

Germantown/Mount Airy Properties

Physical Conditions and Needs Assessment



Premises C

5429-43 Lena Street

Philadelphia, PA 19144

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.

5429-43 Lena Street is a four story, forty-unit apartment building owned by the Philadelphia Housing and Development Corporation (PHDC) and managed by the Philadelphia Housing Authority (PHA).

The site measures approximately ninety-six feet wide by one-hundred sixty-five feet deep and is located on the corner of Lena Street and Church Lane. The building is a masonry and timber construction. The building consists of four (4) stories and is a rectangular shape.

All 40 units in the building are 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: Apartment

Property Age: ~120 yrs.

System Conditions & Observations Summary

	Good	Fair	Poor	Action
Site Improvements				
3.2.1 Topography				None
3.2.2 Storm Water Drainage				Not Accessible
3.2.3 Access and Egress		√		None
3.2.4 Paving, Curbing and Parking		√		None
3.2.5 Flatwork	√			None
3.2.6 Landscaping and Appurtenances				N/A
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		√		None
3.3.2	Building Frame	√			None
3.3.3	Facades or Curtain Wall		√		None
3.3.4	Roofing and Roof Drainage				Not Accessible
Mechanical, Plumbing, Fire Protection and Electrical Systems					
3.4.1	Plumbing		√		Replacement of plumbing fixtures is recommended.
3.4.2	Heating		√		Boilers should be replaced. New baseboard covers should be provided for the fin tube radiation.
3.4.3	Air Conditioning and Ventilation			√	Outside air fan, duct mounted hot water coil and hot water circulating pumps should be replaced.
3.4.4	Electrical		√		Test service voltage and capacity.
Vertical Transportation					
3.5.	Elevators				N/A
Life Safety/Fire Protection					
3.6.1	Sprinklers and Standpipes			√	Sprinklers should be replaced.
3.6.2	Alarm Systems		√		None
3.6.3	Other Systems		√		None
Interior Elements					
3.7.1	Common Areas		√		Carpeting and 4 inch vinyl base should be replaced.
3.7.2	Tenant Spaces		√		All bath fixtures, kitchen sinks, cabinets and countertops should be replaced.

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 initial building walkthrough was conducted on August 14, 2020. Forty units were inspected (100%) along with stairwells and corridors.

2.3 Useful Life Estimate

It is our observation that the 5429-43 Lena Street constructed circa 1900, 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

There are ten (10) apartments facing off the central corridor on each of the four floors. Each apartment contains one bedroom, a kitchen, a living area and a bathroom. This building has an associated driveway and parking lot with approximately eight (8) parking spaces.

3.1.2 List of Apartment Units Inspected

100% of units were inspected

3.2 SITE

3.2.1 Topography

The building is located on a city block, with entrances along Church Lane and off the parking lot. There is no notable topography.

3.2.2 Storm Water Drainage

Not visible for assessment.

3.2.3 Access and Egress

Access to the building is from Church Lane at grade to enter the hallway, as well as four steps up from the parking lot. There are two (2) concrete egress stairs at the end of the hallway.

3.2.4 Paving, Curbing and Parking

There is a parking lot adjacent to the building off of Church Lane. Curbs and pavement appear to be in fair condition. There is overgrown vegetation overtaking the pavement and coming through the curb. There appears to be at least one pot hole in the asphalt.

3.2.5 Flatwork

Sidewalks in the front of the building appear to be in good condition.

3.2.6 Landscaping and Appurtenances

N/A

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 was not visible in the majority of the units. Visually the piping in the building that was not vandalized is in good to fair condition.

3.2.8.2 Electricity

Each unit has a 60amp 120/240 volt single phase electrical panel powered from PECO meters for lighting and power outlets which are in poor to good condition depending on the unit.

3.2.8.3 Natural Gas

Incoming gas service from PGW is intact and in good condition. There is a gas meter located in a small closet at the entrance which looks to be in good condition as well. There is a gas meter bank with individual meters for each unit which all look to be in good condition.

3.2.8.4 Sanitary Sewer

Not visible at time of assessment.

3.2.8.5 Special Utility Systems

There are no special utility systems in the building.

3.2.8.5.1 Site Lighting

There is no site lighting at this building.

3.3 STRUCTURAL FRAME & BUILDING ENVELOPE

3.3.1 Foundation

Not visible for assessment

3.3.2 Building Frame

3.3.2.1 Floor Frame System

The building is a masonry and timber construction. Exposed timber girders appears to be in good condition.

3.3.2.2 Crawl Spaces and Penetrations

N/A

3.3.2.3 Roof Frame

The building has a low-sloped roof.

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

Not visible for assessment.

3.3.2.7 Stairs, Railings & Balconies

The building has two (2) concrete egress stairwells at either end of the hallway. The finish is unpainted brick masonry. The South Stairwell stairs are a metal pan and concrete fill construction with a steel pipe handrail. The pipe handrail measures 42 inches at the guard of the landing and 38.5 inches at the handrail.

3.3.2.8 Exterior Doors and Entry Systems

Fire Exit doors are metal with lever style hardware. The doors are 2-hour rate, labeled as 90 minutes. Doors are set on a hollow metal frame.

Observations/Comments:

Metal frames shows sign of rust and should be replaced. Self-closing hinge is in poor condition and should be replaced.

3.3.3 Facades or Curtain Wall

3.3.3.1 Sidewall System

The building consists of a masonry exterior finish on all four facades.

3.3.3.2 Fenestration (Window) Systems

The building is provided with double hung windows. The West side of the South Stairwell contains glass block glazing units set into masonry openings.

3.3.4 Roofing and Roof Drainage

Roof access is provided via a ship ladder to the roof.

3.4 MECHANICAL AND ELECTRICAL SYSTEM

3.4.1 Plumbing

3.4.1.1 Supply and Waste Piping

Domestic water distribution was not visible in the majority of the units.

Observations/Comments:

Visible sanitary piping that was not vandalized is in good to fair condition.

3.4.1.2 Domestic Hot Water Production

Domestic hot water heaters are located within the master bedroom closet of each unit provided by a gas fired 30-gallon storage type water heater.

Observations/Comments:

Typical apartments include an abandoned above ceiling electric hot water heater in the closet of the master bedroom. Depending on the unit the hot water heater and flue connections are in excellent to poor conditions.

3.4.1.3 Fixtures

Most plumbing fixtures were in fair condition, but old.

Observations/Comments:

Toilets, lavatories and sinks are in poor condition and should be replaced.

3.4.2 Heating

3.4.2.1 Heating Generating Equipment

Each unit includes a gas fired vertical furnace.

There are three (3) gas fired boilers in the boiler room providing hot water to a fin tube radiation system along the perimeter of outside walls.

Supplemental heat is provided in the South Stairwell via hot water baseboard units.

Observations/Comments:

Gas fired vertical furnaces are in poor to good condition depending on the unit.

Boilers are in poor condition and should be replaced.

New baseboard covers should be provided for the fin tube radiation.

3.4.3 Air Conditioning and Ventilation

3.4.3.1 Equipment

3.4.3.1.1 Air Conditioning and Ventilation

The building has a central outside air fan and heating coil duct mounted in a mechanical room that provide ventilated air to the corridor. The building has no air conditioning.

3.4.3.1.2 Exhaust Systems

The ventilated air in the corridor is exhausted via the bathroom exhaust fans. Bathroom and kitchen exhaust are tied together and run up through the roof.

Observations/Comments:

Outside air fan, duct mounted hot water coil, hot water circulating pumps are all in poor condition and should be replaced.

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

The building is fully sprinkled; the system has a 6"-8" incoming water service. The building has standpipes.

Observations/Comments:

The fire department connection to the standpipes is located outside of the building. A hose cabinet is recessed in the wall along the south end of the hallway.

3.4.4 Electrical

3.4.4.1 Service, Metering, Distribution Panels

Incoming electrical service at one entrance serving two meter rooms. All units have 60amp 120/240-volt single phase electrical panels for lighting and power outlets.

Distribution panels and disconnect switches are in good to fair condition.

Observations/Comments:

Service voltage and capacity could not be confirmed at time of assessment. Entrance service and meter banks looked to be in fair to good condition.

