Germantown/Mount Airy Properties

Physical Conditions and Needs Assessment

Premises B

6657-59 Blakemore Street

Philadelphia, PA 19119

Submitted to

PHDC

1234 Market Street, 16th Floor

Philadelphia, PA 19107

March 2021

BFW Group LLC
Construction Project Managers

MAPLE corporation

Mark Ulrick Engineers, Inc.

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TABLE OF CONTENTS

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.

6657-59 Blakemore Street is a three-story structure with basement comprising of a total of eight (8) units plus common laundry and storage area. It is owned by the Philadelphia Housing and Development Corporation (PHDC) and managed by the Philadelphia Housing Authority (PHA).

The site measures approximately thirty-seven feet wide by seventy-two feet deep with the entrance located at the rear of the dwelling which faces east towards 6655 Blakemore. The property comprises eight (8) units. The exterior of the building is stone and stucco with painted wood trim.

This building has significant fire and water damage.

At the time of assessment 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: Eight (8) family dwelling

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		√		None
3.2.3	Access and Egress		√		Repair stairs along Blakemore Street. Replace all entry doors.
3.2.4	Paving, Curbing and Parking		√		None
3.2.5	Flatwork		√		None
3.2.6	Landscaping and Appurtenances			√	Trim back vegetation, prune trees on site
3.2.7	Recreational Facilities	N/A	N/A	N/A	N/A
3.2.8	Utilities			√	Systems need repair due to fire damage

Structural Frame and Building Envelope		Good	Fair	Poor	Action
3.3.1	Foundation		√		Remediate mold
3.3.2	Building Frame		√		Inspect and repair any damaged floor and roof framing.
3.3.3	Facades or Curtain Wall		√		Repair wood trim, replace window lintels
3.3.4	Roofing and Roof Drainage			√	Replace roofing and all gutters and downspouts.
Mechanical, Plumbing, Fire Protection and Electrical Systems					
3.4.1	Plumbing			√	Repair all plumbing systems due to fire damage. Install 120/240v 1-phase 100-amp panel for power and lights in each unit.
3.4.2	Heating			√	Replace all vertical gas furnaces to match original building space heating concept.
3.4.3	Air Conditioning and Ventilation	N/A	N/A	N/A	Repair exhaust systems due to fire damage
3.4.4	Electrical		√		Repair all electrical systems/fixtures due to fire damage
Vertical Transportation					
3.5.	Elevators	N/A	N/A	N/A	N/A
Life Safety/Fire Protection					
3.6.1	Sprinklers and Standpipes	N/A	N/A	N/A	N/A
3.6.2	Alarm Systems			√	Repair fire alarm system due to fire damage
3.6.3	Other Systems				N/A
Interior Elements					
3.7.1	Common Areas			√	Replace entry lobby flooring. Renovate laundry/storage room.
3.7.2	Tenant Spaces			√	Replace all finishes. Remediate mold.

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 August 13, 2020. A total of eight (8) dwelling units were inspected (100%) along with common areas, stairwells and corridors.

2.3 *Useful Life Estimate*

It is our observation that the 6657-59 Blakemore Street constructed circa 1920, has experienced severe fire and water damage. Fixtures and finishes within the dwellings and in the common areas, in most cases, will need to be repaired or replaced regardless of age.

3 SYSTEM DESCRIPTIONS & OBSERVATIONS

3.1 *OVERALL GENERAL DESCRIPTION*

3.1.1 Apartment Unit Types and Unit Mix

The building is two and a half-story structure and with eight (8) dwelling units. The building has multiple entry points. The first floor contains three (3) units. It appears that the units are Two (2) two-bedroom, one bath and one (1) one bedroom, one bath unit. First floor is located approximately 3.5 - 6 feet above grade. The second floor contains three (3) units. Two rear units are mirror images of one another and contain one (1) bedroom, one (1) bath, and one (1), two (2) bedroom, one bath unit. The basement (grade) contains two (2) units, on the north and south side of the dwelling. The south unit is an ADA accessible two (2) bedroom, one and one half (1 1/2) bathroom unit. The unit on the north side was inaccessible.

3.1.2 List of Apartment Units Inspected

6 of the 8 units were inspected. The exceptions being the basement of the side unit, and the first floor west (front facing Vernon Rd) unit. These units were inaccessible.

3.2 *SITE*

3.2.1 Topography

The building is located on a city block with the property sloping up away from Vernon Road. The lowest portion of the property being the corner of Vernon Road and Blakemore Street.

3.2.2 Storm Water Drainage

Not visible for assessment.

3.2.3 Access and Egress

There are multiple access and egress points to this dwelling. The front (Vernon Rd) has stairs from grade to the first floor level which has separate exterior entrances to the units on the north and south units. The lobby from Vernon Rd. also allows entrance to the west 2nd floor unit.
The rear entrance provides access to the stair leading to the north ands south 2nd floor rear units.
The basement apartments are accessed directly from grade. The south unit from Blakemore Street, the north from Vernon Road.
The north 1st floor unit is accessed via exterior stair from the north side walkway leading east from Vernon Road. Most stairs are in good to fair condition. Repair of stairs along Blakemore is required.

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 around the building appear to be in fair and serviceable condition.

3.2.6 Landscaping and Appurtenances

There is some overgrowth of vegetation associated with this property which should be cut back and cleaned up. Root and tree pruning is required for the large caliber trees near the building, stairs and flatwork.

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 should be copper.

Observations/Comments:

Water system will have to be repaired due to fire damage.

3.2.8.2 Electricity

Overhead PECO service could not confirm service capacity and phase.

Each unit should have a 120/240 v 1-phase 100-amp panel for power and lights.

Observations/Comments:

Electrical system will have to be repaired due to fire damage.

3.2.8.3 Natural Gas

Incoming gas service from PGW will have to be repaired due to fire damage.

3.2.8.4 Sanitary Sewer

Sanitary piping should be black iron. Plumbing system will have to be repaired due to fire damage.

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 Blakemore Street and surface mounted fixtures located on the front of the building provide site lighting.

3.3 *STRUCTURAL FRAME & BUILDING ENVELOPE*

3.3.1 Foundation

Generally not visible for inspection. It appears that the foundations are stone to match the first floor exterior.

3.3.2 Building Frame

3.3.2.1 Floor Frame System

Most flooring elements suggest this is a wood framed structure. Large areas of framing exhibit water staining consistent with weather exposure and water from fire fighting activities. Most of the structure appeared to be sound, Additional inspection and testing is required once fully exposed and the structure is secured from any additional weather exposure.

3.3.2.2 Crawl Spaces and Penetrations

N/A

3.3.2.3 Roof Frame

The roof framing was noted as wood construction. Water staining was noted on exposed structure. Building should be secured from additional damage from weather.

3.3.2.4 Flashing & Moisture Protection

Not visible for assessment.

3.3.2.5 Attic Spaces, Draft Stops, Roof Vents & Penetrations

Not visible for assessment.

3.3.2.6 Insulation

It appears that the floors are insulated with kraft faced batt insulation. Much of the insulation has been damaged due to fire and water exposure.

Observations/Comments:

All exposed and missing insulation should be replaced.

3.3.2.7 Stairs, Railings & Balconies

Interior stairs are of wooden construction with wooden handrails. The stairs are generally in fair condition.

Observations/Comments:

Repair portion of the existing handrails and any worn treads as required.

3.3.2.8 Exterior Doors and Entry Systems

Building entry doors could not be evaluated as they were missing, but presumed to be wood and glass. The interior apartment entry doors are 6 panel doors. Exterior apartment entry doors appear to be 15 lite wood doors in poor condition.

Observations/Comments:

Replace all apartment and entry doors.

3.3.3 Facades or Curtain Wall

3.3.3.1 Sidewall System

The front, side and rear exterior facades of the building appear to have a stucco parged coat finish at the second floor with painted wood accents and trim. The basement and first floor façades have a stone exterior finish. General condition of the exterior is good with some damage noted tot he wood trim and several spalled steel lintels at the basement level that require replacement.

Observations/Comments:

Repair wood trim and paint to maintain it in serviceable condition. Replace exfoliated steel window lintels.

3.3.3.2 Fenestration (Window) Systems

Exterior windows appear to be aluminum double hung windows set into the original wood casings. Window panes and frames have been damaged throughout the structure.

Observations/Comments:

It is recommended that all exterior windows be replaced.

3.3.4 Roofing and Roof Drainage

Roofs over the lower sections and mansard were visible from grade level only. The roofs appear to be three tab asphalt shingle in poor condition. Access for detailed inspection was unavailable. Perimeter gutters and downspouts are provided at the perimeter of the building. It is anticipated that there is a flat roof system located on the main part of the second floor portion.

Observations/Comments:

Roofs should be replaced in their entirety along with all gutters and downspouts.

3.4 *MECHANICAL AND ELECTRICAL SYSTEM*

3.4.1 Plumbing

3.4.1.1 Supply and Waste Piping

Domestic water piping should be copper and sanitary piping should be black iron. Both will have to be repaired due to fire damage.

3.4.1.2 Domestic Hot Water Production

Gas fired 30-gallon storage type domestic water heaters to match original building domestic hot water concept is recommended.

3.4.1.3 Fixtures

Plumbing fixtures will have to be replaced due to fire damage.

3.4.2 Heating

3.4.2.1 Heating Generating Equipment

Gas fired high efficiency vertical furnace in each unit to match original building space heating concept is recommended.

3.4.3 Air Conditioning and Ventilation

3.4.3.1 Equipment

3.4.1.1 Air Conditioning and Ventilation

There is no air conditioning system in this building.

3.4.1.2 Exhaust Systems

Exhaust system will have to be repaired due to fire damage.

3.4.3.2 Distribution

See Section 3.4.3.1 above.

