equivalent:

Apt. 4
Bucktown

Project No.:

201379

Room #:

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Class-ification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	187	A	Cm ↓	0.0	0.0	POS	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A
			190	C		0.0		NEG	FRICITION NON- POOR	HR AR A ENCL A ENCP CA OSHA N/A
								POS	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICITION NON- POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Cm	191	NA	Cm ↓	0.0	0.0	POS	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICITION NON- POOR	HR AR A ENCL A ENCP CA OSHA N/A
								POS	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICITION NON- POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICITION NON- POOR	HR AR A ENCL A ENCP CA OSHA N/A
								POS	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICITION NON- POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICITION NON- POOR	HR AR A ENCL A ENCP CA OSHA N/A
								POS	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICITION NON- POOR	HR AR A ENCL A ENCP CA OSHA N/A



Criterion

XRF Testing Report

Page 26 of 32

Client:

BFM

Date:

9-17-20

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Signature:

Room Equivalent:

Project No.:

201379

Room #:

Apt. 4
Left Balcony

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
<u>White</u>	<u>Wood Brick Sheetrock Plaster Metal Concrete</u>	<u>Wall</u>	<u>192</u>	<u>A</u>	<u>Center</u>	<u>0.0</u>	<u>0.0</u>	<u>POS</u>	<u>FRICION NON-INTACT FAIR POOR</u>	<u>HR A ENCP CA OSHA N/A</u>
			<u>193</u>	<u>B</u>		<u>0.0</u>		<u>NEG</u>		
			<u>194</u>	<u>C</u>		<u>0.0</u>		<u>NEG</u>		
			<u>195</u>	<u>D</u>		<u>0.0</u>		<u>INC</u>		
<u>White</u>	<u>Wood Brick Sheetrock Plaster Metal Concrete</u>	<u>Window Sill</u>	<u>196</u>	<u>A</u>	<u>Sill</u>	<u>0.0</u>	<u>0.0</u>	<u>POS</u>	<u>FRICION NON-INTACT FAIR POOR</u>	<u>HR A ENCP CA OSHA N/A</u>
			<u>197</u>	<u>A</u>		<u>0.0</u>		<u>NEG</u>		
								<u>INC</u>		
<u>White</u>	<u>Wood Brick Sheetrock Plaster Metal Concrete</u>	<u>door frame</u>	<u>198</u>	<u>C</u>	<u>Casing</u>	<u>0.0</u>	<u>0.0</u>	<u>POS</u>	<u>FRICION NON-INTACT FAIR POOR</u>	<u>HR A ENCP CA OSHA N/A</u>
			<u>199</u>	<u>C</u>		<u>0.0</u>		<u>NEG</u>		
								<u>INC</u>		
<u>White</u>	<u>Wood Brick Sheetrock Plaster Metal Concrete</u>	<u>Ceiling</u>	<u>200</u>	<u>N/A</u>	<u>Center</u>	<u>0.0</u>	<u>0.0</u>	<u>POS</u>	<u>FRICION NON-INTACT FAIR POOR</u>	<u>HR A ENCP CA OSHA N/A</u>
								<u>NEG</u>		
								<u>INC</u>		



Criterion

XRF Testing Report

Client:

BFW

Date:

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9-17-20

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Room Equivalent:

Apt. 4

Room #:

Rogers Building

Signature:

Project No.:

201379

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	201	A	Center	0.0	0.0	POS	FRICION NON- FRICION	HR AR A ENCL A ENCP CA OSHA N/A
			202	B		0.0		NEG	INTACT FAIR POOR	CA
			203	C		0.0		NEG	FAIR	OSHA
			204	D		0.0		INC	POOR	N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	205	A	Sill	0.0	0.0	POS	FRICION NON- FRICION	HR AR A ENCL A ENCP CA OSHA N/A
			26	A	Ar	0.0		NEG	INTACT FAIR POOR	CA
								NEG	FAIR	OSHA
								INC	POOR	N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	door Frame	207		Casing	0.0	0.0	POS	FRICION NON- FRICION	HR AR A ENCL A ENCP CA OSHA N/A
			208		jump	0.0		NEG	INTACT FAIR POOR	CA
								NEG	FAIR	OSHA
								INC	POOR	N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	209	M1A	Center	0.0	0.0	POS	FRICION NON- FRICION	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	INTACT FAIR POOR	CA
								NEG	FAIR	OSHA
								INC	POOR	N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	INTACT FAIR POOR	CA
								NEG	FAIR	OSHA
								INC	POOR	N/A



Criterion

XRF Testing Report

Page 22 of 32

Client:

BEW

Date:

9-17-20

Sampling Location:

6526 Germantown Ave.

Signature:

Room Equivalent:

Philadelphia, PA

Project No.:

201379

Room #:

Ap1.9
Middle Bedroom

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
wh	Wood Brick Sheetrock Plaster Metal Concrete	Wall	205	C	Br	0.0	0.0	POS NEG	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
wh	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	206	A	Br	0.0	0.0	POS NEG	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
wh	Wood Brick Sheetrock Plaster Metal Concrete	door Sill	207 208 209	C C C	Br Br Br	0.0 0.0 0.0	0.0	POS NEG NEG	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A



Criterion

XRF Testing Report

Page 23 of 38

Client:

BEV

Date:

9-17-20

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Signature:

Room Equivalent:

Project No.:

201379

Room #:

Appt. 7
Living Room / Kitchen

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	210 211 212 213	A B C D	Center ↓	0.0 0.0 0.0 0.0	0.0	POS NEG NEG INC	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
off- White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	214 215	A B	Appt Appt	0.0 0.0	0.0	POS NEG INC	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
off- White	Wood Brick Sheetrock Plaster Metal Concrete	door Frame	216 217	A B	Casing jamb	0.0 0.0	0.0	POS NEG INC	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	218	N/A	Center	0.0	0.0	POS NEG INC	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	door	219	B	Center	0.0	0.0	POS NEG INC	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A



Criterion

XRF Testing Report

Page 24 of 32

Client:

BEV

Date:

9-17-20

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Signature:

Room Equivalent:

Project No.:

201379

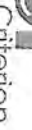
Room #:

Apt. 7
Front Bedroom

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
<u>White</u>	<u>Wood Brick Sheetrock Plaster Metal Concrete</u>	<u>Wall</u>	<u>220</u>	<u>A</u>	<u>Center</u>	<u>0.0</u>	<u>0.0</u>	<u>POS</u>	<u>FRICITION NON-FRICITION</u> <u>INTACT FAIR POOR</u>	<u>HR</u> <u>AR</u> <u>A ENCL</u> <u>A ENCP</u> <u>CA</u> <u>OSHA</u> <u>N/A</u>
			<u>221</u>	<u>B</u>		<u>0.0</u>		<u>NEG</u>		
			<u>222</u>	<u>C</u>		<u>0.0</u>		<u>NEG</u>		
			<u>223</u>	<u>D</u>		<u>0.0</u>		<u>INC</u>		
<u>off-White</u>	<u>Wood Brick Sheetrock Plaster Metal Concrete</u>	<u>Window Sill</u>	<u>224</u>	<u>A</u>	<u>Center</u>	<u>0.0</u>	<u>0.0</u>	<u>POS</u>	<u>FRICITION NON-FRICITION</u> <u>INTACT FAIR POOR</u>	<u>HR</u> <u>AR</u> <u>A ENCL</u> <u>A ENCP</u> <u>CA</u> <u>OSHA</u> <u>N/A</u>
								<u>NEG</u>		
								<u>NEG</u>		
								<u>INC</u>		
<u>off-White</u>	<u>Wood Brick Sheetrock Plaster Metal Concrete</u>	<u>door frame</u>	<u>225</u>	<u>C</u>	<u>Center</u>	<u>0.0</u>	<u>0.0</u>	<u>POS</u>	<u>FRICITION NON-FRICITION</u> <u>INTACT FAIR POOR</u>	<u>HR</u> <u>AR</u> <u>A ENCL</u> <u>A ENCP</u> <u>CA</u> <u>OSHA</u> <u>N/A</u>
			<u>226</u>	<u>C</u>		<u>0.0</u>		<u>NEG</u>		
								<u>NEG</u>		
								<u>INC</u>		
<u>White</u>	<u>Wood Brick Sheetrock Plaster Metal Concrete</u>	<u>Ceiling</u>	<u>227</u>	<u>A</u>	<u>Center</u>	<u>0.0</u>	<u>0.0</u>	<u>POS</u>	<u>FRICITION NON-FRICITION</u> <u>INTACT FAIR POOR</u>	<u>HR</u> <u>AR</u> <u>A ENCL</u> <u>A ENCP</u> <u>CA</u> <u>OSHA</u> <u>N/A</u>
								<u>NEG</u>		
								<u>NEG</u>		
								<u>INC</u>		
<u>off-White</u>	<u>Wood Brick Sheetrock Plaster Metal Concrete</u>	<u>door</u>	<u>228</u>	<u>C</u>	<u>Center</u>	<u>0.0</u>	<u>0.0</u>	<u>POS</u>	<u>FRICITION NON-FRICITION</u> <u>INTACT FAIR POOR</u>	<u>HR</u> <u>AR</u> <u>A ENCL</u> <u>A ENCP</u> <u>CA</u> <u>OSHA</u> <u>N/A</u>
								<u>NEG</u>		
								<u>NEG</u>		
								<u>INC</u>		



Page 25 of 21

四

9-17-7

657C Germantown Ave.

Handwritten signature: *[Signature]*

Almberg, III

201379

m. 11/12/18

25707

[illegible]



Criterion

XRF Testing Report

Page 26 of 32

Client:

BEW

Date:

4-17-26

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Room Equivalent:

Signature:

201379

Project No.:

Room #:

APR 17
Rear Bedroom

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	239	A	Linen	C-0	C-0	POS	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A
			240	C		0-0		NEG	FRICITION NON- POOR	
								INC		
off white	Wood Brick Sheetrock Plaster Metal Concrete	door	241	A	Linen	C-0	C-0	POS	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A
			242	A		0-0		NEG	FRICITION NON- POOR	
								INC		
off-white	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	243	C	Sill	0-0	0-0	POS	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A
			244	C		0-0		NEG	FRICITION NON- POOR	
								INC		
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICITION NON- POOR	
								INC		
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICITION NON- POOR	
								INC		



Criterion

Client:

BEW

XRF Testing Report

Page 27 of 32

Date:

9-17-20

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Room Equivalent:

Signature:

201379

Project No.:

Room #:

Apt. 7
Bathrooms

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition	Recommendation	
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	245	C	1st	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
			246	C	2nd	0.0		NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
								INC			
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	247	N/A	1st	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
			248	J	2nd	0.0		NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
								INC			
White	Wood Brick Sheetrock Plaster Metal Concrete	Floor	249	A	1st	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
			250	A	2nd	0.0		NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
								INC			
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
								NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
								INC			



Criterion

XRF Testing Report

Page 28 of 38

Client:

BEW

Date:

9-17-20

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Signature:

Room Equivalent:

Project No.:

201379

Room #:

Basement

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Class-ification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Beam	257	NA	dr	0.0	0.0	POS (NEG)	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
Grn	Wood Brick Sheetrock Plaster Metal Concrete	Column	252	NA	dr	0.0	0.0	POS (NEG)	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
Orange	Wood Brick Sheetrock Plaster Metal Concrete	Beam	253	NA	dr	0.0	0.0	POS (NEG)	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A



Criterion

Client:

BFW

XRF Testing Report

Page 27 of 32

Date:

9-17-20

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Signature:

Room Equivalent:

Project No.:

201379

Room #:

Common Area

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
Tn	Wood Brick Sheetrock Plaster Metal Concrete	Stair Steps	254	W	door	0.0	0.0	POS NEG	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
Tn	Wood Brick Sheetrock Plaster Metal Concrete	Stair Riser	255	W	door	0.0	0.0	POS NEG	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
Tn	Wood Brick Sheetrock Plaster Metal Concrete	Hand Rail	256	W	door	0.0	0.0	POS NEG	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
W	Wood Brick Sheetrock Plaster Metal Concrete	Wall	257	W	door	0.0	0.0	POS NEG	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete		258	C	door	0.0	0.0	POS NEG	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A



Criterion

XRF Testing Report

Client:

BEW

Date:

Page 30 of 32
4-17-20

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Room Equivalent:

Signature:

Project No.:

201379

Room #:

Exterior

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Class-ification	Surface/Condition	Recommendation
Green	Wood Brick Sheetrock Plaster Metal Concrete	door	259	A	door	0.0	0.0	POS NEG	FRICION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
Green	Wood Brick Sheetrock Plaster Metal Concrete	window	260	B	curly	0.0	0.0	POS NEG	FRICION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
Green	Wood Brick Sheetrock Plaster Metal Concrete	door	262	A	door	0.0	0.0	POS NEG	FRICION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
yellow	Wood Brick Sheetrock Plaster Metal Concrete	Wall	263	A	door	0.0	0.0	POS NEG	FRICION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
Green	Wood Brick Sheetrock Plaster Metal Concrete	Wall	264	A	Trim	0.0	0.0	POS NEG	FRICION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A



Criterion

XRF Testing Report

Page 31 of 32

Client:

BEW

Date:

9-17-20

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Signature:

Room Equivalent:

Project No.:

201379

Room #:

Extend

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
Green	Wood Brick Sheetrock Plaster Metal Concrete	door	265	VF	Cur	2.0	0.0	POS NEG INC	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	266	VF	Cur	0.0	0.0	POS NEG INC	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
Green	Wood Brick Sheetrock Plaster Metal Concrete	door Casing	267	B	Outside Apr. 3	10.9	10.9	POS NEG INC	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
Green	Wood Brick Sheetrock Plaster Metal Concrete	door hanging	268	B	outside Apr. 3	15.1	15.1	POS NEG INC	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	door	269	VB		0.0	0.0	POS NEG INC	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A



Criterion

Client:

BFW

XRF Testing Report

Date:

Page 32 of 32
9-17-20

Sampling Location:

6526 Germantown Ave.
Philadelphia, PA

Room Equivalent:

Project No.:

201379

Room #:

EXTEND

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
Green	Wood Brick Sheetrock Plaster Metal Concrete	Support	270	3	Cur	0.03	0.01	POS	FRICION INTACT	HR A ENCP CA AR OSHA A ENCL N/A
			271	3		0.00		NEG	FRICION NON-FAIR FRICION POOR	
								INC	POOR	
Green	Wood Brick Sheetrock Plaster Metal Concrete	down-spot Busse	272	3	Cur	0.00	0.00	POS	FRICION INTACT	HR A ENCP CA AR OSHA A ENCL N/A
								NEG	FRICION NON-FAIR FRICION POOR	
								INC	POOR	
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION INTACT	HR A ENCP CA AR OSHA A ENCL N/A
								NEG	FRICION NON-FAIR FRICION POOR	
								INC	POOR	
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION INTACT	HR A ENCP CA AR OSHA A ENCL N/A
								NEG	FRICION NON-FAIR FRICION POOR	
								INC	POOR	



October 9, 2020

Attention: PHDC Germantown CNA

Reference: Radon Testing Results
6526 Germantown Avenue, Philadelphia, PA
Criterion's Project Number: **201379**

Enclosed are the laboratory results concerning the radon testing performed in Units A and B at the residence located at 6526 Germantown Avenue in Philadelphia, PA. Sampling was performed by Safe Shelter Environmental from September 22- September 24, 2020.

The radon sample was collected from Basement, results indicated an average radon level of 3.7 picocuries per liter (pCi/L). This is **below** the United States Environmental Protection Agency's (US EPA) recommended indoor residential level of 4 pCi/L.

The radon sample was collected from Unit 2 – First Floor, results indicated an average radon level of 1.8 picocuries per liter (pCi/L). This is **below** the United States Environmental Protection Agency's (US EPA) recommended indoor residential level of 4 pCi/L.

The radon sample was collected from Unit 3 – First Floor, results indicated an average radon level of 1.4 picocuries per liter (pCi/L). This is **below** the United States Environmental Protection Agency's (US EPA) recommended indoor residential level of 4 pCi/L.

The radon sample was collected from Unit 4 – First Floor, results indicated an average radon level of 0.5 picocuries per liter (pCi/L). This is **below** the United States Environmental Protection Agency's (US EPA) recommended indoor residential level of 4 pCi/L.

The radon sample was collected from Unit 5 – Second Floor, results indicated an average radon level of 1.2 picocuries per liter (pCi/L). This is **below** the United States Environmental Protection Agency's (US EPA) recommended indoor residential level of 4 pCi/L.

The radon sample was collected from Unit 7 – Third Floor, results indicated an average radon level of 2.2 picocuries per liter (pCi/L). This is **below** the United States Environmental Protection Agency's (US EPA) recommended indoor residential level of 4 pCi/L.

Sincerely,

Melissa Billingsley
Project Manager

Attachment



SAFE SHELTER ENVIRONMENTAL

RADON TEST RESULTS

Test #T200913148

Report date: 9/25/2020

CLIENT INFORMATION

NAME	Ms. Melissa Billingsley
ADDRESS	Criterion Labs, Inc. 400 Street Road Bensalem, PA 19020
PHONE #	(215) 244-1300
EMAIL	mbillingsley@criterionlabs.com

TEST LOCATION

NAME	
ADDRESS	6526 Germantown Avenue Philadelphia, PA 19119
COUNTY	Philadelphia
STRUCTURE	three story rowhome

TEST DEVICE - E-PERM

Electret Reader Serial Number: B-89-RE-161				Reader calibration expiration date: 10/24/2020				
	DEVICE ID #	DEVICE LOCATION	START DATE	START TIME	FINISH DATE	FINISH TIME	RESULT	AVERAGE
1	SHI968	basement	9/22/2020	11:30	9/24/2020	11:05	3.9 pCi/L	
1	SLK552	basement DUP	9/22/2020	11:30	9/24/2020	11:05	3.5 pCi/L	3.7 pCi/L
2	SJX134	Unit 2 - first floor	9/22/2020	11:20	9/24/2020	10:50	2.0 pCi/L	
2	SKL953	Unit 2 - first floor DUP	9/22/2020	11:20	9/24/2020	10:50	1.6 pCi/L	1.8 pCi/L
3	SKZ805	Unit 3 - first floor	9/22/2020	11:25	9/24/2020	11:05	2.2 pCi/L	
3	SLK003	Unit 3 - first floor DUP	9/22/2020	11:25	9/24/2020	11:05	0.6 pCi/L	1.4 pCi/L
4	SLQ640	Unit 4 - first floor	9/22/2020	11:15	9/24/2020	11:05	0.4 pCi/L	
4	SLK102	Unit 4 - first floor DUP	9/22/2020	11:15	9/24/2020	11:05	0.6 pCi/L	0.5 pCi/L
5	SKP510	Unit 5 - second floor	9/22/2020	11:25	9/24/2020	10:50	1.0 pCi/L	
5	SLL469	Unit 5 - second floor DUP	9/22/2020	11:25	9/24/2020	10:50	1.4 pCi/L	1.2 pCi/L
6	SKO672	Unit 7 - third floor	9/22/2020	11:25	9/24/2020	10:50	1.4 pCi/L	
6	SLD044	Unit 7 - third floor DUP	9/22/2020	11:25	9/24/2020	10:50	3.0 pCi/L	2.2 pCi/L

*** indicates radon levels above the EPA action level of 4.0 pCi/L**

Radon Health Risk Information

Radon is the second leading cause of lung cancer, after smoking. The U.S. Environmental Protection Agency (EPA) and the Surgeon General strongly recommend taking further action when the home's radon test results are 4.0 pCi/L (.02 WL)* or greater. The national average indoor radon level is about 1.3 pCi/L. The higher the home's radon level the greater the health risk to you and your family. Reducing your radon levels can be done easily, effectively and fairly inexpensively. Even homes with very high radon levels can be reduced below 4.0 pCi/L. For further information about reducing elevated radon levels please refer to the "Pennsylvania's Consumer's Guide to Radon Reduction."