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

The building has no exterior lighting beyond the public street lights. Lighting within the entrance hall is recessed fluorescent can units. Lighting within the South Stairwell is provided by surface mounted 1x4 fluorescents. Corridor ceilings are suspended ACT 2x2 with lay-in 2x2 fluorescent fixtures. There is emergency lighting via an emergency battery wall pack along the egress path and stair towers.

Observations/Comments:

Emergency egress lighting and exit signs should be replaced.

3.4.4.5 Lighting - Resident Apartment

Electrical outlets are spaced out throughout the apartments. A 1x4 fluorescent light fixture is surface mounted in the kitchen of each unit.

Observations/Comments:

Electricity was not on throughout the building. Wiring was not visible to assess condition.

3.4.4.6 Lighting - Site

See 3.4.4.4 above

3.4.4.7 Emergency Generator

A generator is not present in the building.

3.5 VERTICAL TRANSPORTATION

3.5.1 There are no elevators in this building.

3.6 LIFE SAFETY/FIRE PROTECTION

3.6.1 Sprinklers and Standpipes

The building is fully sprinkled; the system has a 6"-8" incoming water service. The standpipe system is installed in the south stairwell.

Observations/Comments:

Sprinklers should be replaced.

3.6.2 Alarm Systems

There is a fire alarm pull station provided near the exit door. A smoke detector is provided outside of the bedroom in each unit.

3.6.3 Other Systems

3.6.3.1 Intercom System

A phone and speaker system is provided.

3.6.3.2 Apartment Emergency Duress System

There is no emergency duress system in the building.

3.7 INTERIOR ELEMENTS

3.7.1 Common Areas

Common double loaded corridors run the length of the building and are six (6) feet wide. Corridor finishes consist of painted sheetrock and carpeted floors in poor condition. There is also four (4) inch vinyl baseboard in poor condition. Ceilings are suspended ACT 2x2. The ceilings on the fourth floor have painted, exposed timber girders.

Observations/Comments:

Exposed, painted timber girders are in good condition.

Carpeting should be replaced.

3.7.2 Tenant Spaces

3.7.2.1 Finishes, Wall, Floors

Interior apartment entry doors are hollow metal with three-hinge, lever type hardware. A peephole is provided for tenant usage.

All units have carpeted floors. General finishes throughout each unit are gypsum board ceilings and walls in good condition.

Kitchen floors are a vinyl tile. Bathroom floors are a mix of vinyl tile and sheet vinyl.

Observations/Comments:

Additional layers underneath carpet are unknown.

3.7.2.2 Appliances

Each unit is equipped with a 30" electric range, including a recirculating fan hood above, and a small refrigerator.

3.7.2.3 Bath Fixtures and Specialties

Floor mounted tank style toilets, wall mount lavatories are provided in each unit in fair condition. Fiberglass tub and surround are provided in each unit. The tub surround is in good condition.

Observations/Comments:

Replacement of all fixtures is recommended.

3.7.2.4 Kitchen Fixtures and Specialties

Kitchens are outfitted with a single 30" stainless sink with knob faucet.

Observations/Comments:

Stainless sinks are in poor condition and replacement should be considered.

3.7.2.5 Millwork, Casework, Cabinets and Countertops

Kitchens are provided with wood cabinets and plastic laminate countertops.

Observations/Comments:

All kitchen cabinets and plastic laminate countertops are in fair to poor condition.

4 ADDITIONAL CONSIDERATIONS

4.1 ENVIRONMENTAL HAZARDS

Lead-based paint and asbestos testing were completed for this premises.

Lead-based paint was detected on the main stairs of the building at a windowsill, on the first floor of the building at a front vestibule windowsill, and on the exterior of the building at a down spout base, decorative stars, door, door casing, and threshold.

Asbestos was detected in the sample of gray roof flashing at the brick wall.

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."

Asbestos should be abated by a licensed contractor.

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*

This building does not meet requirements for ADA accessibility.

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	Year 1 12 MONTH	Year 2	Year 3	Year 4	
													2021	2022	2023	2024	
General Requirement	Permitting	2% of the total cost of each respective project									\$48,762	\$5,800					
	Contingency	10% of the total cost of each respective project									\$243,808	\$29,000					
	Overhead and Profit	2.5% of the total cost of each respective project									\$60,952	\$7,250					
	SubTotal										\$353,522	\$42,050	\$0	\$0	\$0	\$0	
Site Construction/Existing Conditions	Debris Removal (Allowance)	All apartments and common areas should be cleared of debris for safe entry of perspective buyers	Poor	Clear all loose debris throughout the building	N/A	N/A	N/A	300	CY	\$50.00	\$30,000	\$30,000					
	Selective Demolition (Allowance)	All apartments and common areas need to be made safe for perspective buyers to enter	Poor	Carpeting should be removed throughout (mold/dust hazard), and any gypsum board with mold should be removed to the studs and area encapsulated	N/A	N/A	N/A	25000	SF	\$10.00	\$250,000	\$250,000					
	Water Infiltration (Allowance)	Some windows are missing panels or broken	Poor	Place sheathing on windows missing panels or ones that are broken	N/A	N/A	N/A	N/A	N/A	\$10,000.00	\$10,000	\$10,000					
	Lead-Based Paint	Main Stairs (White/Wood/Windowsill)		Poor	Hazard Reduction/Abatement Encapsulation	20	20	0	2000	SF	\$5.00	\$10,000					
		Front Vestibule (Blue/Concrete/Windowsill)		Poor	Hazard Reduction/Abatement Encapsulation	20	20	0	1500	SF	\$5.00	\$7,500					
		Exterior (Green/Metal/Down Spout Base)		Poor	Hazard Reduction/Abatement Encapsulation	20	20	0	8	EA	\$100.00	\$800					
		Exterior (Green/Metal/Decorative Stars)		Poor	Hazard Reduction/Abatement Encapsulation	20	20	0	200	SF	\$30.00	\$6,000					
		Exterior (Green/Wood/Door)		Poor	Hazard Reduction/Abatement Encapsulation	20	20	0	200	SF	\$30.00	\$6,000					
		Exterior (Green/Wood/Door Casing)		Poor	Hazard Reduction/Abatement Encapsulation	20	20	0	200	SF	\$30.00	\$6,000					
		Exterior (Green/Wood/Threshold)		Poor	Hazard Reduction/Abatement Encapsulation	20	20	0	300	SF	\$5.00	\$1,500					
	Asbestos (Allowance)	Sample of gray roof flashing	Poor	Asbestos Encapsulation	10	20	0	100	SF	\$20.00	\$2,000						
SubTotal											\$329,800	\$290,000	\$0	\$0	\$0	\$0	
Woods, Plastics and Composites	Apartments	Kitchen Cabinets	Poor	Demo and replace cabinetry	20	20	0	40 (x40 Units)	LF	\$150.00	\$240,000						
		Kitchen plastic laminate countertop	Poor	Demo and replace countertop	15	20	0	40 (x40 Units)	LF	\$85.00	\$136,000						
Openings	Apartments	Doors (entry)	Poor	Demo and replace	20	20	0	40	EA	\$2,000.00	\$80,000						
	Common Areas	Doors (fire exit; metal;90-minute fire rating)	Poor	Replace hollow metal frame and self-closing hinge	25	20	0	9	EA	\$1,300.00	\$9,900						
	SubTotal										\$465,900	\$0	\$0	\$0	\$0	\$0	
Finishes	Apartments	Flooring (Carpet) throughout; unknown additional layers underneath	Poor	Replace flooring throughout unit	5	20	0	500 (40 Units)	SF	\$15.00	\$300,000						
		Kitchen Flooring (Vinyl Tile)	Poor	Demo and replace flooring throughout unit	15	20	0	150 (40 Units)	SF	\$10.00	\$60,000						
	Bathrooms	Gypsum wallboard and ceiling finishes (throughout)	Good	Repair and repaint damaged areas	35	20	15	200 (40 Units)	SF	\$8.00	\$64,000						
		Flooring (Vinyl Tile and Sheet Vinyl)	Poor	Demo and replace flooring throughout unit	15	20	0	100 (40 Units)	SF	\$10.00	\$40,000						
	Corridor	Flooring (Carpet and vinyl 4" baseboard)	Poor	Replace flooring throughout	5	20	0	840 (4 Floors)	SF	\$16.00	\$53,760						
		Gypsum wallboard	Poor	Repair and repaint damaged areas	35	20	15	15000	SF	\$4.00	\$60,000						
		Ceiling (ACT 2x2)	Poor	Repair damaged areas	35	20	15	840 (4 Floors)	SF	\$7.00	\$23,520						
SubTotal										\$601,280	\$0	\$0	\$0	\$0	\$0		