3.4.3.3. Control Systems

N/A

3.4.3.4 Sprinkler and Standpipes

No evidence of an existing sprinkler system. It is recommended that the building be fully sprinklered.

3.4.4 Electrical

3.4.4.1 Service, Metering, Distribution Panels

Overhead PECO service could not confirm service capacity and phase.

Each unit should have a 120/240v 1-phase 100-amp panel for power and lights.

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

Electrical systems and fixtures will have to be repaired/replaced due to fire damage.

3.4.4.5 Lighting - Resident Apartment

See 3.4.4.4 above

3.4.4.6 Lighting - Site

See 3.4.4.4 above

3.4.4.7 Emergency Generator

There is no emergency generator in the building.

3.5 *VERTICAL TRANSPORTATION*

3.5.1

The building does not have an elevator.

3.6 *LIFE SAFETY/FIRE PROTECTION*

3.6.1 Sprinklers and Standpipes

No evidence of an existing sprinkler system.

Observations/Comments:

It is recommended that the building be fully sprinklered.

3.6.2 Alarm Systems

3.6.2.1 In Common Areas

Fire alarm system will have to be repaired due to fire damage.

3.6.2.2 In Tenant Spaces

See 3.6.2.1 above

3.6.3 Other Systems

3.6.3.1 Intercom System

N/A

3.6.3.2 Apartment Emergency Duress System

N/A

3.7 *INTERIOR ELEMENTS*

3.7.1 Common Areas

Common areas are entry hallways at the entries with what appears to be 12" x12" vinyl tile over sub-floor. The floor is missing most tiles and is generally in very poor condition. The basement also contains a community laundry and storage room. Each apartment was provided with a fenced in area for storage. The laundry was provided with coin operated washers and dryers. The entire area has been damaged in the fire.

Observations/Comments:

New floor treatment is required. Replace and repaint interior walls and ceilings. Renovate the laundry and storage area.

3.7.2 Tenant Spaces

3.7.2.1 Finishes, Wall, Floors

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

Observations/Comments:

General conditions of the units are poor with noted areas of spalled drywall, damaged walls and ceilings. Finishes throughout should be replaced. Mold remediation is required.
Replace all interior doors in all units.

3.7.2.2 Appliances

Units have been provided with electric range, refrigerator and range hood. Most appliances were missing/damaged or in poor condition.

Observations/Comments:

All appliances should be replaced.

3.7.2.3 Bath Fixtures and Specialties

Each bathroom was equipped with vinyl tile, a tank style toilet, floor mounted wood vanity with a one-piece sink/countertop and a fiberglass tub with one-piece surround. Some fixtures are missing and/or damaged and most are older and are not watersense labeled.

Observations/Comments:

Bathroom fixtures are in poor condition and should be replaced.

3.7.2.4 Kitchen Fixtures and Specialties

Kitchens are provided with a double bowl stainless steel sink and faucet. Fixtures are in poor condition

Observations/Comments:

Replace with new stainless steel sink and faucets in all units.

3.7.2.5 Millwork, Casework, Cabinets and Countertops

Kitchens are wood cabinets with P-lam countertops. Most kitchens are damaged beyond repair. Bath vanities are of wood construction with one-piece sink/countertops and also damaged or in generally poor condition.

Observations/Comments:

Cabinets and countertops in kitchens and bathrooms should be replaced in all units.

4 ADDITIONAL CONSIDERATIONS

4.1 *ENVIRONMENTAL HAZARDS*

Lead-based paint 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.

No asbestos was identified on 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 DEFINCIENCIES

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*

South Basement Unit is ADA accessible.

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 Requirement	Permitting	2% of the total cost of each respective project									$18,418	$7,400
	Contingency	10% of the total cost of each respective project									$92,090	$37,000
	Overhead and Profit	2.5% of the total cost of each respective project									$23,023	$9,250
	SubTotal										**$133,531**	**$53,650**
Site Construction/Existing Conditions	Selective Demolition	Fire, water and mold damage have destroyed the majority of the interior of the building	Poor	Demolish interiors and roof down to the wood frame including hazardous material	N/A	N/A	0	8500	SF	$20.00	$170,000	$170,000
	Selective Demolition	Exterior doors and windows	Poor	Demo existing exterior doors and windows just prior to installation of new materials	N/A	N/A	0	80	EA	$350.00	$28,000	
	SubTotal										**$198,000**	**$170,000**
Concrete	Sidewalks/Entranceways	Installation of concrete walkways	Fair	Install concrete walk and entryways to 1st floor units already at grade	25	N/A	5	20	CY	$300.00	$6,000	
	SubTotal										**$6,000**	**$0**
Masonry	Stone and brick repair, cleaning and pointing	Stone and brick (including chimney(s)) are in need of repair ad cleaning including lentil repair	Fair	Repair, clean and point stone and brick	15	N/A	5	4500	SF	$9.00	$40,500	
	SubTotal										**$40,500**	**$0**
Woods, Plastics and Composites	Wood frame structure	Interior framing (walls, subfloors, openings, stair cases), Timber joists look salvageable.	Poor	Replace wood frame structure	40	N/A	0	N/A	N/A	N/A	$200,000	$200,000
	SubTotal										**$200,000**	**$200,000**
Thermal and Moisture Protection	Sealing and caulking	Window openings and doors (exterior)	Fair	Install when full rehab is performed	15	N/A	0	80	N/A	$200.00	$16,000	
	SubTotal										**$16,000**	**$0**
Openings	Doors and windows	Window openings and doors (Interior and exterior)	Poor	Replace doors, openings and hardware	30	N/A	0	80	EA	$500.00	$40,000	
	SubTotal										**$40,000**	**$0**
Finishes	Drywall, paint, trim	Interior/exterior painting, drywall, trim	Poor	Replace in kind	15	N/A	0	N/A	N/A	$150,000.00	$150,000	
	SubTotal										**$150,000**	**$0**
Equipment	Appliances	Refrigerator, range, fan hood, garbage disposal	N/A	Install equipment during construction	10	N/A	0	8	EA	$1,300.00	$10,400	
	SubTotal										**$10,400**	**$0**
Mechanical, Plumbing and Fire Alarm/Suppression	HVAC Equipment	A/C, Heating equipment (forced air), and controls	Poor	Install in each unit	20	N/A	0	8	EA	$10,000.00	$80,000	
	Plumbing system	Plumbing system (domestic water lines, drainage and finishes)	Poor	Install new system and finishes	15	N/A	0	N/A	N/A	$120,000.00	$120,000	
	SubTotal										**$200,000**	**$0**
Electrical	Electrical System	Electrical wiring and equipment	Poor	Replace current system	20	N/A	0	N/A	N/A	$80,000.00	$60,000	
	SubTotal										**$60,000**	**$0**
	Total										**$1,054,431**	**$423,650**

DIVISION	CAPITAL EXPENSE CATEGORY	Year 1 12 MONTH	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
General Requirement	Permitting					$12,466															
	Contingency					$62,329															
	Overhead and Profit					$15,582															
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$90,377**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Site Construction/Existing Conditions	Selective Demolition																				
	Selective Demolition					$31,679															
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$31,679**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Concrete	Sidewalks/Entranceways					$6,788															
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$6,788**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Masonry	Stone and brick repair, cleaning and pointing					$45,822															
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$45,822**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Woods, Plastics and Composites	Wood frame structure																				
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Thermal and Moisture Protection	Sealing and caulking					$18,103															
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$18,103**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Openings	Doors and windows					$45,256															
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$45,256**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Finishes	Drywall, paint, trim					$169,711															
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$169,711**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Equipment	Appliances					$11,767															
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$11,767**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Mechanical, Plumbing and Fire Alarm/Suppression	HVAC Equipment					$90,513															
	Plumbing system					$135,769															
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$226,282**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Electrical	Electrical System					$67,884															
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$67,884**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
	Total	**$0**	**$0**	**$0**	**$0**	**$713,670**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

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.

8,500 SF Renovation - Premises B 6657-59 Blakemore				
ITEM	**Total**		**$/SF**	
DEMOLITION	$	127,500.00	$	15.00
SITEWORK	$	-	$	-
LANDSCAPE & IRRIGATION	$	8,500.00	$	1.00
CONCRETE	$	8,500.00	$	1.00
MASONRY	$	51,000.00	$	6.00
STRUCTURAL STEEL	$	-	$	-
METAL FABRICATIONS	$	-	$	-
ROUGH CARPENTRY	$	68,000.00	$	8.00
ARCHITECTURAL WOODWORK	$	-	$	-
THERMAL & MOISTURE PROTECTION	$	25,500.00	$	3.00
FIREPROOFING	$	8,500.00	$	1.00
SEALANTS	$	8,500.00	$	1.00
WINDOWS	$	51,000.00	$	6.00
DOORS / FRAMES / HARDWARE	$	51,000.00	$	6.00
STOREFRONT / GLAZING	$	-	$	-
INTERIOR GLASS	$	-	$	-
DRYWALL	$	42,500.00	$	5.00
TILE	$	-	$	-
ACOUSTIC CEILINGS	$	-	$	-
CARPET	$	42,500.00	$	5.00
PAINTING	$	34,000.00	$	4.00
WALL COVERINGS	$	-	$	-
SPECIALTIES	$	17,000.00	$	2.00
EQUIPMENT	$	25,500.00	$	3.00
FURNISHINGS	$	68,000.00	$	8.00
CONVEYING	$	-	$	-
FIRE PROTECTION	$	8,500.00	$	1.00
PLUMBING	$	110,500.00	$	13.00
HVAC	$	68,000.00	$	8.00
ELECTRICAL	$	76,500.00	$	9.00
COMMUNICATIONS	$	3,400.00	$	0.40
ELECTRONIC SAFETY & SECURITY	$	8,500.00	$	1.00
GENERAL REQUIREMENTS	$	34,000.00	$	4.00
Subtotal	**$**	**946,900.00**	**111**	
Construction Contingency - 10%	$	94,690.00	$	11.14
Subcontractor Insurance - 2%	$	18,938.00	$	2.23
Design Contingency - 2%	$	18,938.00	$	5.57
Overhead & Profit - 2.5%	$	23,672.50	$	2.79
Permits - 1.5%	$	14,203.50	$	2.23
Performance & Payment Bonds - 2%	$	18,938.00	$	2.23
Grand Total	**$**	**1,136,280.00**	**138**	