TEST PLACED BY:

Rick Haag PA-DEP# **0199**

TEST RETRIEVED BY:

Rick Haag PA-DEP# **0199**

346 N. Pottstown Pike

Exton, PA 19341
www.safeshelter.com

610-594-0350



October 19, 2020

Attention: PHDC Germantown CNA

Reference: Asbestos Bulk Sampling
6526 Germantown Avenue, Philadelphia, PA
Criterion's Project Number: **201379**

We are pleased to provide you with the results of our asbestos inspection and bulk sampling, which was conducted by Criterion Laboratories, Inc. (Criterion) on September 15, 2020. The analytical method employed was Polarized Light Microscopy (PLM) with Dispersion Staining following the EPA "Interim Method" for the determination of asbestos in bulk building materials (EPA-600/M4-82-020, or 40 CFR Part 763, Appendix E to Subpart E). Our laboratory is certified by the National Institute of Standards and Technology's NVLAP Program (Lab Code No. 102046-0).

In accordance with the EPA's Toxic Substances and Control Act (TSCA) regulation, a material is classified as asbestos-containing if it contains greater than one (1) percent (>1%) asbestos as analyzed by PLM.

As indicated on the attached certificate for samples (201379-02-002-10-01 to -19), **no** asbestos was identified in the following materials.

- Drywall and Joint Compound
- 12"x12" Pink Floor Tile with Yellow Mastic
- Off-White Linoleum
- 12"x12" White w/Blueish Gray Streaks Floor tile with Yellow Mastic

Sincerely,

Melissa Billingsley
Project Manager

Attachment

Disclaimer

Information contained herein was obtained by means of onsite observations, bulk sampling and analytical data. Conclusions will be based upon the data obtained. This is not to imply that the data gathered is all the information that exists which may be pertinent to the site. Any areas inaccessible to the inspection team due to reasons beyond the control of Criterion (i.e., hidden pipe chases, behind hard walls, above hard ceilings, secured spaces, etc.) will not be included in this inspection.

This report is intended to strictly comply with EPA, OSHA and State of Pennsylvania regulations governing asbestos. This report should be referenced prior to disturbing any materials that may contain asbestos.

All identified asbestos-containing materials (ACM) should be removed by a Pennsylvania-licensed asbestos abatement contractor prior to renovations that impact these materials.



Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties</u>	Sample Date	<u>9/15/2020</u>
Project #	<u>201379</u>		<u>Philadelphia, PA</u>	Sample Received Date	<u>9/15/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin</u>	Sample Analysis Date(s)	<u>9/23/2020</u>
			<u>Mitchell, Lauren</u>		<u>9/24/2020</u>
					<u>9/25/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-10-01 Drywall and Joint Compound 6526- Unit 2 - Throughout	Gray Drywall	1	Cellulose - 5%	95%	None Detected	---
201379-02-002-10-01 Drywall and Joint Compound 6526- Unit 2 - Throughout	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---
201379-02-002-10-02 Drywall and Joint Compound 6526- Unit 2 - Throughout	Gray Drywall	1	Cellulose - 3% Fiber Glass - 2%	95%	None Detected	---
201379-02-002-10-02 Drywall and Joint Compound 6526- Unit 2 - Throughout	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---
201379-02-002-10-03 Pink 12x12 Floor Tile w/Yellow Mastic 6526- Unit 2 - Kitchen	Pink Tile	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-10-03 Pink 12x12 Floor Tile w/Yellow Mastic 6526- Unit 2 - Kitchen	Yellow Mastic	2	Cellulose - 5%	95%	None Detected	---
201379-02-002-10-04 Pink 12x12 Floor Tile w/Yellow Mastic 6526- Unit 2 - Bathroom	Pink Tile ¹	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-10-05 Off-White Paper a/w Linoleum Flooring 6526- Unit 2 - Kitchen 2nd Layer	Tan Linoleum	1	Cellulose - 2%	98%	None Detected	---
201379-02-002-10-05 Off-White Paper a/w Linoleum Flooring 6526- Unit 2 - Kitchen 2nd Layer	Tan/Gray Backing	2	Cellulose - 15% Fiber Glass - 5%	80%	None Detected	---
201379-02-002-10-06 Off-White Paper a/w Linoleum Flooring 6526- Unit 2 - Kitchen 2nd Layer	Tan Linoleum	1	Cellulose - 3%	97%	None Detected	---



Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>9/15/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>9/15/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin Mitchell, Lauren</u>	Sample Analysis Date(s)	<u>9/23/2020 9/24/2020 9/25/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-10-06 Off-White Paper a/w Linoleum Flooring 6526- Unit 2 - Kitchen 2nd Layer	Gray Backing	2	Cellulose - 35% Fiber Glass - 10%	55%	None Detected	---
201379-02-002-10-07 White w/Bleuish Gray Streaks 12x12 Floor Tile w/Yellow Mastic 6526- Unit 2 -Bathroom 2nd Layer	Red Tile	1	Cellulose - 2%	98%	None Detected	---
201379-02-002-10-07 White w/Bleuish Gray Streaks 12x12 Floor Tile w/Yellow Mastic 6526- Unit 2 -Bathroom 2nd Layer	Gray Tile	2	Cellulose - 3%	97%	None Detected	---
201379-02-002-10-07 White w/Bleuish Gray Streaks 12x12 Floor Tile w/Yellow Mastic 6526- Unit 2 -Bathroom 2nd Layer	Yellow Mastic	3	Cellulose - 4%	96%	None Detected	---
201379-02-002-10-08 White w/Bleuish Gray Streaks 12x12 Floor Tile w/Yellow Mastic 6526- Unit 2 -Bathroom 2nd Layer	White Tile	1	Cellulose - 2%	98%	None Detected	---
201379-02-002-10-08 White w/Bleuish Gray Streaks 12x12 Floor Tile w/Yellow Mastic 6526- Unit 2 -Bathroom 2nd Layer	Yellow Mastic	2	Cellulose - 3%	97%	None Detected	---
201379-02-002-10-08 White w/Bleuish Gray Streaks 12x12 Floor Tile w/Yellow Mastic 6526- Unit 2 -Bathroom 2nd Layer	Brown Mastic	3	Cellulose - 5%	95%	None Detected	---
201379-02-002-10-09 Drywall and Joint Compound 6526- Unit 6 - Throughout	Gray Drywall	1	Cellulose - 4% Fiber Glass - 1%	95%	None Detected	---



Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>9/15/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>9/15/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin Mitchell, Lauren</u>	Sample Analysis Date(s)	<u>9/23/2020 9/24/2020 9/25/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-10-09 Drywall and Joint Compound 6526- Unit 6 - Throughout	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---
201379-02-002-10-10 Drywall and Joint Compound 6526- Unit 6 - Throughout	Gray Drywall	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-10-10 Drywall and Joint Compound 6526- Unit 6 - Throughout	White Joint Compound	2	Cellulose - 3%	97%	None Detected	---
201379-02-002-10-11 Pink 12x12 Floor Tile w/Yellow Mastic 6526- Unit 6 - Heater Closet	Pink Tile ²	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-10-11 Pink 12x12 Floor Tile w/Yellow Mastic 6526- Unit 6 - Heater Closet	Gray Backing	2	Cellulose - 95%	5%	None Detected	---
201379-02-002-10-12 Off-White Paper a/w Linoleum Flooring 6526- Unit 6 - Kitchen	Tan Linoleum	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-10-12 Off-White Paper a/w Linoleum Flooring 6526- Unit 6 - Kitchen	Gray Backing	2	Cellulose - 65% Fiber Glass - 10%	25%	None Detected	---
201379-02-002-10-13 Drywall and Joint Compound 6526- Unit 5 - Throughout	Gray Drywall ³	1	Cellulose - 4% Fiber Glass - 1%	95%	None Detected	---
201379-02-002-10-14 Off-White Paper a/w Linoleum Flooring 6526- Unit 5 -Kitchen	Tan Linoleum	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-10-14 Off-White Paper a/w Linoleum Flooring 6526- Unit 5 -Kitchen	Gray Backing	2	Cellulose - 45% Fiber Glass - 10%	45%	None Detected	---



Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>9/15/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>9/15/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin Mitchell, Lauren</u>	Sample Analysis Date(s)	<u>9/23/2020 9/24/2020 9/25/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-10-14 Off-White Paper a/w Linoleum Flooring 6526- Unit 5 -Kitchen	Gray Backing	3	Cellulose - 3%	97%	None Detected	---
201379-02-002-10-15 Drywall and Joint Compound 6526- Unit 7 - Throughout	Gray Drywall	1	Cellulose - 3% Fiber Glass - 2%	95%	None Detected	---
201379-02-002-10-15 Drywall and Joint Compound 6526- Unit 7 - Throughout	White Joint Compound	2	Cellulose - 3%	97%	None Detected	---
201379-02-002-10-16 Off-White Paper a/w Linoleum Flooring 6526- Unit 7 -Bathroom	Tan Linoleum	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-10-16 Off-White Paper a/w Linoleum Flooring 6526- Unit 7 -Bathroom	Gray Backing	2	Cellulose - 55% Fiber Glass - 10%	35%	None Detected	---
201379-02-002-10-16 Off-White Paper a/w Linoleum Flooring 6526- Unit 7 -Bathroom	Yellow Mastic	3	Cellulose - 5%	95%	None Detected	---
201379-02-002-10-17 Pink 12x12 Floor Tile w/Yellow Mastic 6526- Unit 7 -Bathroom 2nd Layer	Pink Tile ⁴	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-10-18 Pink 12x12 Floor Tile w/Yellow Mastic 6526 - Communal Stairwell and Foyer	Pink Tile	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-10-18 Pink 12x12 Floor Tile w/Yellow Mastic 6526 - Communal Stairwell and Foyer	Yellow Mastic	2	Cellulose - 5%	95%	None Detected	---
201379-02-002-10-19 Drywall and Joint Compound 6526 - Communal Stairwell and Foyer	Gray Drywall	1	Cellulose - 3%	97%	None Detected	---



Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>9/15/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>9/15/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin Mitchell, Lauren</u>	Sample Analysis Date(s)	<u>9/23/2020 9/24/2020 9/25/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-10-19 Drywall and Joint Compound 6526 - Communal Stairwell and Foyer	White Joint Compound	2	Cellulose - 3%	97%	None Detected	---
201379-02-002-10-20 Drywall and Joint Compound Material 6534 - Unit 1 - Throughout	Gray Drywall ⁵	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-10-21 Drywall and Joint Compound Material 6534 - Unit 1 - Throughout	Gray Drywall	1	Cellulose - 4%	96%	None Detected	---
201379-02-002-10-21 Drywall and Joint Compound Material 6534 - Unit 1 - Throughout	White Joint Compound	2	Cellulose - 3%	97%	None Detected	---
201379-02-002-10-22 Off-White Paper Backing a/w Linoleum Flooring 6534 - Unit 1 - Kitchen	Beige Linoleum	1	Cellulose - 1%	99%	None Detected	---
201379-02-002-10-22 Off-White Paper Backing a/w Linoleum Flooring 6534 - Unit 1 - Kitchen	Off-White / Yellow Paper Backing and Adhesive ⁶	2	Cellulose - 75% Fiber Glass - 5%	20%	None Detected	---
201379-02-002-10-23 Pink 12x12 Floor Tile w/Yellow Mastic 6534 - Unit 1 - Living Room Foyer	Pink Floor Tile	1	Cellulose - 1%	99%	None Detected	---
201379-02-002-10-23 Pink 12x12 Floor Tile w/Yellow Mastic 6534 - Unit 1 - Living Room Foyer	Yellow Mastic	2	Cellulose - 3%	97%	None Detected	---
201379-02-002-10-24 Pink 12x12 Floor Tile w/Yellow Mastic 6534 - Management Office 1st Floor Throughout	Pink Floor Tile	1	Cellulose - 1%	99%	None Detected	---
201379-02-002-10-24 Pink 12x12 Floor Tile w/Yellow Mastic 6534 - Management Office 1st Floor Throughout	Yellow Mastic	2	Cellulose - 3%	97%	None Detected	---



Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>9/15/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>9/15/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin Mitchell, Lauren</u>	Sample Analysis Date(s)	<u>9/23/2020 9/24/2020 9/25/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-10-25 Drywall and Joint Compound Material 6534 - Management Office 1st Floor Throughout	Gray Drywall ⁷	1	Cellulose - 4% Fiber Glass - 1%	95%	None Detected	---
201379-02-002-10-26 Off-White Paper Backing a/w Linoleum Flooring 6534 - Management Office 1st Floor Throughout	Beige Linoleum	1	Cellulose - 1%	99%	None Detected	---
201379-02-002-10-26 Off-White Paper Backing a/w Linoleum Flooring 6534 - Management Office 1st Floor Throughout	Gray/White Paper Backing and Adhesive ⁸	2	Cellulose - 75% Fiber Glass - 5%	20%	None Detected	---
201379-02-002-10-27 Drywall and Joint Compound Material 6534 - Basement Foyer Landing @ 1st Floor	White Drywall	1	Cellulose - 5% Fiber Glass - 5%	90%	None Detected	---
201379-02-002-10-27 Drywall and Joint Compound Material 6534 - Basement Foyer Landing @ 1st Floor	White Joint Compound	2	Cellulose - 1%	99%	None Detected	---
201379-02-002-10-28 Drywall and Joint Compound Material 6534 - Unit 2 - Throughout	Gray Drywall ⁹	1	Cellulose - 4% Fiber Glass - 2%	94%	None Detected	---
201379-02-002-10-28 Drywall and Joint Compound Material 6534 - Unit 2 - Throughout	Tan Backing	2	Cellulose - 75%	25%	None Detected	---
201379-02-002-10-29 Off-White Paper Backing a/w Linoleum Flooring 6534 - Unit 2 - Kitchen	Beige Linoleum	1	Cellulose - 1%	99%	None Detected	---
201379-02-002-10-29 Off-White Paper Backing a/w Linoleum Flooring 6534 - Unit 2 - Kitchen	Gray/Yellow Paper Backing and Adhesive	2	Cellulose - 75% Fiber Glass - 2%	23%	None Detected	---
201379-02-002-10-30 Off-White Paper Backing a/w Linoleum Flooring 6534 - Unit 2 - Bathroom	Tan Linoleum	1	Cellulose - 2%	98%	None Detected	---



Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>9/15/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>9/15/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin Mitchell, Lauren</u>	Sample Analysis Date(s)	<u>9/23/2020 9/24/2020 9/25/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-10-30 Off-White Paper Backing a/w Linoleum Flooring 6534 - Unit 2 - Bathroom	Gray Backing	2	Cellulose - 45% Fiber Glass - 10%	45%	None Detected	---
201379-02-002-10-31 Pink 12x12 Floor Tile w/Yellow Mastic 6534 - Unit 2 - Heater Closet	Pink Tile	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-10-31 Pink 12x12 Floor Tile w/Yellow Mastic 6534 - Unit 2 - Heater Closet	Yellow Mastic	2	Cellulose - 3%	97%	None Detected	---
201379-02-002-10-32 Drywall and Joint Compound Material 6534 - Unit 3 - Throughout	Gray Drywall ¹⁰	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-10-33 Off-White Paper Backing a/w Linoleum Flooring 6534 - Unit 3 - Kitchen	Tan Linoleum	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-10-33 Off-White Paper Backing a/w Linoleum Flooring 6534 - Unit 3 - Kitchen	Gray Backing	2	Cellulose - 55% Fiber Glass - 10%	35%	None Detected	---
201379-02-002-10-34 Pink 12x12 Floor Tile w/Yellow Mastic 6534 - Unit 3 - Heater Closet	Pink Tile	1	Cellulose - 2%	98%	None Detected	---
201379-02-002-10-34 Pink 12x12 Floor Tile w/Yellow Mastic 6534 - Unit 3 - Heater Closet	Yellow Mastic	2	Cellulose - 5%	95%	None Detected	---
201379-02-002-10-35 Drywall and Joint Compound Material 6534 - Unit 4 - Throughout	Gray Drywall ¹¹	1	Cellulose - 5% Fiber Glass - 1%	94%	None Detected	---
201379-02-002-10-36 Off-White Paper Backing a/w Linoleum Flooring 6534 - Unit 4 - Bathroom	Tan Linoleum	1	Cellulose - 3%	97%	None Detected	---



Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties</u>	Sample Date	<u>9/15/2020</u>
Project #	<u>201379</u>		<u>Philadelphia, PA</u>	Sample Received Date	<u>9/15/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin</u>	Sample Analysis Date(s)	<u>9/23/2020</u>
			<u>Mitchell, Lauren</u>		<u>9/24/2020</u>
					<u>9/25/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-10-36 Off-White Paper Backing a/w Linoleum Flooring 6534 - Unit 4 - Bathroom	Gray Backing	2	Cellulose - 40% Fiber Glass - 10%	50%	None Detected	---
201379-02-002-10-37 Off-White Paper Backing a/w Linoleum Flooring 6534 - Unit 4 - Kitchen	Tan Linoleum	1	Cellulose - 2%	98%	None Detected	---
201379-02-002-10-37 Off-White Paper Backing a/w Linoleum Flooring 6534 - Unit 4 - Kitchen	Gray Backing	2	Cellulose - 40% Fiber Glass - 10%	50%	None Detected	---
201379-02-002-10-37 Off-White Paper Backing a/w Linoleum Flooring 6534 - Unit 4 - Kitchen	White Backing	3	Cellulose - 3%	97%	None Detected	---

Sample Count	<u>37</u>	1 - No Mastic
		2 - No Mastic
		3 - No Joint Compound
		4 - No Mastic
		5 - No Joint Compound
		6 - Inseparable
		7 - No Joint Compound
		8 - Inseparable
		9 - No Joint Compound
		10 - No Joint Compound
		11 - No Joint Compound



Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>9/15/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>9/15/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin Mitchell, Lauren</u>	Sample Analysis Date(s)	<u>9/23/2020 9/24/2020 9/25/2020</u>

James A. Weltz, CIH, Technical Director

Criterion Laboratories, Inc. bears no responsibility for sample collection activities of non-Criterion personnel. Results apply to sample(s) as received. This report relates only to the samples reported above, and when reproduced, must be in its entirety. Estimated accuracy, precision and uncertainty data available on request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting Limit is 1%. QC data associated with this sample set is within acceptable limits. Samples were received in good condition, unless otherwise noted.

Note: If your project number ends with an "R", it is a revised report and replaces the original document in full. The above results represent the analysis of bulk sample(s) by Criterion Laboratories, Inc. according to EPA 40 CFR Part 763 Appendix E to Subpart E - Polarized Light Microscopy. The concentration of asbestos is determined by visual estimation.



Criterion Laboratories, Inc. (ID 100424) is accredited by the AIHA Laboratory Accreditation Programs (AIHA-LAP), LLC in the IHLAP; EMLAP and ELLAP accreditation programs for Polarized Light Microscopy (PLM), Phase Contrast Microscopy (PCM); Air-Direct Examination; and Airborne Dust, Paint, Settled Dust by Wipe and Soil for Fields of Testing as documented by the Scope of Accreditation Certificate and associated Scope. Additionally, Criterion Laboratories, Inc. is certified by the Center for Disease Control (CDC) Environmental Legionella Isolation Techniques Evaluation (ELITE) Program for the determination of Legionella in water by culture and holds accreditation from the National Voluntary Laboratory Accreditation Program (NVLAP ID 102046-0) for the determination of asbestos in bulk samples by Polarized Light Microscopy (PLM). This test report must not be used to claim product endorsement by NVLAP, NIST, AIHA or any agency of the US Government. Unless specifically listed as above, these test results are not covered under AIHA-LAP, LLC, 100424 accreditation.