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	Year 1 12 MONTH	Year 2	Year 3	Year 4
Specialties	Apartments	Bathroom tub, surround and fixtures	Fair	Replace fixtures	30	20	10	40	EA	\$2,000.00	\$80,000					
		Kitchen sink (stainless steel) and fixtures	Poor	Replace	40	20	20	40	EA	\$1,100.00	\$44,000					
	SubTotal										\$124,000	\$0	\$0	\$0	\$0	\$0
Equipment	Apartments	Kitchen appliances (30" electric range, small refrigerator, range hood)	Fair	Replace in the next year	15	20	0	40	EA	\$2,000.00	\$80,000					
	Community Room	New kitchen appliances (refrigerator, stove, range hood)	Poor	Install new appliances	15	20	0	1	EA	\$2,000.00	\$2,000					
	SubTotal										\$82,000	\$0	\$0	\$0	\$0	\$0
Mechanical, Plumbing and Fire Alarm/Suppression	HVAC Equipment	Gas fired furnace	Good	Replace at EUL or if not operational	20	20	0	40	EA	\$5,000.00	\$200,000					
		Kitchen and Bathroom exhaust fan grills	Poor	Replace exhaust fan grills	15	20	0	40 (2)	EA	\$120.00	\$9,600					
		Thermostat	Poor	Replace thermostat	15	20	0	40	EA	\$250.00	\$10,000					
		Fin tube radiation	Good	New baseboard covers installed	30	20	0	30 (40)	LF	\$15.00	\$18,000					
	Plumbing System (Apartments)	Toilet	Poor	Replace	40	20	20	40	EA	\$1,300.00	\$52,000					
		Domestic Water Distribution	Poor	Not working	20	20	0	40	EA	\$1,500.00	\$60,000					
		Hot Water Heater - Electric	Good	Requires testing to confirm operating status	12	20	0	40 (2)	EA	\$2,000.00	\$160,000					
		Plumbing fixtures	Poor	Replace	15	20	0	40	EA	\$1,100.00	\$44,000					
	Corridors	Hose cabinet recessed in wall	Good	Components should be inspected by a qualified inspector to check operational status	50	20	30	2	N/A	\$2,000.00	\$4,000					
		Standpipe System	Good	System should be inspected and tested by a qualified inspector to check operational status after sprinkler heads are replaced	50	20	30	N/A	N/A	\$2,000.00	\$2,000					
	Fire Alarm/Suppression (Entire Building)	Building system equipped with pull stations	Good	Replace at EUL	50	20	30	10	EA	\$3,000.00	\$30,000					
		Smoke Detectors	Poor	Replace	5	20	0	60	EA	\$200.00	\$12,000					
		Sprinkler system	Poor	Replace heads at all locations	50	20	30	N/A	N/A	\$60,000.00	\$60,000					
	SubTotal										\$661,600	\$0	\$0	\$0	\$0	\$0
	Electrical	Corridor Lighting	Lay-in 2x2 fluorescent fixtures	Poor	Replace	20	20	0	60	EA	\$120.00	\$7,200				
Kitchen Lighting (Apartments)		1x4 fluorescent light fixture surface mounted	Poor	Replace	20	20	0	40	EA	\$120.00	\$4,800					
Apartment Lighting		Light fixtures	Poor	Replace	15	20	0	4 (40)	EA	\$350.00	\$56,000					
Phone and speaker system		Intercom System	Poor	Replace	20	20	0	40	N/A	\$80,000.00	\$80,000					
Emergency Lighting(Light Safety)		Evidence of previously installed strobes and emergency egress fixtures	Poor	Replace	5	20	0	25	EA	\$500.00	\$12,500					
Exit Signs		Emergency exit signs	Poor	Replace	20	20	0	20	EA	\$400.00	\$8,000					
Kitchen		100 amp subpanel	Good	Replace at EUL	50	20	30	1	EA	\$5,000.00	\$5,000					
SubTotal											\$173,500	\$0	\$0	\$0	\$0	\$0
Total											\$2,791,602	\$332,050	\$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.

37,713 SF Renovation - Premises C 5429-5443 Lena St		
ITEM	Total	\$/SF
DEMOLITION	\$ 301,704.00	\$ 8.00
SITework	\$ 37,713.00	\$ 1.00
LANDSCAPE & IRRIGATION	\$ 37,713.00	\$ 1.00
CONCRETE	\$ 113,139.00	\$ 3.00
MASONRY	\$ 188,565.00	\$ 5.00
STRUCTURAL STEEL	\$ -	\$ -
METAL FABRICATIONS	\$ -	\$ -
ROUGH CARPENTRY	\$ 301,704.00	\$ 8.00
ARCHITECTURAL WOODWORK	\$ -	\$ -
THERMAL & MOISTURE PROTECTION	\$ 188,565.00	\$ 5.00
FIREPROOFING	\$ 75,426.00	\$ 2.00
SEALANTS	\$ 75,426.00	\$ 2.00
WINDOWS	\$ 150,852.00	\$ 4.00
DOORS / FRAMES / HARDWARE	\$ 301,704.00	\$ 8.00
STOREFRONT / GLAZING	\$ -	\$ -
INTERIOR GLASS	\$ -	\$ -
DRYWALL	\$ 226,278.00	\$ 6.00
TILE	\$ 150,852.00	\$ 4.00
ACOUSTIC CEILINGS	\$ 150,852.00	\$ 4.00
CARPET	\$ 226,278.00	\$ 6.00
PAINTING	\$ 113,139.00	\$ 3.00
WALL COVERINGS	\$ -	\$ -
SPECIALTIES	\$ 113,139.00	\$ 3.00
EQUIPMENT	\$ 188,565.00	\$ 5.00
FURNISHINGS	\$ 188,565.00	\$ 5.00
CONVEYING	\$ -	\$ -
FIRE PROTECTION	\$ 113,139.00	\$ 3.00
PLUMBING	\$ 377,130.00	\$ 10.00
HVAC	\$ 452,556.00	\$ 12.00
ELECTRICAL	\$ 527,982.00	\$ 14.00
COMMUNICATIONS	\$ 188,565.00	\$ 5.00
ELECTRONIC SAFETY & SECURITY	\$ 75,426.00	\$ 2.00
GENERAL REQUIREMENTS	\$ 150,852.00	\$ 4.00
Subtotal	\$ 5,015,829.00	133
Construction Contingency - 10%	\$ 501,582.90	\$ 13.30
Subcontractor Insurance - 2%	\$ 100,316.58	\$ 2.66
Design Contingency - 2%	\$ 100,316.58	\$ 6.65
Overhead & Profit - 2.5%	\$ 125,395.73	\$ 3.33
Permits - 1.5%	\$ 75,237.44	\$ 2.66
Performance & Payment Bonds - 2%	\$ 100,316.58	\$ 2.66
Grand Total	\$ 6,018,994.80	164

Photos by: VP on 8/14/20

Photo No. 1

Looking north along the 4th FI corridor.



Photo No. 2

View of fire hose cabinet installed at south end of 4th FI corridor.



Photos by: VP on 8/14/20

Photo No. 3

Typical view of corridor. Note copper supply water lines have been removed from above ceiling.



Photo No. 4

Apartment 405.



Photos by: VP on 8/14/20

Photo No. 5

Typical view of apartment entry looking at bedroom door on left and living area ahead.



Photo No. 6

View of typical kitchen in apartments, with tenant electrical panel on right.



Photos by: VP on 8/14/20

Photo No. 7

Additional view of typical apartment kitchen.



Photo No. 8

View from living area towards apartment entry.



Photos by: VP on 8/14/20

Photo No. 9

View of typical apartment bathroom.