RFR ASSUMPTIONS	
Units	8
Beginning Year	2021
Investment Rate of Return	2.5%
Inflation Rate	2.5%
Existing Reserve Fund	$ -
Monthly Reserve Contribution	$ 9,083
Reserve Cost/Unit/Year	$ 13,625
Year 1 Construction Funds	$ 423,650

Reserve for Replacement (RFR)

	CRITICAL REPAIRS	Year 1	Year 2	Year 3	Year 4	Year 5 Raise to HQS Standards	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
Existing Reserve Fund	$0												
Expense Sum (Projected)	$423,650	$0	$0	$0	$0	$713,670	$0	$0	$0	$0	$0	$0	$0
Annual RFR Contribution	$109,000	$109,000	$109,000	$109,000	$109,000	$109,000	$109,000	$109,000	$109,000	$109,000	$109,000	$109,000	$109,000
Previous RFR Plus Contributions	$109,000	$220,725	$335,243	$452,624	$572,940	$696,263	$109,000	$220,725	$335,243	$452,624	$572,940	$696,263	$822,670
RFR with 2.5% Rate of Return	$111,725	$226,243	$343,624	$463,940	$587,263	$713,670	$111,725	$226,243	$343,624	$463,940	$587,263	$713,670	$843,237
Current Year Balance	-$311,925	$226,243	$343,624	$463,940	$587,263	$0	$111,725	$226,243	$343,624	$463,940	$587,263	$713,670	$843,237
Year 1 Construction Funds	$423,650												
Total Year 1 Funds	$111,725												

8.1.3 Reserve for Replacement

Reserve for Replacement (RFR)	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Existing Reserve Fund								
Expense Sum (Projected)	$0	$0	$0	$0	$0	$0	$0	$0
Annual RFR Contribution	$109,000	$109,000	$109,000	$109,000	$109,000	$109,000	$109,000	$109,000
Previous RFR Plus Contributions	$952,237	$1,085,043	$1,221,169	$1,360,698	$1,503,715	$1,650,308	$1,800,566	$1,954,580
RFR with 2.5% Rate of Return	$976,043	$1,112,169	$1,251,698	$1,394,715	$1,541,308	$1,691,566	$1,845,580	$2,003,445
Current Year Balance	$976,043	$1,112,169	$1,251,698	$1,394,715	$1,541,308	$1,691,566	$1,845,580	$2,003,445
Year 1 Construction Funds								
Total Year 1 Funds								

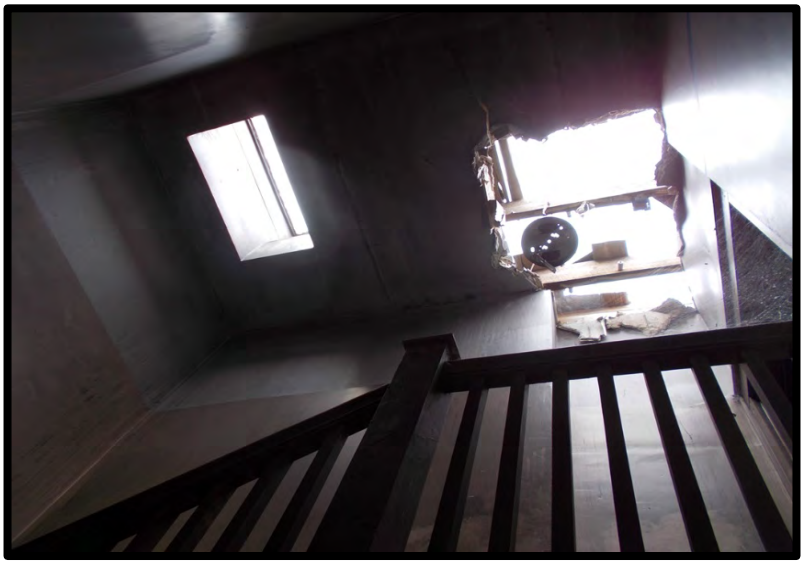
Photos by: **VP** on **8/13/20**

Photo No. 1

View of entry hall and staircase leading to 2nd Fl apartment from north entry.

Photo No. 2

View of collapsed ceiling above and skylight at west entry to 2nd Fl unit.



Photos by: **VP** on **8/13/20**

Photo No. 3

View of apartment entry door from stairwell at 2nd Fl to west unit.

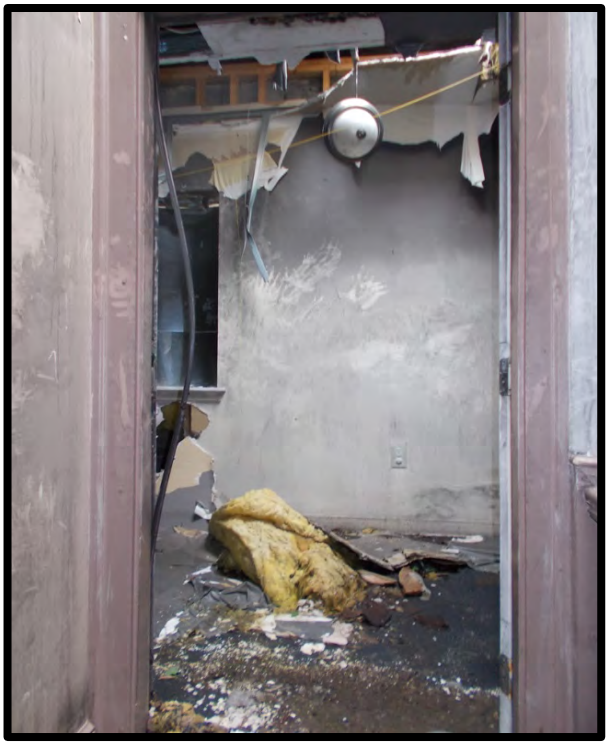


Photo No. 4

Overall view of kitchen and what might have been the dining room of 2nd Fl west unit.

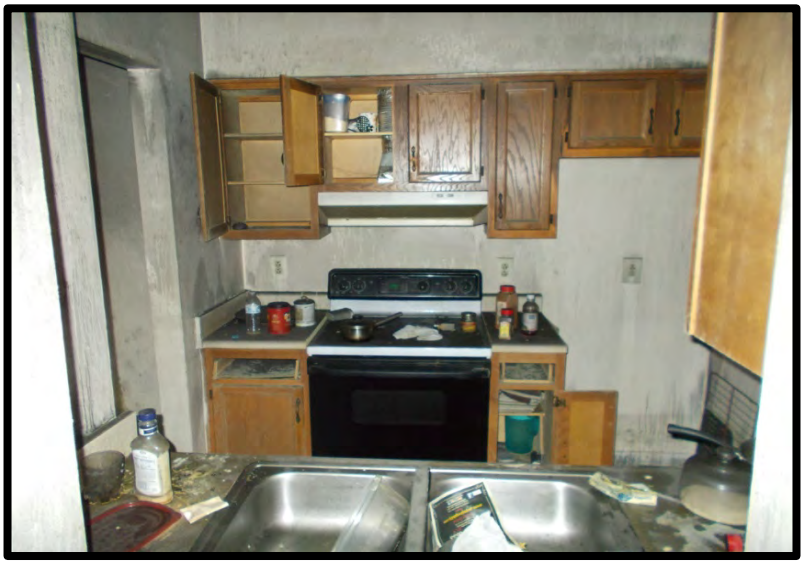
Photos by: **VP** on **8/13/20**

Photo No. 5

View of kitchen at 2nd Fl west unit.

Photo No. 6

Alternate view of kitchen.



Photos by: **VP** on **8/13/20**

Photo No. 7

View of bedroom in 2nd Fl unit. Bedroom is located in the northwest corner of the building.

Photo No. 8

Depicts overall condition of bathroom within 2nd Fl west unit.

Photos by: **VP** on **8/13/20**

Photo No. 9

Depicts typical collapsed ceiling and ductwork with smoke damage throughout.

Photo No. 10

Depicts typical apartment electrical panel.

Photos by: **VP** on **8/13/20**

Photo No. 11

Depicts view of typical mechanical closet that housed a gas fired domestic hot water heater and furnace.