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Chain of Custody

Matrix Bulk/Building Material
Analyte Asbestos
Analysis Type PLM
Container Bag
Project 201379
Client BFW Group, LLC
Site Address Germantown Properties
Philadelphia, PA
Turnaround 3 - 5 Days
Field Tech Mary Anne Lerro
Sample Notes Unit 1 in 6526 Germantown Avenue was occupied during the site visit - no acm was collected. 6526 Germantown consisted of Units 1, 2, 5, 6, 7, and a basement. 6524 Germantown consisted of Units 1, 2, 3, 4, a management office on the 1st floor and a basement. No suspicious materials were observed in either basement areas.

Chain of Custody Notes

Additional Analytes

Sample Number	Location	Material Description	Received Condition	Date	Notes
201379-02-002-10-01	6526- Unit 2 - Throughout	Drywall and Joint Compound	Good	9/16/2020	
201379-02-002-10-02	6526- Unit 2 - Throughout	Drywall and Joint Compound	Good	9/16/2020	
201379-02-002-10-03	6526- Unit 2 - Kitchen	Pink 12x12 Floor Tile w/Yellow Mastic	Good	9/16/2020	
201379-02-002-10-04	6526- Unit 2 - Bathroom	Pink 12x12 Floor Tile w/Yellow Mastic	Good	9/16/2020	
201379-02-002-10-05	6526- Unit 2 - Kitchen 2nd Layer	Off-White Paper a/w Linoleum Flooring	Good	9/16/2020	
201379-02-002-10-06	6526- Unit 2 - Kitchen 2nd Layer	Off-White Paper a/w Linoleum Flooring	Good	9/16/2020	
201379-02-002-10-07	6526- Unit 2 - Bathroom 2nd Layer	White w/Bleuish Gray Streaks 12x12 Floor Tile w/Yellow Mastic	Good	9/16/2020	
201379-02-002-10-08	6526- Unit 2 - Bathroom 2nd Layer	White w/Bleuish Gray Streaks 12x12 Floor Tile w/Yellow Mastic	Good	9/16/2020	
201379-02-002-10-09	6526- Unit 6 - Throughout	Drywall and Joint Compound	Good	9/16/2020	
201379-02-002-10-10	6526- Unit 6 - Throughout	Drywall and Joint Compound	Good	9/16/2020	
201379-02-002-10-11	6526- Unit 6 - Heater Closet	Pink 12x12 Floor Tile w/Yellow Mastic	Good	9/16/2020	
201379-02-002-10-12	6526- Unit 6 - Kitchen	Off-White Paper a/w Linoleum Flooring	Good	9/16/2020	



Chain of Custody

201379-02-002-10-13	6526- Unit 5 - Throughout	Drywall and Joint Compound	Good	9/16/2020
201379-02-002-10-14	6526- Unit 5 - Kitchen	Off-White Paper a/w Linoleum Flooring	Good	9/16/2020
201379-02-002-10-15	6526- Unit 7 - Throughout	Drywall and Joint Compound	Good	9/16/2020
201379-02-002-10-16	6526- Unit 7 - Bathroom	Off-White Paper a/w Linoleum Flooring	Good	9/16/2020
201379-02-002-10-17	6526- Unit 7 - Bathroom 2nd Layer	Pink 12x12 Floor Tile w/Yellow Mastic	Good	9/16/2020
201379-02-002-10-18	6526 - Communal Stairwell and Foyer	Pink 12x12 Floor Tile w/Yellow Mastic	Good	9/16/2020
201379-02-002-10-19	6526 - Communal Stairwell and Foyer	Drywall and Joint Compound	Good	9/16/2020

Sample Count 19

Handling Chain Type	Handled By	Date	Time	Notes
Report Results To	Melissa Billingsley	9/15/2020	16:37	
Send Reports To	BFW Group, LLC	9/15/2020	16:37	
Samples Taken By	Mary Anne Lerro	9/15/2020	16:37	
Relinquished By	Mary Anne Lerro	9/15/2020	00:00	
Received By	Mary Anne Lerro	9/15/2020	00:00	
Transported By	Mary Anne Lerro	9/16/2020	00:00	
Received By	Zack Somershoe	9/17/2020	08:34	
Analyzed By	Collin Marrs	9/25/2020	12:52	
Analyzed By	Lauren Mitchell	9/25/2020	11:13	



October 9, 2020

Attention: PHDC Germantown CNA

Reference: Water Sampling for Lead
6526 Germantown Avenue, Philadelphia, PA
Criterion's Project Number: **201379**

On September 15, Criterion Laboratories, Inc. (Criterion) collected a water sample 6526 Germantown Avenue, Philadelphia, PA to be analyzed for lead.

A 250 milliliter (ml), first draw and a Flush sample was collected from two locations at the address. These samples were analyzed at Criterion in Bensalem, PA using the Graphite Furnace Atomic Absorption Method (EPA Method 200.9).

The Environmental Protection Agency (EPA) has established a current Action Level for lead in public drinking water of 0.015 milligrams per liter (mg/L) or 15 parts per billion (ppb).

The flush water sample collected from the kitchen at 6526 Germantown Avenue indicated a lead concentration of <2.5 ppb, which is below the EPA Action Level.

The initial sample taken from the kitchen sink (31.941 ppb), initial sample taken from the bathroom sink (626.0 ppb) and flush sample taken from the bathroom sink (15.7367 ppb) indicated a lead concentration **above** the EPA Action Limit and should be taken out of service until corrective action is complete.

Corrective action for each outlet includes flushing and re-testing, replacing the fixtures, or removing lead fittings/pipes and re-testing. Lead-in-water concentrations must be below the EPA Action Level of 15 ppb before either outlet is put back in service.

Sincerely,

Melissa Billingsley
Project Manager

Attachment



Results of Lead in Drinking Water

Client	<u>BFW Group, LLC</u>	Site Address	<u>6526 Germantown Avenue</u>	Sample Date	<u>9/15/2020</u>
Project #	<u>201379</u>		<u>Unit 6</u>	Sample Received Date	<u>9/15/2020</u>
			<u>Philadelphia, PA</u>		
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Hudson, Craig</u>	Sample Analysis Date(s)	<u>9/18/2020</u>

Sample Number	Location / Description	Lead (ppb)	Reporting Limit (ppb)
201379-07-023-04-01	Kitchen 1st Draw Faucet - Unit 6	31.941	2.5
201379-07-023-04-02	Kitchen Flush Draw Faucet - Unit 6	< 2.5	2.5
201379-07-023-04-03	Bathroom 1st Draw Faucet - Unit 6	626.0	2.5
201379-07-023-04-04	Bathroom Flush Draw Faucet - Unit 6	15.7367	2.5

Sample Count 4

James A. Weltz, CIH, Technical Director

EPA Action Limit is 15.0 ppb (parts per billion). Criterion Laboratories, Inc. bears no responsibility for sample collection activities of non-Criterion personnel. Results apply to sample(s) as received. This report relates only to the samples reported above, and when reproduced, must be in its entirety. QC data associated with this sample set is within acceptable limits. Samples were received in good condition, unless otherwise noted.