Photo No. 10

Additional view of typical apartment bathroom.



Photos by: VP on 8/14/20

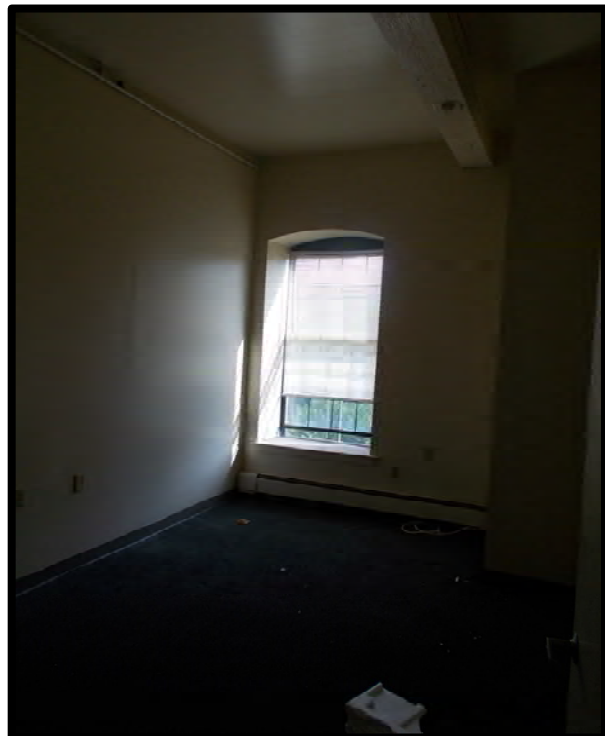
Photo No. 11

View of typical apartment bedroom entry and closet. Note electric domestic hot water heater installed in closet. Typical in all units.



Photo No. 12

Overall view of typical apartment bedroom as viewed from bedroom door.



Photos by: VP on 8/14/20

Photo No. 13

View of the south end wall and roof.



Photo No. 14

View looking north along west side of roof.



Photo No. 15

View of boiler flues above roof level.



Photos by: VP on 8/14/20

Photo No. 16

View looking south at stair tower.

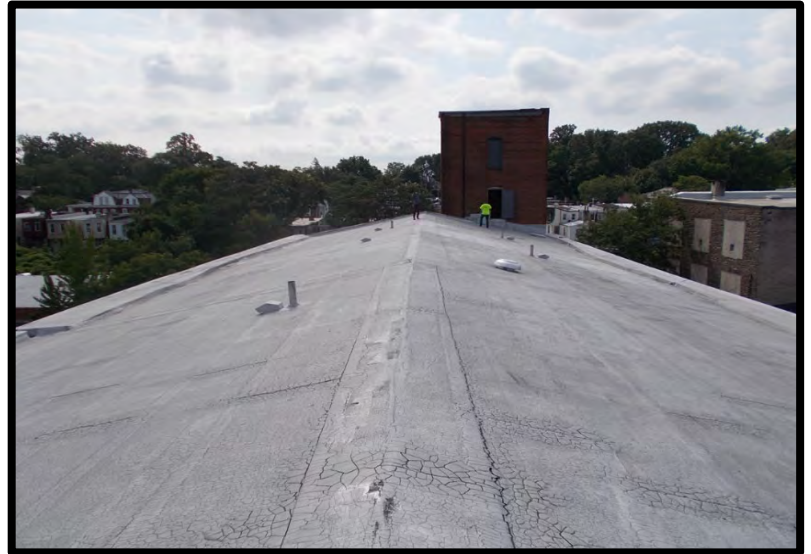


Photo No. 17

View looking east at typical built in gutter drain.



Photo No. 18

View looking west at a typical built in gutter drain.



Photos by: VP on 8/14/20

Photo No. 19

View looing at roof of Premises Y (5423-27 Lena St).



Photo No. 20

View of roof over connecting corridor below.



Photo No. 21

View of roof coating and connection at stair tower.



Photos by: VP on 8/14/20

Photo No. 22

View looking up at South stair tower roof framing.
Note access ladder to stair tower was missing,
precluding access to stair tower roof.



Photo No. 23

Apartment 401 - Studio Apartment



Photos by: VP on 8/14/20

Photo No. 24

View of living area from apartment entry.



Photo No. 25

Additional view of living/bedroom area.



Photos by: VP on 8/14/20

Photo No. 26

View looking at kitchen pass through window (on right) and bathroom entry (left).



Photo No. 27

Panning left from previous photo. Depicts closet in living area/bedroom with bathroom door on right.



Photos by: VP on 8/14/20

Photo No. 28

View of Bathroom at Studio unit.



Photo No. 29

Additional view of studio unit.



Photos by: VP on 8/14/20

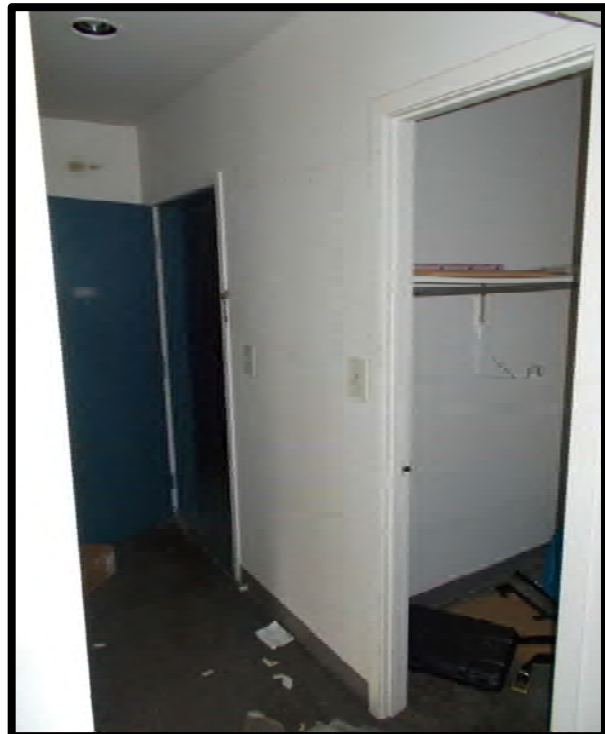
Photo No. 30

View of kitchen at Studio unit.



Photo No. 31

View looking back at apartment entry door and closet on the right.



Photos by: VP on 8/14/20

Photo No. 32

View of hallway at north end with elevator and stair tower access,

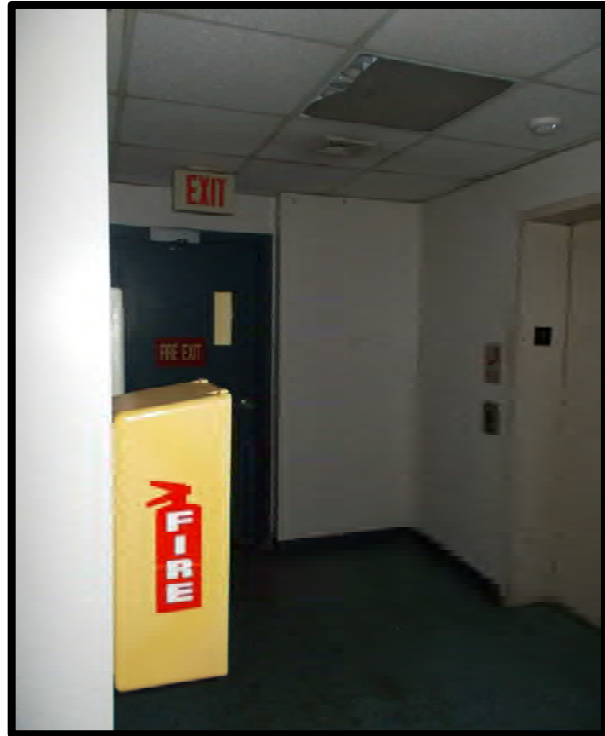


Photo No. 33

panning right from previous photo,



Photos by: VP on 8/14/20

Photo No. 34

View of Stair tower door (from corridor).