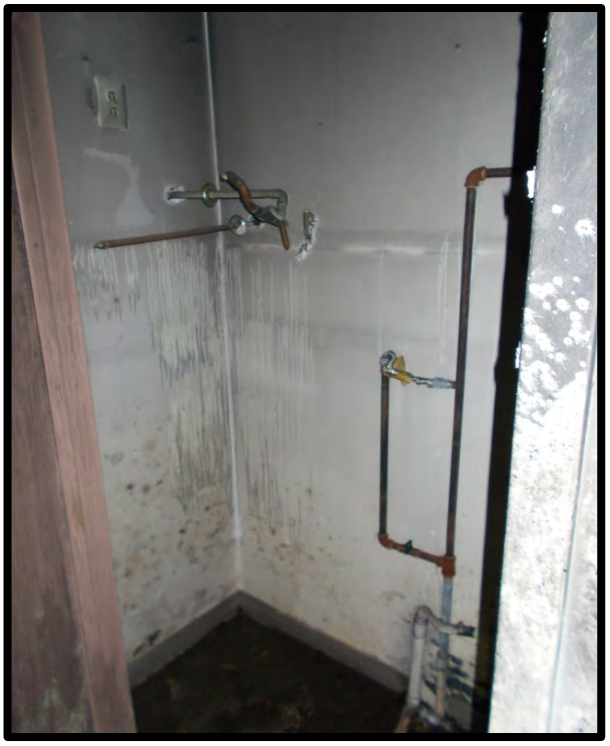
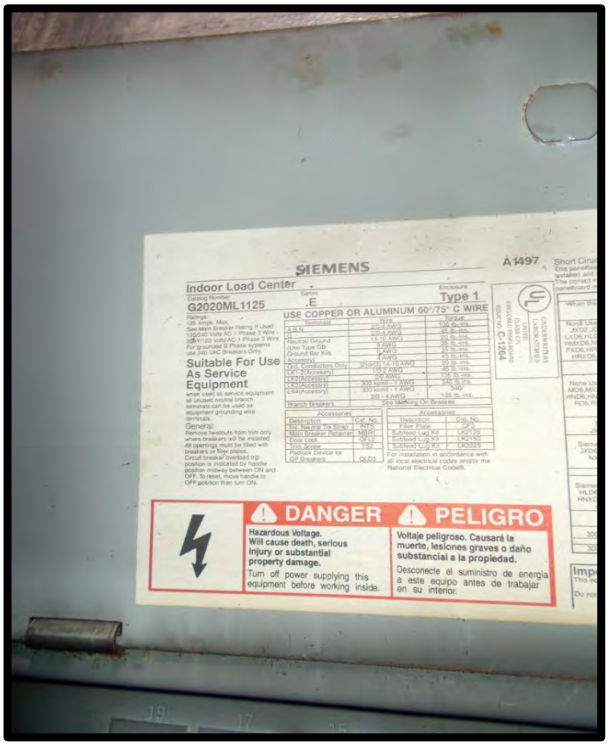


Photo No. 12

Detail view of panel information.



Photos by: **VP** on **8/13/20**

Photo No. 13

Depicts view of 1st Fl south apartment. Note typical collapsed ceilings and mold throughout.

Photo No. 14

View of 1st Fl south unit kitchen.

Photos by: **VP** on **8/13/20**

Photo No. 15
View of 1st Fl unit south bedroom

Photo No. 16
View of 1st Fl unit south bathroom.

Photos by: **VP** on **8/13/20**

Photo No. 17

View of 1st Fl north unit. Note damage from previous fire and subsequent water to douse it.

Photo No. 18

Additional view of 1st Fl north unit.

Photos by: **VP** on **8/13/20**

Photo No. 19

View of north exterior wall of 1st Fl north unit.

Photo No. 20

View of north and west exterior walls and apartment entry door in 1st Fl north unit.

Photo No. 21

Additional view of 1st Fl north unit.

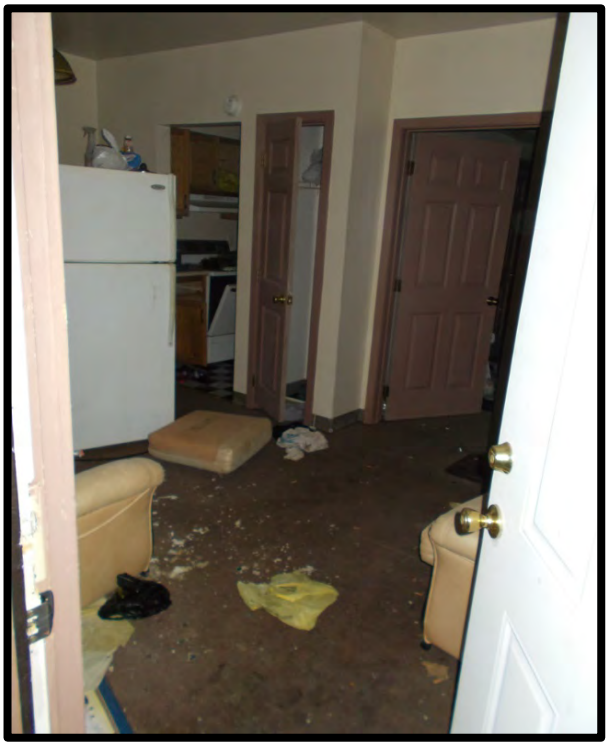
Photos by: **VP** on **8/13/20**

Photo No. 22

View of domestic hot water heater and furnace that is typical for all units.

Photo No. 23

View from entry at 2nd Fl north unit.



Photos by: **VP** on **8/13/20**

Photo No. 24

View of entry stairs from east (rear) of building to 2nd Fl north and south units.

Photo No. 25

View from entry at 2nd Fl south unit.

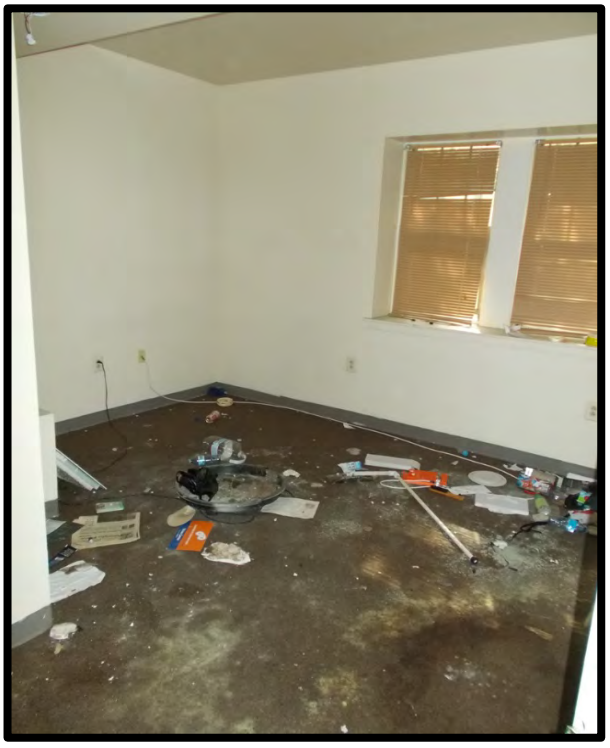
Photos by: **VP** on **8/13/20**

Photo No. 26

View of 2nd Fl south unit kitchen.

Photo No. 27

View of 2nd Fl south unit bedroom.



Photos by: **VP** on **8/13/20**

Photo No. 28

View of rear entry stairs as viewed form 2nd Fl.

Photo No. 29

View of common laundry facilities located in the basement.

Photos by: **VP** on **8/13/20**

Photo No. 30

Panning left from previous photo. View of tenant storage cages.

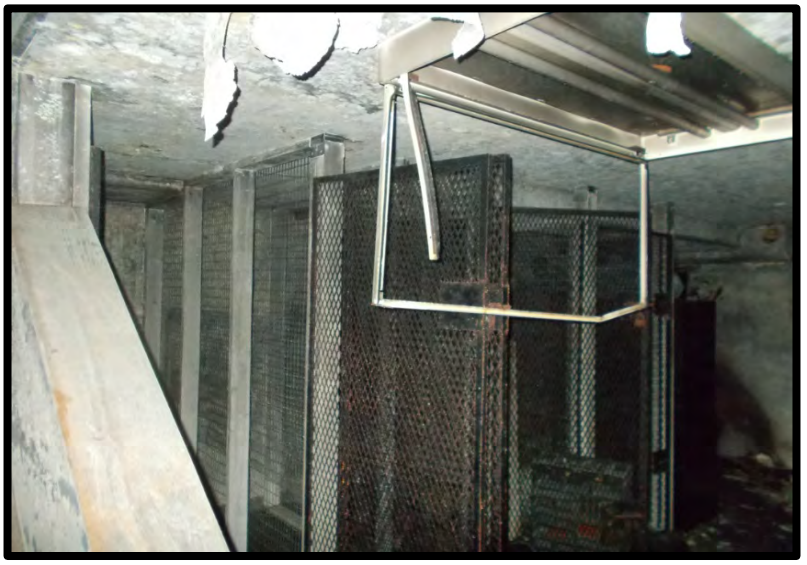


Photo No. 31

View of fire alarm control panel and exterior lighting time clock in basement.

Photos by: **VP** on **8/13/20**

Photo No. 32

View of stairs and bilco doors leading from basement to exterior grade.

Photo No. 33

Overall view of west façade (Vernon Rd.).

Photos by: **VP** on **8/13/20**

Photo No. 34

Panning left from previous photo.

Photo No. 35

View of the northwest corner of the building from Vernon Rd.

Photos by: **VP** on **8/13/20**

Photo No. 36

View of sidewalk running along the north side of the building from Vernon Rd.

Photo No. 37

View of the northeast corner of the building and main electrical meters for each unit and common area.

Photos by: **VP** on **8/13/20**

Photo No. 38

Overall view of the north façade of the building.

Photo No. 39

View looking toward Vernon Rd. at northwest corner of building and apartment entry.

Photos by: **VP** on **8/13/20**

Photo No. 40

View of areaway located along north façade.

Photo No. 41

View of sidewalk along north façade looking towards Vernon Rd.

Photos by: **VP** on **8/13/20**

Photo No. 42

View looking south along east façade.

Photo No. 43

Ditto previous photo.