Note: If your project number ends with an "R", it is a revised report and replaces the original document in full. Samples are analyzed by Criterion Laboratories, Inc. using EPA Method 200.9: Lead by Graphite Furnace Atomic Absorption (GFAA) and CLI Method 417.

Criterion Laboratories, Inc. (ID 100424) is accredited by the AIHA Laboratory Accreditation Programs (AIHA-LAP), LLC in the IHLAP; EMLAP and ELLAP accreditation programs for Polarized Light Microscopy (PLM), Phase Contrast Microscopy (PCM); Air-Direct Examination; and Airborne Dust, Paint, Settled Dust by Wipe and Soil for Fields of Testing as documented by the Scope of Accreditation Certificate and associated Scope. Additionally, Criterion Laboratories, Inc. is certified by the Center for Disease Control (CDC) Environmental Legionella Isolation Techniques Evaluation (ELITE) Program for the determination of Legionella in water by culture and holds accreditation from the National Voluntary Laboratory Accreditation Program (NVLAP ID 102046-0) for the determination of asbestos in bulk samples by Polarized Light Microscopy (PLM). This test report must not be used to claim product endorsement by NVLAP, NIST, AIHA or any agency of the US Government. Unless specifically listed as above, these test results are not covered under AIHA-LAP, LLC, 100424 accreditation.

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Chain of Custody

Matrix Water - Potable
Analyte Lead
Analysis Type Graphite Furnace
Container Bottle 250 ml
Project 201379
Client BFW Group, LLC
Site Address 6526 Germantown Avenue
Unit 6
Philadelphia, PA
Turnaround 3 - 5 Days
Field Tech Mary Anne Lerro
Sample Notes
Chain of Custody Notes

Additional Analytes

Sample Number	Location	Description	Received Condition	Date	Notes
201379-07-023-04-01	Kitchen 1st Draw Faucet	Unit 6	Good	9/16/2020	
201379-07-023-04-02	Kitchen Flush Draw Faucet	Unit 6	Good	9/16/2020	
201379-07-023-04-03	Bathroom 1st Draw Faucet	Unit 6	Good	9/16/2020	
201379-07-023-04-04	Bathroom Flush Draw Faucet	Unit 6	Good	9/16/2020	

Sample Count 4

Handling Chain Type	Handled By	Date	Time	Notes
Report Results To	Melissa Billingsley	9/15/2020	19:02	
Send Reports To	BFW Group, LLC	9/15/2020	19:02	
Samples Taken By	Mary Anne Lerro	9/15/2020	19:02	
Received By	Mary Anne Lerro	9/15/2020	00:00	
Relinquished By	Mary Anne Lerro	9/15/2020	00:00	
Transported By	Mary Anne Lerro	9/16/2020	00:00	
Received By	Zack Somershoe	9/17/2020	08:30	
Analyzed By	Craig Hudson	9/18/2020	15:00	



January 8, 2021

Attention: PHDC Germantown CNA

Reference: Water Sampling for Lead – Retest
6526 Germantown Avenue, Unit #6, Philadelphia, PA
Criterion's Project Number: **201379**

On January 5, Criterion Laboratories, Inc. (Criterion) collected water retest samples at 6526 Germantown Avenue, Unit #6, Philadelphia, PA to be analyzed for lead.

A 250 milliliter (ml), first draw and a Flush sample was collected from two locations at the address. These samples were analyzed at Criterion in Bensalem, PA using the Graphite Furnace Atomic Absorption Method (EPA Method 200.9).

The Environmental Protection Agency (EPA) has established a current Action Level for lead in public drinking water of 0.015 milligrams per liter (mg/L) or 15 parts per billion (ppb).

The water retest samples collected from the kitchen and bathroom at 6526 Germantown Avenue – Unit #6 indicated a lead concentration of <2.5 ppb, which is below the EPA Action Level.

If you should have any questions, please feel free to contact me at 215-244-1300, extension 1032.

Sincerely,

Melissa Billingsley
Project Manager

Attachment



Results of Lead in Drinking Water

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties</u>	Sample Date	<u>1/5/2021</u>
Project #	<u>201379</u>		<u>Philadelphia, PA</u>	Sample Received Date	<u>1/5/2021</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Hudson, Craig</u>	Sample Analysis Date(s)	<u>1/6/2021</u>

Sample Number	Location / Description	Lead (ppb)	Reporting Limit (ppb)
201379-07-023-09-01	Kitchen Faucet - 1st Draw	< 2.5	2.5
201379-07-023-09-02	Kitchen Faucet - Flush	< 2.5	2.5
201379-07-023-09-03	Bathroom Faucet - 1st Draw	< 2.5	2.5
201379-07-023-09-04	Bathroom Faucet - Flush	< 2.5	2.5

Sample Count 4

James A. Weltz, CIH, Technical Director

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Chain of Custody

Matrix Water - Potable
Analyte Lead
Analysis Type Graphite Furnace
Container Bottle 250 ml
Project 201379
Client BFW Group, LLC
Site Address Germantown Properties
Philadelphia, PA
Location Unit #6
Turnaround 1 Week
Field Tech Emma Pike
Sample Notes
Chain of Custody
Notes

Additional Analytes

Sample Number	Location	Description	Received Condition	Date	Notes
201379-07-023-09-01	Kitchen Faucet	1st Draw	Good	1/5/2021	
201379-07-023-09-02	Kitchen Faucet	Flush	Good	1/5/2021	
201379-07-023-09-03	Bathroom Faucet	1st Draw	Good	1/5/2021	
201379-07-023-09-04	Bathroom Faucet	Flush	Good	1/5/2021	

Sample Count 4

Handling Chain Type	Handled By	Date	Time	Notes
Report Results To	Melissa Billingsley	1/5/2021	10:42	
Send Reports To	BFW Group, LLC	1/5/2021	10:42	
Samples Taken By	Emma Pike	1/5/2021	09:00	
Transported By	Emma Pike	1/5/2021	10:00	
Relinquished By	Emma Pike	1/5/2021	10:50	
Received By	Seth Zurlo	1/5/2021	15:02	
Analyzed By	Craig Hudson	1/6/2021	12:30	