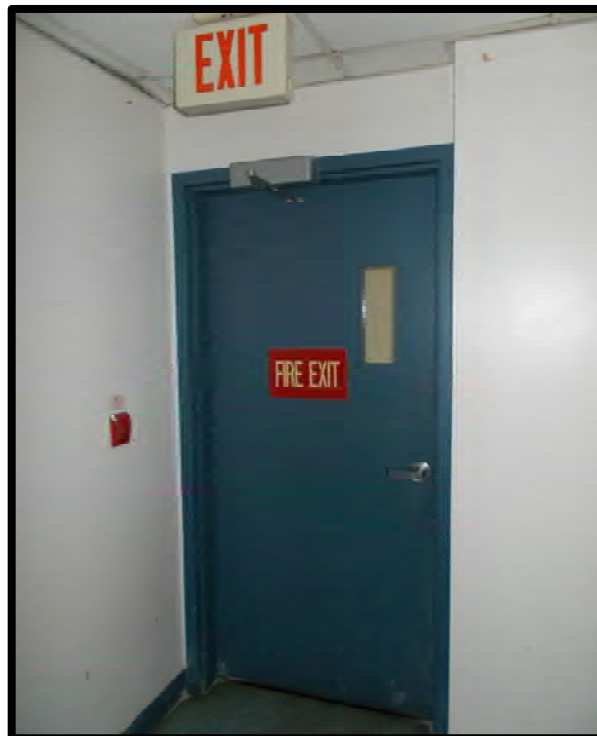
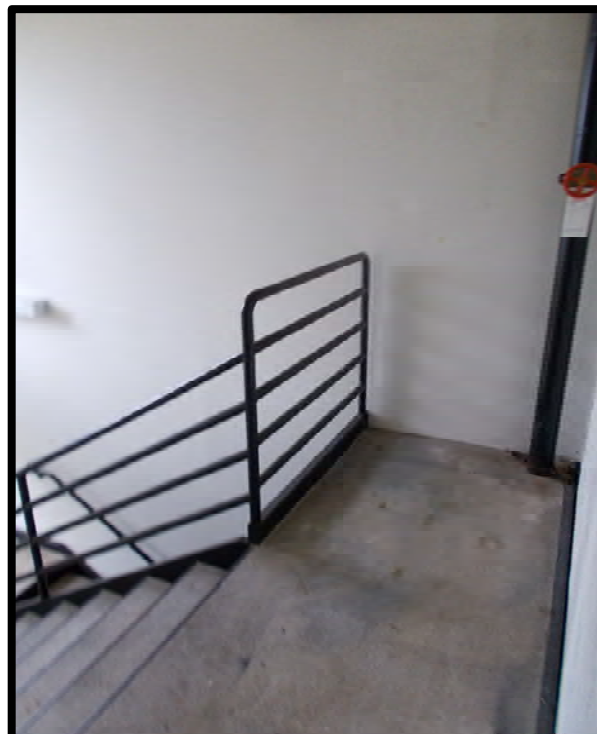


Photo No. 35

View of stair (north) landing at 4th Fl.



Photos by: VP on 8/14/20

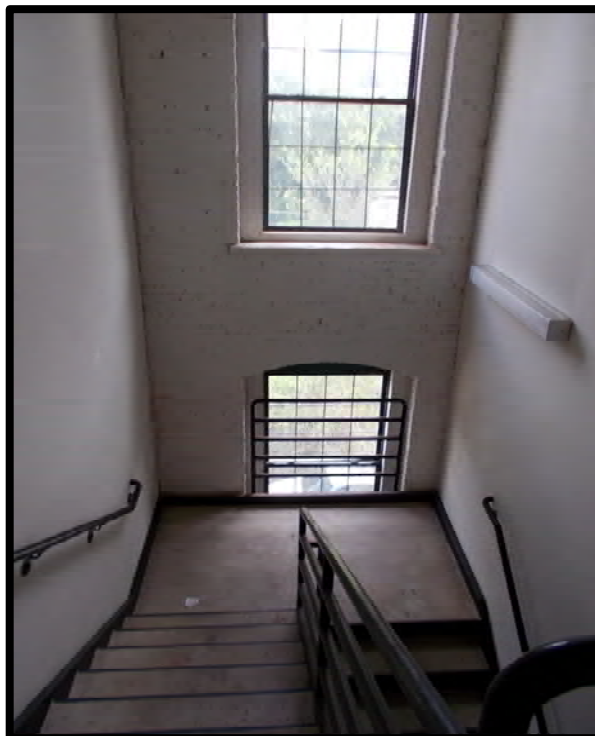
Photo No. 36

View of standpipe riser in north stair tower, 4th Fl.



Photo No. 37

View looking down north stair tower at typical construction.



Photos by: VP on 8/14/20

Photo No. 38

View of Stair tower door (from stair).

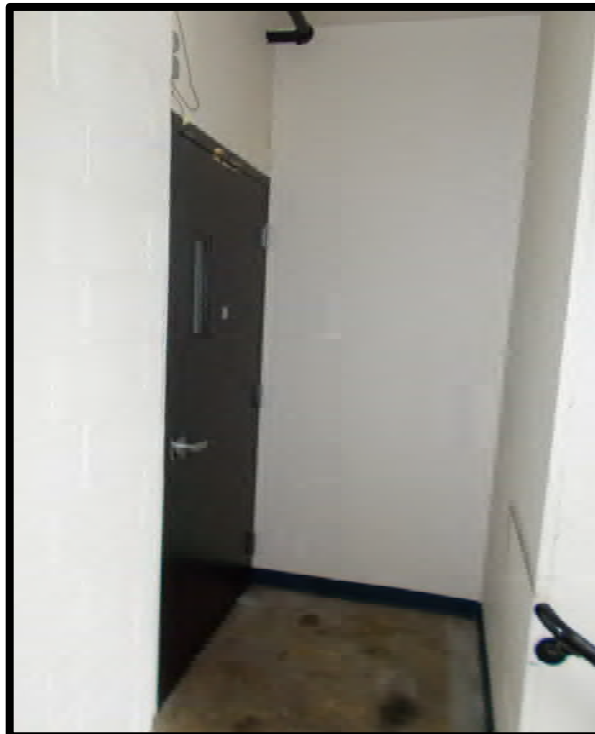


Photo No. 39

View of 3rd Fl north stair tower entry and fire hose cabinet.



Photos by: VP on 8/14/20

Photo No. 40

View of 3rd Fl elevator lobby.



Photo No. 41

View of electrical room at 3r Fl.



Photos by: VP on 8/14/20

Photo No. 42

Panning right from previous photo.



Photo No. 43

View of 3rd Fl mechanical room.



Photos by: VP on 8/14/20

Photo No. 44

Panning right from previous photo.



Photo No. 45

Additional view of mechanical equipment.



Photos by: VP on 8/14/20

Photo No. 46

Typical view of 3rd Fl. Corridor looking north.



Photo No. 47

Typical view of 3rd Fl. Corridor looking south.



Photos by: VP on 8/14/20

Photo No. 48

View of Janitor's closet on south side of corridor.

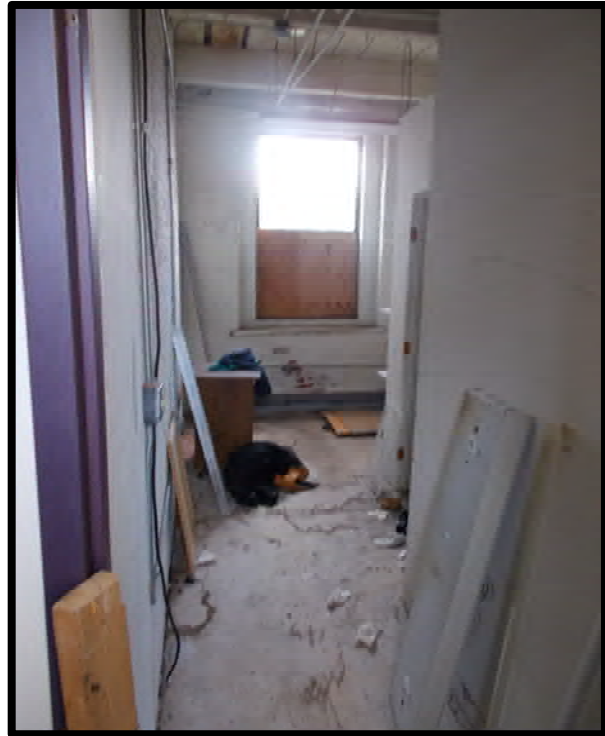


Photo No. 49

Additional view of Janitor's closet.