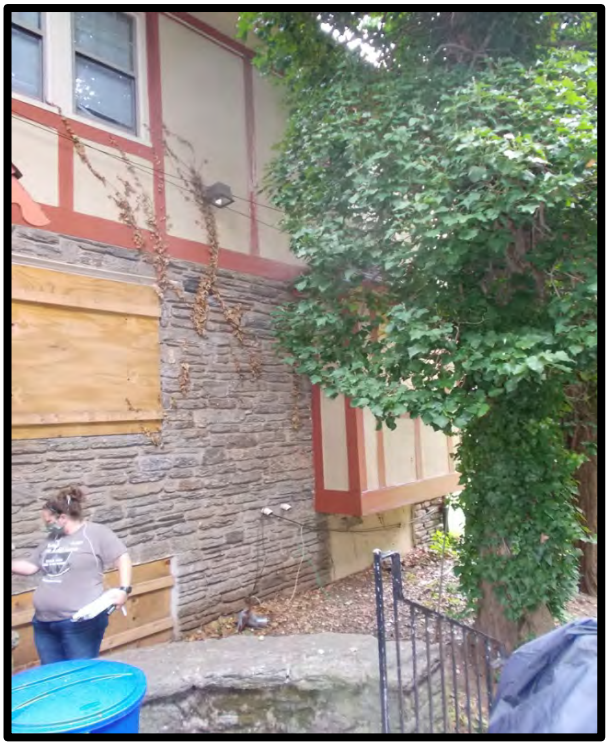
Photos by: **VP** on **8/13/20**

Photo No. 44

View of rear (east) entry stairs.

Photo No. 45

Panning right from previous photo. Looking at northeast corner.



Photos by: **VP** on **8/13/20**

Photo No. 46

Detail view of east entry.

Photo No. 47

Panning left from previous photo.

Photos by: **VP** on **8/13/20**

Photo No. 48

View of southeast corner of the building and exterior concrete stairs from Blakemore St.

Photo No. 49

Ditto previous photo.

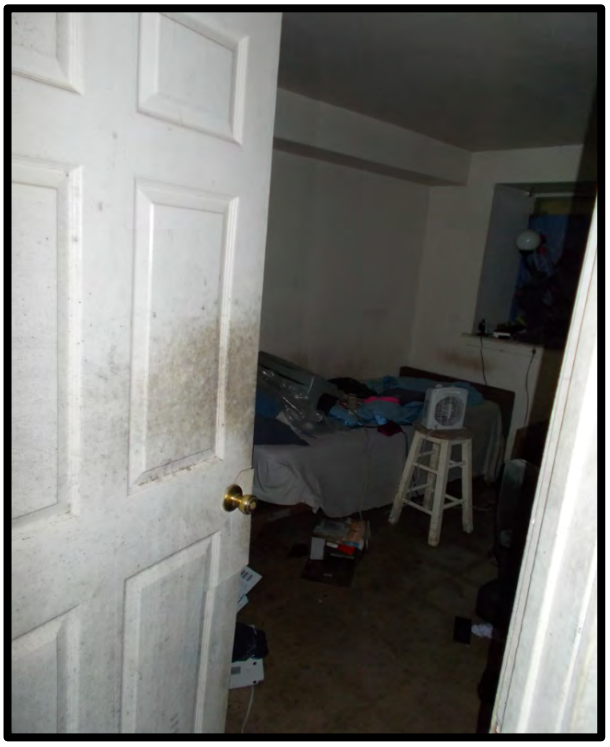
Photos by: **VP** on **8/13/20**

Photo No. 50

View of second Fl of south façade. Note missing piece of wood trim.

Photo No. 51

View of bedroom of south basement unit.



Photos by: **VP** on **8/13/20**

Photo No. 52

View of bedroom #2 of south basement unit.

Photo No. 53

View of bathroom of south basement unit.

Photos by: **VP** on **8/13/20**

Photo No. 54

View of kitchen in south basement unit.

Photo No. 55

View of additional bathroom in south basement unit.

Photos by: **VP** on **8/13/20**

Photo No. 56

View of presumed living area in south basement unit.

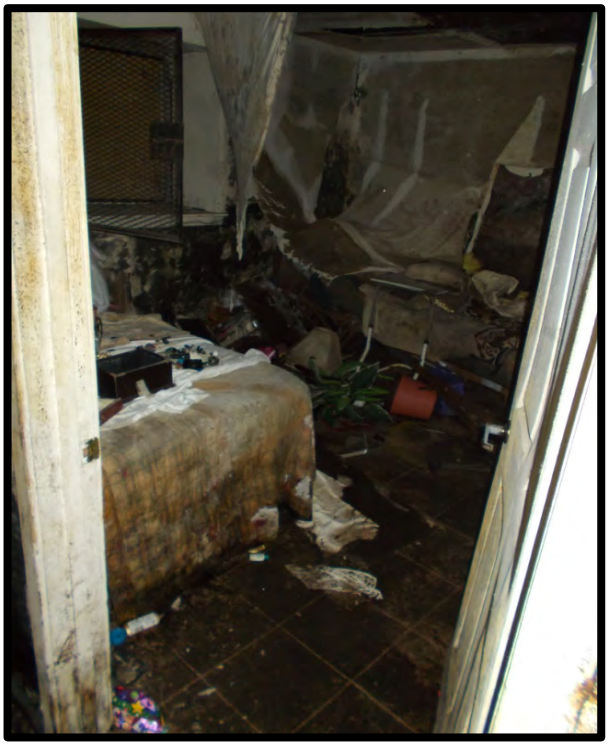


Photo No. 57

View looking towards entry of south basement unit.

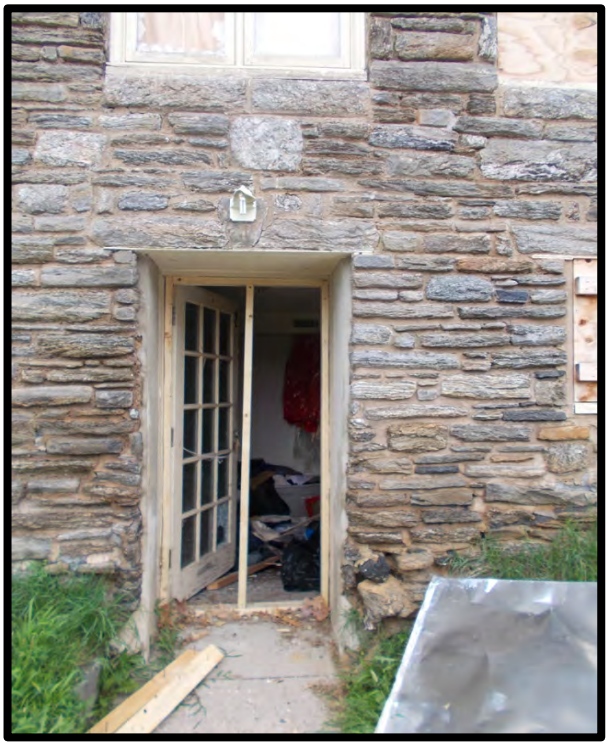
Photos by: **VP** on **8/13/20**

Photo No. 58

Ditto previous photo.

Photo No. 59

View of south basement unit entry from exterior. Entry is located on the south façade, southwest corner.



cc: File #2.20341.01

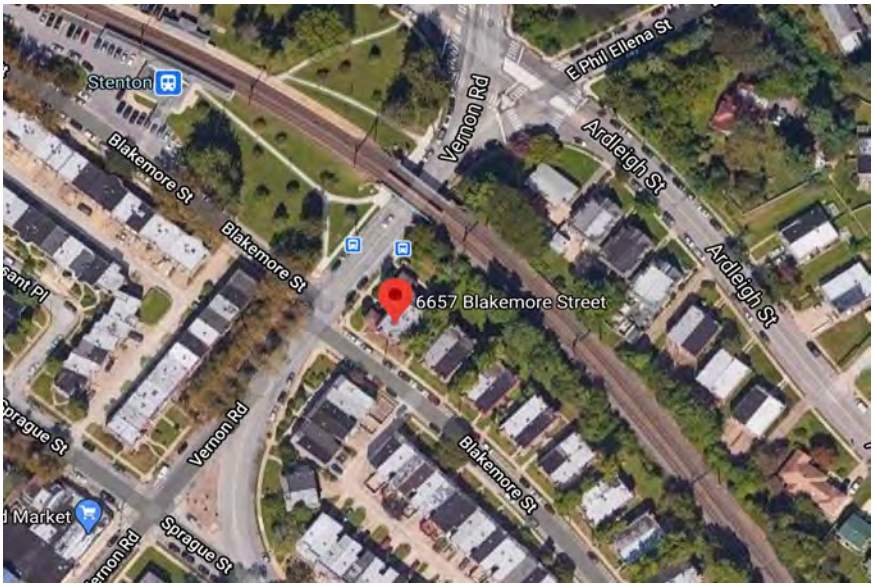
8.3 SUPPORTING DOCUMENTATION

FEMA Flood Zone Map

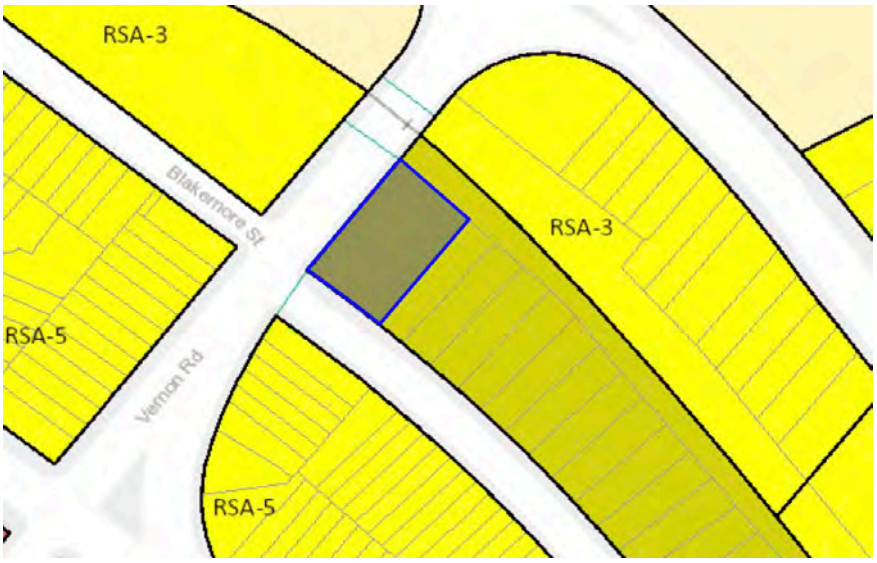
FEMA Flood Zone Information

6657-59 Blakemore Street 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). 6657-59 Blakemore Street is located in EPA Radon Zo ne 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



RSA-3 districts are primarily intended to accommodate attached and semi-detached houses on individual lots, but may be applied in areas characterized by a mix of housing types, including detached houses.

October 19, 2020

Attention: PHDC Germantown CNA

Reference: Asbestos Bulk Sampling
6657-59 Blakemore Street, 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 August 14, 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 (201379-02-002-02-01 to -39)**, no** asbestos was identified in the following materials.

- Drywall and Joint Compound
- 12"x12" White Floor Tile with Yellow Mastic
- Gray Linoleum
- Gray Leveling Compound
- 12"x12" Pink Floor Tile with Brown Mastic
- 12"x12" Red Floor Tile with Yellow Mastic
- 12"x12" Black/Brownish Floor Tile with Black 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	*BFW Group, LLC*	Site Address	*Germantown Properties Philadelphia, PA*	Sample Date	*8/14/2020*
Project #	*201379*			Sample Received Date	*8/14/2020*
Collected By	*Criterion Laboratories, Inc.*	Analyzed By	*Marrs, Collin*	Sample Analysis Date(s)	*8/20/2020 8/21/2020*

Sample Number / Material Description / Location	Appearance	Layer	Non-Asbestos Fibrous - %	Non-Asbestos Non-Fibrous %	Asbestos Asbestos Type	Asbestos Percent
201379-02-002-02-01 Drywall and Joint Compound material 6657 1st Floor Unit (Right Side)- Throughout	Gray Drywall	1	Cellulose - 2%	98%	None Detected	---
201379-02-002-02-01 Drywall and Joint Compound material 6657 1st Floor Unit (Right Side)- Throughout	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---
201379-02-002-02-02 Drywall and Joint Compound material 6657 1st Floor Unit (Right Side) -Throughout	Gray Drywall[1]	1	Cellulose - 5%	95%	None Detected	---
201379-02-002-02-03 White 12x12 Floor Tile w/Yellow Mastic 6657 1st Floor Unit (Right Side)- Living Room/Hallway	White Tile	1	Cellulose - 2%	98%	None Detected	---
201379-02-002-02-03 White 12x12 Floor Tile w/Yellow Mastic 6657 1st Floor Unit (Right Side)- Living Room/Hallway	Yellow Mastic	2	Cellulose - 4%	96%	None Detected	---
201379-02-002-02-04 White 12x12 Floor Tile w/Yellow Mastic 6657 1st Floor Unit (Right Side)-Kitchen Area	White Tile	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-02-04 White 12x12 Floor Tile w/Yellow Mastic 6657 1st Floor Unit (Right Side)-Kitchen Area	Yellow Mastic	2	Cellulose - 5%	95%	None Detected	---
201379-02-002-02-05 Grey Linoleum Paper Backing 6657 1st Floor Unit (Right Side)-Kitchen 2nd Layer	Tan Linoleum	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-02-05 Grey Linoleum Paper Backing 6657 1st Floor Unit (Right Side)-Kitchen 2nd Layer	Gray Backing	2	Synthetic - 30%	70%	None Detected	---

400 Street Road, Bensalem, PA 19020 / 215-244-1300 / Fax 215-244-4349 / www.criterionlabs.com

Results of Polarized Light Microscopy

Client	*BFW Group, LLC*	Site Address	*Germantown Properties Philadelphia, PA*	Sample Date	*8/14/2020*
Project #	*201379*			Sample Received Date	*8/14/2020*
Collected By	*Criterion Laboratories, Inc.*	Analyzed By	*Marrs, Collin*	Sample Analysis Date(s)	*8/20/2020 8/21/2020*

Sample Number / Material Description / Location	Appearance	Layer	Non-Asbestos Fibrous - %	Non-Asbestos Non-Fibrous %	Asbestos Asbestos Type	Asbestos Percent
201379-02-002-02-06 Grey Leveling Compound 6657 1st Floor Unit (Right Side)- Bedrooms under rug	Gray Leveling Compound	1	Cellulose - 95%	5%	None Detected	---
201379-02-002-02-07 Pink 12x12 Floor Tile w/Brown Mastic 6657 1st Floor Unit (Right Side)- Utility Closet	Pink Tile	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-02-07 Pink 12x12 Floor Tile w/Brown Mastic 6657 1st Floor Unit (Right Side)- Utility Closet	Brown Mastic	2	Cellulose - 4%	96%	None Detected	---
201379-02-002-02-08 Red 12x12 Floor Tile w/Yellow Mastic 6657 Main Hallway Connecting Units 1st Floor	Red Tile	1	Cellulose - 2%	98%	None Detected	---
201379-02-002-02-08 Red 12x12 Floor Tile w/Yellow Mastic 6657 Main Hallway Connecting Units 1st Floor	Yellow Mastic	2	Cellulose - 5%	95%	None Detected	---
201379-02-002-02-09 Red 12x12 Floor Tile w/Yellow Mastic 6657 Main Hallway Connecting Units 1st Floor	Red Tile	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-02-09 Red 12x12 Floor Tile w/Yellow Mastic 6657 Main Hallway Connecting Units 1st Floor	Yellow Mastic	2	Cellulose - 4%	96%	None Detected	---
201379-02-002-02-10 Drywall and Joint Compound material 6657 Main Hallway Connecting Units 1st Floor	Gray Drywall[2]	1	Cellulose - 5%	95%	None Detected	---
201379-02-002-02-11 Drywall and Joint Compound material 6657 1st Floor Unit (Left Side)-Throughout	Gray Drywall[3]	1	Cellulose - 4%	96%	None Detected	---
201379-02-002-02-12 Drywall and Joint Compound material 6657 1st Floor Unit (Left Side)-Throughout	Gray Drywall	1	Cellulose - 4% Fiber Glass - 1%	95%	None Detected	---

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Results of Polarized Light Microscopy

Client	*BFW Group, LLC*	Site Address	*Germantown Properties Philadelphia, PA*	Sample Date	*8/14/2020*
Project #	*201379*			Sample Received Date	*8/14/2020*
Collected By	*Criterion Laboratories, Inc.*	Analyzed By	*Marrs, Collin*	Sample Analysis Date(s)	*8/20/2020 8/21/2020*

Sample Number / Material Description / Location	Appearance	Layer	Non-Asbestos Fibrous - %	Non-Asbestos Non-Fibrous %	Asbestos Asbestos Type	Asbestos Percent
201379-02-002-02-12 Drywall and Joint Compound material 6657 1st Floor Unit (Left Side)-Throughout	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---
201379-02-002-02-13 Grey Linoleum Paper Backing 6657 1st Floor Unit (Left Side)-Kitchen	Tan Linoleum	1	Cellulose - 2%	98%	None Detected	---
201379-02-002-02-13 Grey Linoleum Paper Backing 6657 1st Floor Unit (Left Side)-Kitchen	Gray Backing	2	Cellulose - 40%	60%	None Detected	---
201379-02-002-02-14 Grey Leveling Compound 6657 1st Floor Unit (Left Side)-Bedrooms/Living Room	Gray Leveling Compound	1	Cellulose - 10%	90%	None Detected	---
201379-02-002-02-15 Black/Brownish 12x12 Floor Tile w/Black Mastic 6657 1st Floor Unit (Left Side)-Entrance	Brown Tile	1	Cellulose - 4%	96%	None Detected	---
201379-02-002-02-15 Black/Brownish 12x12 Floor Tile w/Black Mastic 6657 1st Floor Unit (Left Side)-Entrance	Black Mastic	2	Cellulose - 50%	50%	None Detected	---
201379-02-002-02-15 Black/Brownish 12x12 Floor Tile w/Black Mastic 6657 1st Floor Unit (Left Side)-Entrance	Gray Leveling Compound	3	Cellulose - 35%	65%	None Detected	---
201379-02-002-02-16 Black/Brownish 12x12 Floor Tile w/Black Mastic 6657 1st Floor Unit (Left Side)-Living Room	Brown Tile	1	Cellulose - 2%	98%	None Detected	---
201379-02-002-02-16 Black/Brownish 12x12 Floor Tile w/Black Mastic 6657 1st Floor Unit (Left Side)-Living Room	Brown Mastic	2	Cellulose - 10%	90%	None Detected	---
201379-02-002-02-17 White 12x12 Floor Tile w/Yellow Mastic 6657 2nd Floor Front Unit- Bathroom	White Tile	1	Cellulose - 4%	96%	None Detected	---

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Results of Polarized Light Microscopy

Client	*BFW Group, LLC*	Site Address	*Germantown Properties Philadelphia, PA*	Sample Date	*8/14/2020*
Project #	*201379*			Sample Received Date	*8/14/2020*
Collected By	*Criterion Laboratories, Inc.*	Analyzed By	*Marrs, Collin*	Sample Analysis Date(s)	*8/20/2020 8/21/2020*