Photos by: VP on 8/14/20

Photo No. 50

View of bathroom stall within the Janitor's closet.



Photo No. 51

Looking up at ceiling within Janitor's closet.



Photos by: VP on 8/14/20

Photo No. 52

View of heating unit within south stair enclosure.



Photo No. 53

View of dryer ductwork at exterior wall in Laundry Room.



Photos by: VP on 8/14/20

Photo No. 54

View of cable splice box located at corridor wall in Laundry Room.

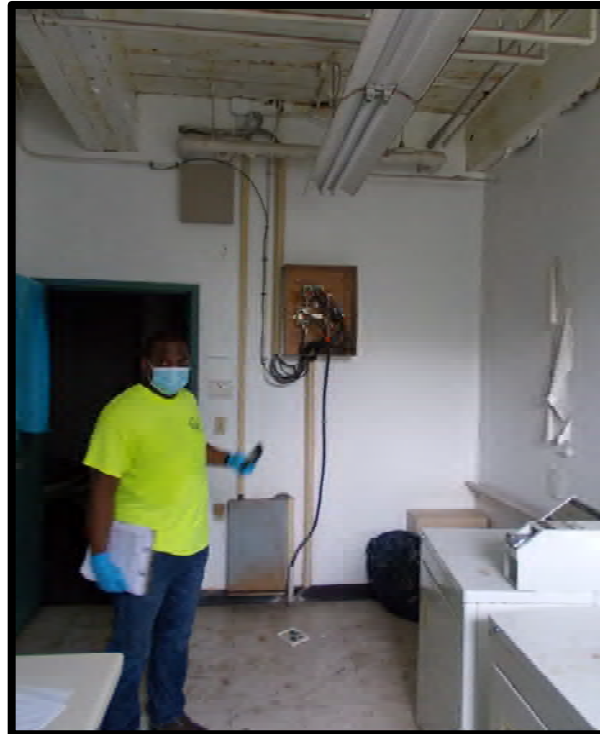


Photo No. 55

View of coin operated laundry machines and water connections.



Photos by: VP on 8/14/20

Photo No. 56

Panning left from previous photo. View of through wall exhaust fan.



Photo No. 57

View of coin operated dryer units.



Photo No. 58

View of incoming water service and meter located beneath north stair.



Photos by: VP on 8/14/20

Photo No. 59

Panning right from previous photo.



Photo No. 60

View of elevator machine equipment.



Photo No. 61

View of electric disconnect within elevator machine room.



Photos by: VP on 8/14/20

Photo No. 62

View of elevator lobby and fire hose cabinet at 1st Fl.

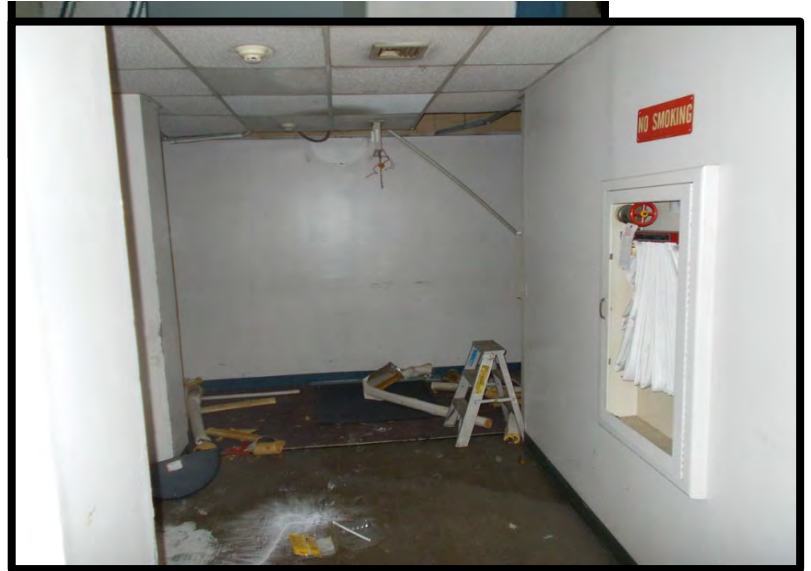


Photo No. 63

View of elevator doors at 1st Fl.



Photos by: VP on 8/14/20

Photo No. 64

Depicts view of Fire Alarm Control Panel.

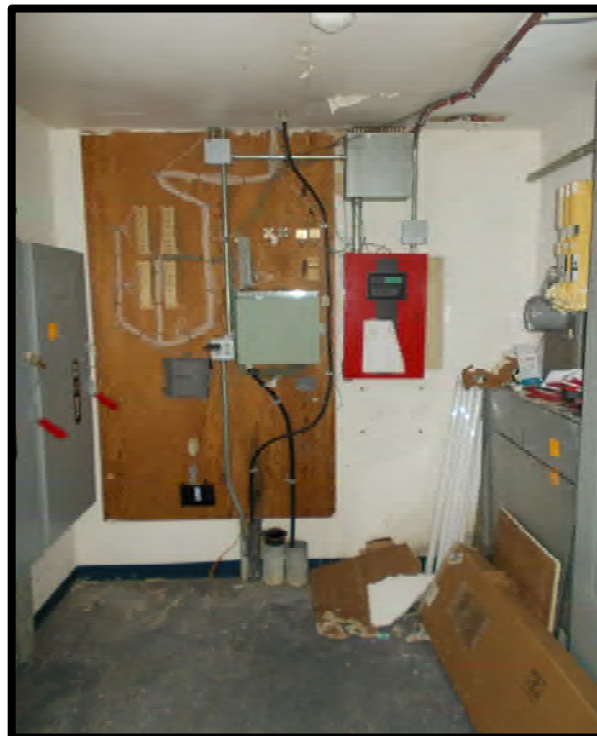


Photo No. 65

Panning left from previous photo at main disconnects for each floor.



Photos by: VP on 8/14/20

Photo No. 66

Panning right from photo #64 at electric raceway.



Photo No. 67

Panning right from previous photo, depicting Main Distribution Panel and Fire Pump disconnect on right.



Photos by: VP on 8/14/20

Photo No. 68

View looking at entrance vestibule. Note door on left is elevator machine room.



Photo No. 69

Depicts view of tenant mailboxes located in the entry vestibule.



Photos by: VP on 8/14/20

Photo No. 70

View of South stair tower and entry to 5423 Lena St.
as viewed from the east.



Photo No. 71

Overall view of south east building exterior as viewed
from east parking lot.



Photos by: VP on 8/14/20

Photo No. 72

Panning right from previous photo. View of east façade and building entry.



Photo No. 73

Additional view of southeast portion of east façade.



Photo No. 74

View of large pothole and concrete curbing, southeast portion of property.



Photos by: VP on 8/14/20

Photo No. 75

Panning right from previous photo. Puddle is actually an additional large pothole.



Photo No. 76

Additional view of east parking lot with large pothole and poor paving.



Photos by: VP on 8/14/20

Photo No. 77

View along the east side of building looking north at concrete curb and planter area.



Photo No. 78

View of parking lot entry and sidewalk leading to building entrance.



Photos by: VP on 8/14/20

Photo No. 79

View of building entrance.



Photo No. 80

View of parking lot at northeast corner of building.



Photos by: VP on 8/14/20

Photo No. 81

View looking south at parking lot.



Photo No. 82

View of entrance center and ramp.



Photo No. 83

Overall view of parking lot entrance from Church Lane.



Photos by: VP on 8/14/20

Photo No. 84

View of north façade (right) and northeast portion of east façade (left).



Photo No. 85

View of northwest corner of building.



Photos by: VP on 8/14/20

Photo No. 86

Overall view of north façade.



Photo No. 87

View of sidewalk along north portion of property.



Photos by: VP on 8/14/20

Photo No. 88

View of northwest portion of sidewalk along west side of property. Corner of Lena St. and Church Ln.



Photo No. 89

View of north portion of west façade,



Photos by: VP on 8/14/20

Photo No. 90

Panning right from previous photo. View of southern portion of west façade.