Sample Number / Material Description / Location	Appearance	Layer	Non-Asbestos Fibrous - %	Non-Asbestos Non-Fibrous %	Asbestos Asbestos Type	Asbestos Percent
201379-02-002-02-17 White 12x12 Floor Tile w/Yellow Mastic 6657 2nd Floor Front Unit- Bathroom	Yellow Mastic	2	Cellulose - 8%	92%	None Detected	---
201379-02-002-02-18 Pink 12x12 Floor Tile w/Brown Mastic 6657 2nd Floor Front Unit- Utility Closet	Red Tile	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-02-18 Pink 12x12 Floor Tile w/Brown Mastic 6657 2nd Floor Front Unit- Utility Closet	Yellow Mastic	2	Cellulose - 6%	94%	None Detected	---
201379-02-002-02-18 Pink 12x12 Floor Tile w/Brown Mastic 6657 2nd Floor Front Unit- Utility Closet	Brown Mastic	3	Cellulose - 4%	96%	None Detected	---
201379-02-002-02-19 Drywall and Joint Compound material 6657 2nd Floor Front Unit-Throughout	Gray Drywall[4]	1	Cellulose - 3%	95%	None Detected	---
201379-02-002-02-20 Red 12x12 Floor Tile w/Yellow Mastic 6657 2nd Floor Front Unit-Entrance	Red Tile	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-02-20 Red 12x12 Floor Tile w/Yellow Mastic 6657 2nd Floor Front Unit-Entrance	Yellow Mastic	2	Cellulose - 5%	95%	None Detected	---
201379-02-002-02-21 Drywall and Joint Compound material 6657 2nd Floor Front Unit-Throughout	Gray Drywall	1	Cellulose - 5%	95%	None Detected	---
201379-02-002-02-21 Drywall and Joint Compound material 6657 2nd Floor Front Unit-Throughout	White Joint Compound	2	Cellulose - 3%	97%	None Detected	---
201379-02-002-02-22 Grey Linoleum Paper Backing 6657 2nd Floor Front Unit-Kitchen	Tan Linoleum	1	Cellulose - 3%	97%	None Detected	---

400 Street Road, Bensalem, PA 19020 / 215-244-1300 / Fax 215-244-4349 / www.criterionlabs.com

Results of Polarized Light Microscopy

Client	*BFW Group, LLC*	Site Address	*Germantown Properties Philadelphia, PA*	Sample Date	*8/14/2020*
Project #	*201379*			Sample Received Date	*8/14/2020*
Collected By	*Criterion Laboratories, Inc.*	Analyzed By	*Marrs, Collin*	Sample Analysis Date(s)	*8/20/2020 8/21/2020*

Sample Number / Material Description / Location	Appearance	Layer	Non-Asbestos Fibrous - %	Non-Asbestos Non-Fibrous %	Asbestos Asbestos Type	Asbestos Percent
201379-02-002-02-22 Grey Linoleum Paper Backing 6657 2nd Floor Front Unit-Kitchen	Gray Backing	2	Cellulose - 45%	55%	None Detected	---
201379-02-002-02-23 Drywall and Joint Compound material 6657-Communal Basement Mechanical Area	Gray Drywall[5]	1	Cellulose - 4% Fiber Glass - 1%	95%	None Detected	---
201379-02-002-02-24 Drywall and Joint Compound material 6657- Basement Unit 1 (Left Side Wall)	Gray Drywall	1	Cellulose - 4% Fiber Glass - 2%	94%	None Detected	---
201379-02-002-02-24 Drywall and Joint Compound material 6657- Basement Unit 1 (Left Side Wall)	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---
201379-02-002-02-25 Drywall and Joint Compound material 6657- Basement Unit 2 (Right Side) Throughout	Gray Drywall	1	Cellulose - 3% Fiber Glass - 2%	95%	None Detected	---
201379-02-002-02-26 Pink 12x12 Floor Tile w/Brown Mastic 6657- Basement Unit 2 (Right Side)-Utility Closet	Pink Tile	1	Cellulose - 2%	98%	None Detected	---
201379-02-002-02-26 Pink 12x12 Floor Tile w/Brown Mastic 6657- Basement Unit 2 (Right Side)-Utility Closet	Brown Mastic	2	Cellulose - 5%	95%	None Detected	---
201379-02-002-02-27 Pink 12x12 Floor Tile w/Brown Mastic 6659 - Upstairs Left Unit -Utility Closet	Pink Tile	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-02-27 Pink 12x12 Floor Tile w/Brown Mastic 6659 - Upstairs Left Unit -Utility Closet	Yellow Mastic	2	Cellulose - 3%	97%	None Detected	---
201379-02-002-02-27 Pink 12x12 Floor Tile w/Brown Mastic 6659 - Upstairs Left Unit -Utility Closet	Brown Mastic	3	Cellulose - 5%	95%	None Detected	---

400 Street Road, Bensalem, PA 19020 / 215-244-1300 / Fax 215-244-4349 / www.criterionlabs.com

Results of Polarized Light Microscopy

Client	*BFW Group, LLC*	Site Address	*Germantown Properties Philadelphia, PA*	Sample Date	*8/14/2020*
Project #	*201379*			Sample Received Date	*8/14/2020*
Collected By	*Criterion Laboratories, Inc.*	Analyzed By	*Marrs, Collin*	Sample Analysis Date(s)	*8/20/2020 8/21/2020*

Sample Number / Material Description / Location	Appearance	Layer	Non-Asbestos Fibrous - %	Non-Asbestos Non-Fibrous %	Asbestos Asbestos Type	Asbestos Percent
201379-02-002-02-28 Drywall and Joint Compound material 6659 - Upstairs Left Unit -Throughout	Gray Drywall	1	Cellulose - 5%	95%	None Detected	---
201379-02-002-02-28 Drywall and Joint Compound material 6659 - Upstairs Left Unit -Throughout	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---
201379-02-002-02-29 Grey Linoleum Paper Backing 6659 - Upstairs Left Unit -Kitchen	Tan Linoleum	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-02-29 Grey Linoleum Paper Backing 6659 - Upstairs Left Unit -Kitchen	Yellow/Gray Backing	2	Cellulose - 75%	25%	None Detected	---
201379-02-002-02-30 Drywall and Joint Compound material 6659 - Upstairs Right Unit -Throughout	Gray Drywall	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-02-30 Drywall and Joint Compound material 6659 - Upstairs Right Unit -Throughout	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---
201379-02-002-02-31 Drywall and Joint Compound material 6659 - Upstairs Right Unit -Throughout	Gray Drywall[6]	1	Cellulose - 3% Fiber Glass - 1%	96%	None Detected	---
201379-02-002-02-32 Drywall and Joint Compound material 6659- Upstairs Unit Connecting Hallway	Gray Drywall	1	Cellulose - 2% Fiber Glass - 1%	97%	None Detected	---
201379-02-002-02-32 Drywall and Joint Compound material 6659- Upstairs Unit Connecting Hallway	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---
201379-02-002-02-33 Pink 12x12 Floor Tile w/Brown Mastic 6659 - Upstairs Right Unit -Utility Closet	Pink Tile	1	Cellulose - 2%	98%	None Detected	---

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Results of Polarized Light Microscopy

Client	*BFW Group, LLC*	Site Address	*Germantown Properties Philadelphia, PA*	Sample Date	*8/14/2020*
Project #	*201379*			Sample Received Date	*8/14/2020*
Collected By	*Criterion Laboratories, Inc.*	Analyzed By	*Marrs, Collin*	Sample Analysis Date(s)	*8/20/2020 8/21/2020*

Sample Number / Material Description / Location	Appearance	Layer	Non-Asbestos Fibrous - %	Non-Asbestos Non-Fibrous %	Asbestos Asbestos Type	Asbestos Percent
201379-02-002-02-33 Pink 12x12 Floor Tile w/Brown Mastic 6659 - Upstairs Right Unit -Utility Closet	Yellow/Brown Mastic	2	Cellulose - 50%	50%	None Detected	---
201379-02-002-02-34 Grey Linoleum Paper Backing 6659 - Upstairs Right Unit -Kitchen	Tan Linoleum	1	Cellulose - 2%	98%	None Detected	---
201379-02-002-02-34 Grey Linoleum Paper Backing 6659 - Upstairs Right Unit -Kitchen	Gray Backing	2	Cellulose - 45%	55%	None Detected	---
201379-02-002-02-35 Drywall and Joint Compound material 6659- 1st Floor Unit - Throughout	Gray Drywall	1	Cellulose - 5%	95%	None Detected	---
201379-02-002-02-35 Drywall and Joint Compound material 6659- 1st Floor Unit - Throughout	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---
201379-02-002-02-36 Grey Leveling Compound 6659- 1st Floor Unit - Throughout	Gray Leveling Compound	1	Cellulose - 10%	90%	None Detected	---
201379-02-002-02-37 Pink 12x12 Floor Tile w/Brown Mastic 6659- 1st Floor Unit -Utility Closet	Pink Tile	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-02-37 Pink 12x12 Floor Tile w/Brown Mastic 6659- 1st Floor Unit -Utility Closet	Brown Mastic	2	Cellulose - 4%	96%	None Detected	---
201379-02-002-02-38 White 12x12 Floor Tile w/Yellow Mastic 6659- 1st Floor Unit - Kitchen	White Tile	1	Cellulose - 2%	98%	None Detected	---
201379-02-002-02-38 White 12x12 Floor Tile w/Yellow Mastic 6659- 1st Floor Unit - Kitchen	Yellow Mastic	2	Cellulose - 8%	92%	None Detected	---

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Results of Polarized Light Microscopy

Client	*BFW Group, LLC*	Site Address	*Germantown Properties* *Philadelphia, PA*	Sample Date	*8/14/2020*
Project #	*201379*			Sample Received Date	*8/14/2020*
Collected By	*Criterion Laboratories, Inc.*	Analyzed By	*Marrs, Collin*	Sample Analysis Date(s)	*8/20/2020* *8/21/2020*

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos Fibrous - %	 Non-Fibrous %	Asbestos Asbestos Type	 Percent
201379-02-002-02-39 White 12x12 Floor Tile w/Yellow Mastic 6659- 1st Floor Unit - Bathroom	White Tile	1	Cellulose - 2%	98%	None Detected	---
201379-02-002-02-39 White 12x12 Floor Tile w/Yellow Mastic 6659- 1st Floor Unit - Bathroom	Yellow Mastic	2	Cellulose - 8%	92%	None Detected	---

Sample Count 39

1 - No Joint Compound
2 - No Joint Compound
3 - No Joint Compound
4 - No Joint Compound
5 - No Joint Compound
6 - No Joint Compound

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.