Photo No. 91

Additional view of sidewalk along west side of building (Lena St) looking south.



Photo No. 92

View of side walk along Lena St looking north.



Photos by: VP on 8/14/20

Photo No. 93

View of Fire Department connections along west façade.



Photo No. 94

Additional view of sidewalks along the west side of building. South end of property along Lena St.



Photos by: VP on 8/14/20

Photo No. 95

View of the west façade of south stair tower and
Premises Y (5423 Lena St.)



Photo No. 96

Ditto previous photo



Photos by: VP on 8/14/20

Photo No. 97

Overall view of west façade,



Photo No. 98

View of incoming gas service along north sidewalk.



Photos by: VP on 8/14/20

Photo No. 99

Detail view of building entrance.

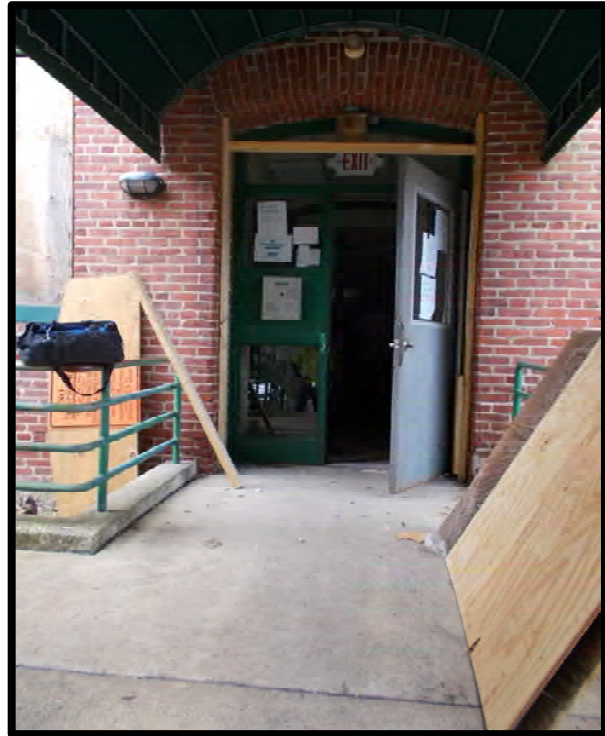
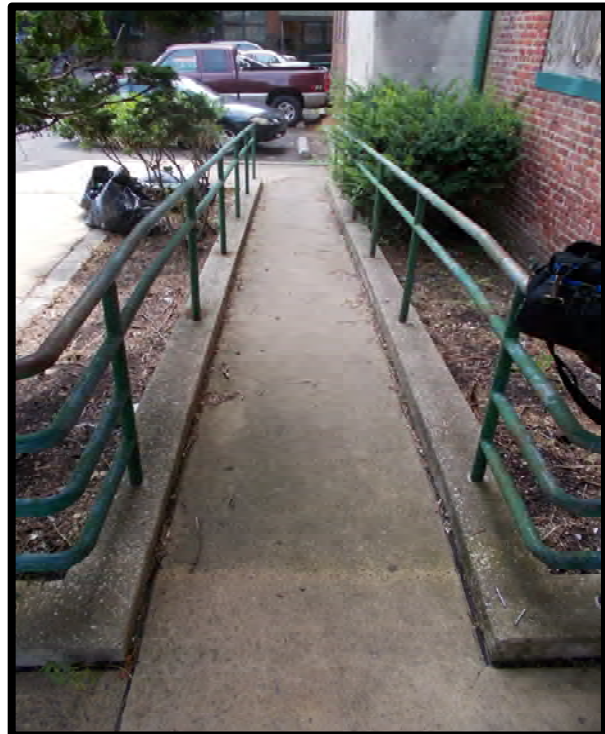


Photo No. 100

View of handicapped ramp at building entrance.



LAN Associates, EPAS, Inc.

LAN No.: **2.20341.01**
BFW Group, LLC/PHDC PCNA of Germantown/Mount
Airy Properties - Premises C

Photos by: **VP** on **8/14/20**

Photo No. 101

View of postal point of contact pad at building entry.



cc: File #2.20341.01

8.2.2 PHOTO EXHIBITS

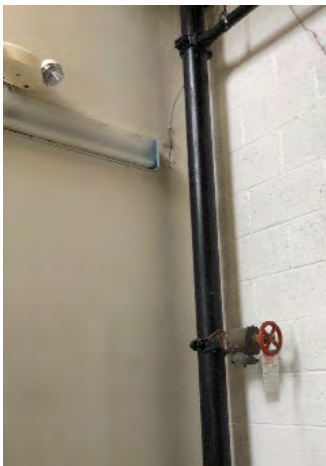
MEP



Main hot water heater in master bedroom.



Small hot water heater in master closet ceiling.



Stand pipe and emergency light in North staircase in fair condition.



Typical in-unit toilet.



Boiler room furnaces (old).

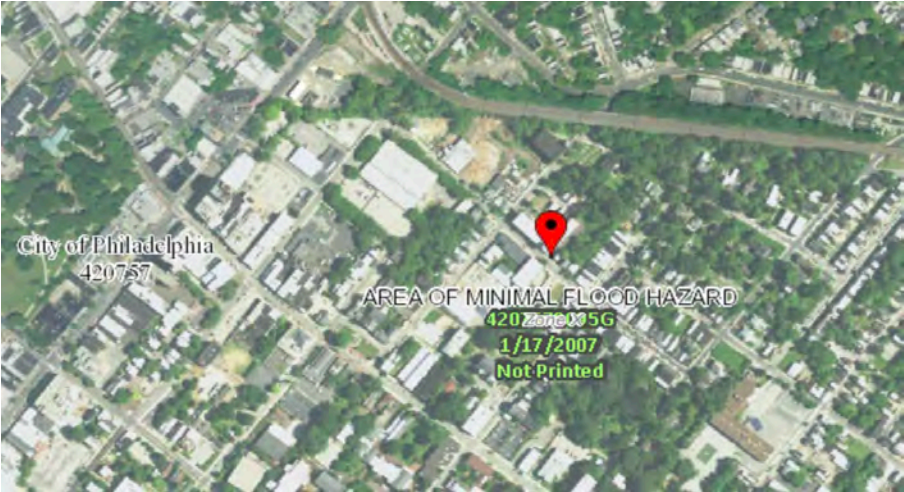


Electric room.