THIS IS THE LAST PAGE OF THE REPORT

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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	No access in the Basement Unit#1(Left Side unit in 6657 Blakemore Street Property)-Drywall was able to be sampled through open window. Limited access available in the Basement unit#2 in 6657 Blakemore Street Property. A Fire occurred in the Right Side 1st Floor unit of 6657 Blakemore St property. Some walls were unable to be accessed while on site throughout the property. The roof was not stable enough to access during the site visit due to the fire occurrence.
Chain of Custody Notes	

Additional Analytes

Sample Number	Location	Material Description	Received Condition	Date	Notes
201379-02-002-02-01	6657 1st Floor Unit (Right Side)- Throughout	Drywall and Joint Compound material	Good	8/16/2020	
201379-02-002-02-02	6657 1st Floor Unit (Right Side) - Throughout	Drywall and Joint Compound material	Good	8/16/2020	
201379-02-002-02-03	6657 1st Floor Unit (Right Side)- Living Room/Hallway	White 12x12 Floor Tile w/Yellow Mastic	Good	8/16/2020	
201379-02-002-02-04	6657 1st Floor Unit (Right Side)-Kitchen Area	White 12x12 Floor Tile w/Yellow Mastic	Good	8/16/2020	
201379-02-002-02-05	6657 1st Floor Unit (Right Side)-Kitchen 2nd Layer	Grey Linoleum Paper Backing	Good	8/16/2020	
201379-02-002-02-06	6657 1st Floor Unit (Right Side)- Bedrooms under rug	Grey Leveling Compound	Good	8/16/2020	
201379-02-002-02-07	6657 1st Floor Unit (Right Side)- Utility Closet	Pink 12x12 Floor Tile w/Brown Mastic	Good	8/16/2020	
201379-02-002-02-08	6657 Main Hallway Connecting Units 1st Floor	Red 12x12 Floor Tile w/Yellow Mastic	Good	8/16/2020	

201379-02-002-02-09	6657 Main Hallway Connecting Units 1st Floor	Red 12x12 Floor Tile w/Yellow Mastic	Good	8/16/2020
201379-02-002-02-10	6657 Main Hallway Connecting Units 1st Floor	Drywall and Joint Compound material	Good	8/16/2020
201379-02-002-02-11	6657 1st Floor Unit (Left Side)-Throughout	Drywall and Joint Compound material	Good	8/16/2020
201379-02-002-02-12	6657 1st Floor Unit (Left Side)-Throughout	Drywall and Joint Compound material	Good	8/16/2020
201379-02-002-02-13	6657 1st Floor Unit (Left Side)-Kitchen	Grey Linoleum Paper Backing	Good	8/16/2020
201379-02-002-02-14	6657 1st Floor Unit (Left Side)-Bedrooms/Living Room	Grey Leveling Compound	Good	8/16/2020
201379-02-002-02-15	6657 1st Floor Unit (Left Side)-Entrance	Black/Brownish 12x12 Floor Tile w/Black Mastic	Good	8/16/2020
201379-02-002-02-16	6657 1st Floor Unit (Left Side)-Living Room	Black/Brownish 12x12 Floor Tile w/Black Mastic	Good	8/16/2020
201379-02-002-02-17	6657 2nd Floor Front Unit-Bathroom	White 12x12 Floor Tile w/Yellow Mastic	Good	8/16/2020
201379-02-002-02-18	6657 2nd Floor Front Unit- Utility Closet	Pink 12x12 Floor Tile w/Brown Mastic	Good	8/16/2020
201379-02-002-02-19	6657 2nd Floor Front Unit-Throughout	Drywall and Joint Compound material	Good	8/16/2020
201379-02-002-02-20	6657 2nd Floor Front Unit-Entrance	Red 12x12 Floor Tile w/Yellow Mastic	Good	8/16/2020
201379-02-002-02-21	6657 2nd Floor Front Unit-Throughout	Drywall and Joint Compound material	Good	8/16/2020
201379-02-002-02-22	6657 2nd Floor Front Unit-Kitchen	Grey Linoleum Paper Backing	Good	8/16/2020
201379-02-002-02-23	6657-Communal Basement Mechanical Area	Drywall and Joint Compound material	Good	8/16/2020
201379-02-002-02-24	6657- Basement Unit 1 (Left Side Wall)	Drywall and Joint Compound material	Good	8/16/2020
201379-02-002-02-25	6657- Basement Unit 2 (Right Side) Throughout	Drywall and Joint Compound material	Good	8/16/2020
201379-02-002-02-26	6657- Basement Unit 2 (Right Side)-Utility Closet	Pink 12x12 Floor Tile w/Brown Mastic	Good	8/16/2020
201379-02-002-02-27	6659 - Upstairs Left Unit -Utility Closet	Pink 12x12 Floor Tile w/Brown Mastic	Good	8/16/2020
201379-02-002-02-28	6659 - Upstairs Left Unit -Throughout	Drywall and Joint Compound material	Good	8/16/2020
201379-02-002-02-29	6659 - Upstairs Left Unit -Kitchen	Grey Linoleum Paper Backing	Good	8/16/2020

Chain of Custody

201379-02-002-02-30	6659 - Upstairs Right Unit - Throughout	Drywall and Joint Compound material	Good	8/16/2020
201379-02-002-02-31	6659 - Upstairs Right Unit - Throughout	Drywall and Joint Compound material	Good	8/16/2020
201379-02-002-02-32	6659- Upstairs Unit Connecting Hallway	Drywall and Joint Compound material	Good	8/16/2020
201379-02-002-02-33	6659 - Upstairs Right Unit -Utility Closet	Pink 12x12 Floor Tile w/Brown Mastic	Good	8/16/2020
201379-02-002-02-34	6659 - Upstairs Right Unit -Kitchen	Grey Linoleum Paper Backing	Good	8/16/2020
201379-02-002-02-35	6659- 1st Floor Unit - Throughout	Drywall and Joint Compound material	Good	8/16/2020
201379-02-002-02-36	6659- 1st Floor Unit - Throughout	Grey Leveling Compound	Good	8/16/2020
201379-02-002-02-37	6659- 1st Floor Unit -Utility Closet	Pink 12x12 Floor Tile w/Brown Mastic	Good	8/16/2020
201379-02-002-02-38	6659- 1st Floor Unit - Kitchen	White 12x12 Floor Tile w/Yellow Mastic	Good	8/16/2020
201379-02-002-02-39	6659- 1st Floor Unit - Bathroom	White 12x12 Floor Tile w/Yellow Mastic	Good	8/16/2020

Sample Count 39

Handling Chain Type	Handled By	Date	Time	Notes
Report Results To	Melissa Billingsley	8/14/2020	23:21	
Send Reports To	BFW Group, LLC	8/14/2020	23:21	
Samples Taken By	Mary Anne Lerro	8/14/2020	23:21	
Received By	Mary Anne Lerro	8/14/2020	18:00	
Relinquished By	Mary Anne Lerro	8/14/2020	18:00	
Transported By	Mary Anne Lerro	8/14/2020	18:00	
Received By	Lauren Mitchell	8/17/2020	08:47	
Analyzed By	Collin Marrs	8/21/2020	11:25	

October 22, 2020

Attention: PHDC Germantown CNA

Reference: Lead XRF Testing Results
6657-59 Blakemore Street, 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 6657-59 Blakemore Street 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 pint inspection on August 11, 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 (≥1.0 mg/cm²).

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/cm² 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.**

6657-59 Blakemore Street, Philadelphia, PA

Location	Component	Color/Substrate/ Surface/Condition	Recommendations
6657 – 1st Floor Right Apartment			
Front Room	White/Wood/Door	Friction/Fair	HR/OSHA/CA
Front Room	White/Wood/Door Casing	Non-Friction/Fair	HR/OSHA/A ENCP
Front Room	White/Wood/Window Sash	Friction/Fair	HR/OSHA/CA
Front Room	White/Wood/Window Frame	Friction/Fair	HR/OSHA/CA
Front Room	White/Wood/Pocket Doors	Friction/Fair	HR/OSHA/CA

6657-59 Blakemore Street, Philadelphia, PA

Location	Component	Color/Substrate/ Surface/Condition	Recommendations
6657 – Common Area and Stairs			
Stair Landing	Gray/Wood/Fireplace Frame	Non-Friction/Fair	HR/OSHA/A ENCP
Stair Landing	Gray/Woo/Fireplace Mantel	Non-Friction/Fair	HR/OSHA/A ENCP
6659 – Common Area and Stairs			
Stairs	White/Wood/Banister	Friction/Fair	HR/OSHA/CA
Stairs	White/Wood/Handrail	Friction/Fair	HR/OSHA/CA
Stairs	White/Wood/Spindle	Friction/Fair	HR/OSHA/CA
Stairs	White/Wood/Stringer	Friction/Fair	HR/OSHA/CA
6657 – Exterior			
Exterior	White/Wood/Door	Friction/Fair	HR/OSHA/CA
	White/Wood/Window	Non-Friction/Fair	HR/OSHA/A ENCP
	White/Wood/Porch Door	Friction/Fair	HR/OSHA/CA
	White/Wood/Porch Window	Non-Friction/Fair	HR/OSHA/A ENCP
6659 - Exterior			
Exterior	White/Wood/Porch Door	Friction/Fair	HR/OSHA/CA
Exterior	White/Wood/Porch Door Casing	Non-Friction/Fair	HR/OSHA/A ENCP

*No access due to fire damage: Basement Unit#1

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.