8.3 SUPPORTING DOCUMENTATION

8.3.1 FLOOD AND ZONING MAPS

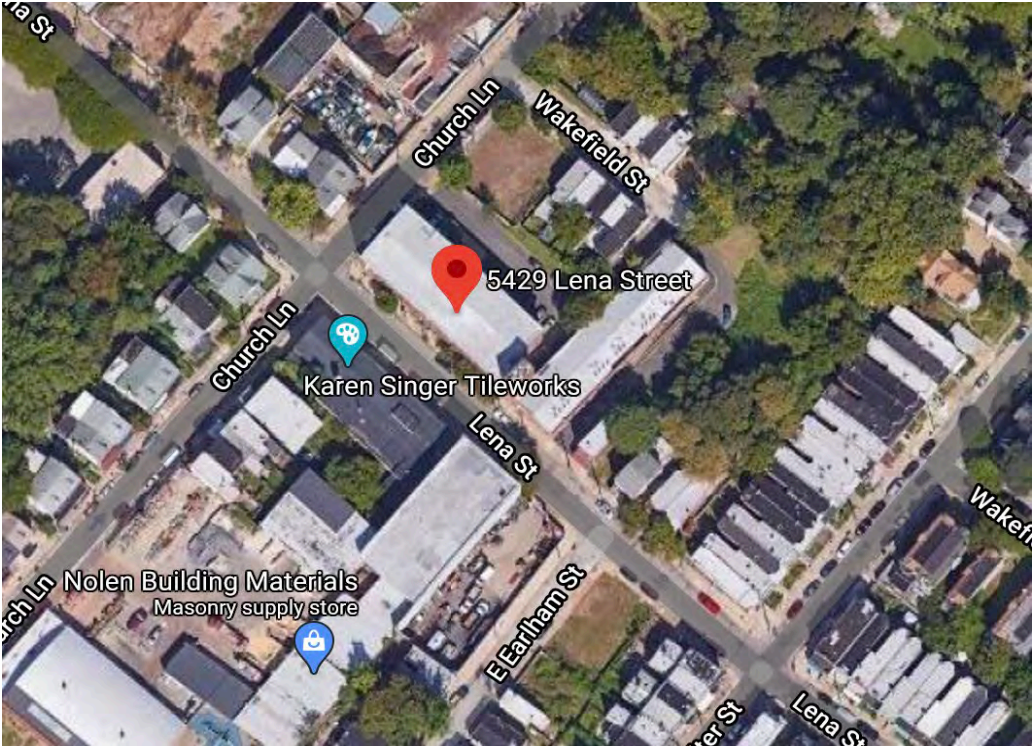
5429-43 Lena Street
FEMA Flood Zone Map



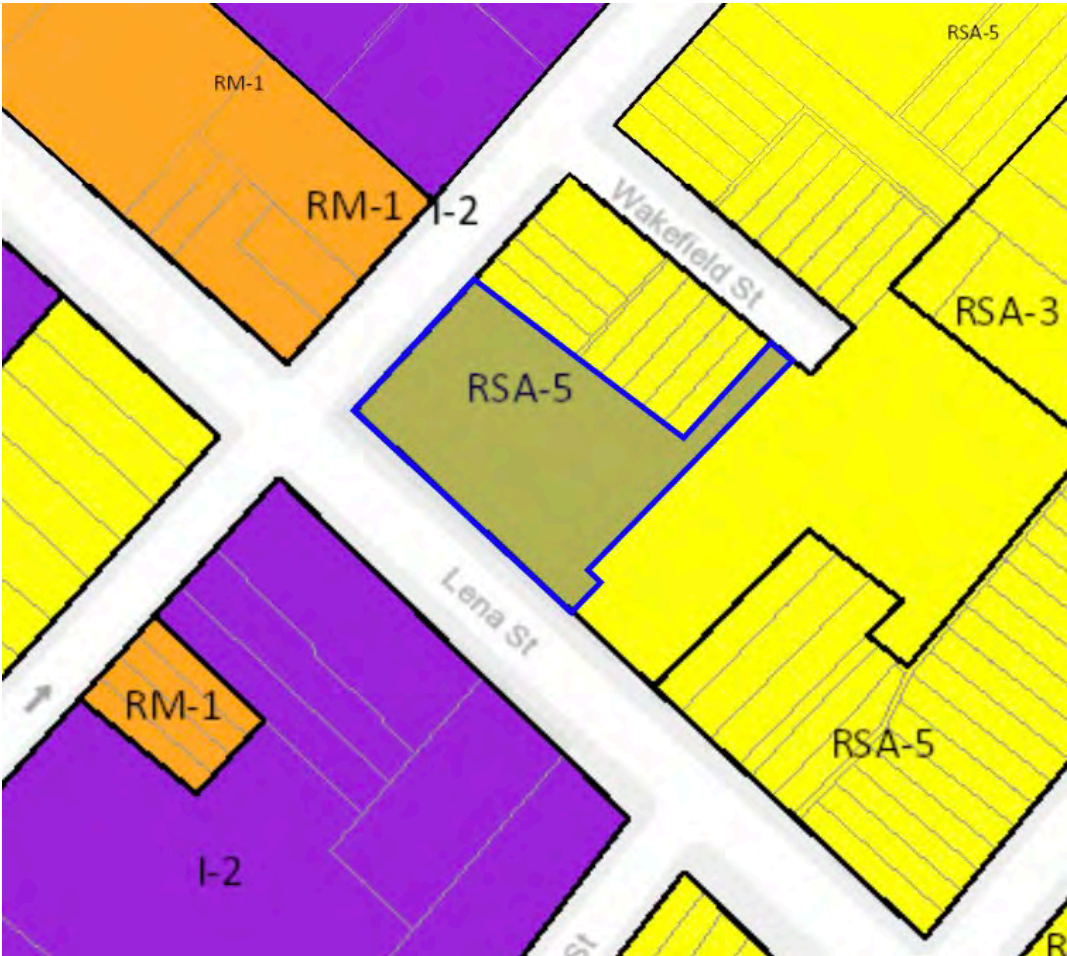
FEMA Flood Zone Information

5429-43 Lena Street is located in Flood Zone X which represents areas determined to be outside the 0.2% annual chance floodplain as identified by Flood Insurance Rate (FIRM) map number 4207570095G issued by the National Flood Insurance Program (NFIP). 5429-43 Lena Street 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



Zoned RSA - 5 - Residential Single Family Attached

RSA-5 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.

8.3.1 ENVIRONMENTAL REPORTS



October 22, 2020

Attention: PHDC Germantown CNA

Reference: Lead XRF Testing Results
 5429-43 Lena 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 5429-43 Lena 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 18, 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.**

5429-43 Lena Street, Philadelphia, PA

<u>Location</u>	<u>Color/Substrate/Component</u>	<u>Surface/Condition</u>	<u>Recommendations</u>
<u>Main Stairs</u>			
Main Stairs	White/Wood/Windowsill	Non-Friction/Fair	HR/OSHA/A ENCP
<u>1st Floor</u>			
Front Vestibule	Blue/Concrete/Windowsill	Non-Friction/Fair	HR/OSHA/A ENCP



5429-43 Lena Street, Philadelphia, PA

Color/Substrate/

<u>Location</u>	<u>Component</u>	<u>Surface/Condition</u>	<u>Recommendations</u>
<u>Exterior</u>			
Exterior	Green/Metal/Down Spout Base	Non-Friction/Fair	HR/OSHA/A ENCP
Exterior	Green/Metal/Decorative Stars	Non-Friction/Fair	HR/OSHA/A ENCP
Exterior	Green/Wood/Door	Non-Friction/Fair	HR/OSHA/A ENCP
Exterior	Green/Wood/Door Casing	Non-Friction/Fair	HR/OSHA/A ENCP
Exterior	Green/Wood/Threshold	Non-Friction/Fair	HR/OSHA/A ENCP

*No access: Unit 102, Unit 107, 2nd Floor Janitors Room, 3rd Floor Trash Room, 4th Floor Janitors Room

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.



October 19, 2020

Attention: PHDC Germantown CNA

Reference: Asbestos Bulk Sampling
5429-43 Lena 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 18, 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, **asbestos (>1%) was identified** in the sample of gray roof flashing at the brick wall (Sample number 201379-02-002-01-31 and -32). A total of 60 sf of roof and flashing was identified during the inspection, but it should be noted that quantities are approximated and should be verified by abatement contractor.

The following materials were observed, sampled, submitted for analysis, and found not to be asbestos-containing materials.

- Drywall and joint compound
- Tan with Squares Linoleum
- 12"x12" White Floor Tile with Yellow Mastic
- Yellow Linoleum
- 12"x12" Blue Floor Tile with Yellow Mastic
- White 2'x2' Ceiling Tiles
- 12"x12" Tan Floor Tile with Yellow Mastic
- 12"x12" Blueish Gray Floor Tile with Yellow Mastic
- Fire Door Insulation
- Brown Floor Leveling Material
- 12"x12" Brown Floor Tile with Yellow Mastic
- Silver Top Layer Roof Field
- Black Bottom Layer Roof Field
- 12"x12" Green Floor Tile with Yellow Mastic
- 12"x12" Gray Floor Tile with Yellow Mastic

Sincerely,

A handwritten signature in black ink, appearing to read 'Melissa Billingsley', written over a light blue horizontal line.

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>5429-43 Lena Street, Philadelphia, PA</u>	Sample Date	<u>8/14/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>8/17/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Schwab, Andrew</u>	Sample Analysis Date(s)	<u>8/21/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-01-01 Drywall/Joint Compound 4th Floor- Throughout	White Joint Compound 1	1	Cellulose - 2%	98%	None Detected	---
201379-02-002-01-02 Tan w/ Squares Linoleum w/ Paper Backing 4th Floor- Apt 401 Bathroom	Tan Linoleum	1	Cellulose - 2% Fiber Glass - 1%	97%	None Detected	---
201379-02-002-01-02 Tan w/ Squares Linoleum w/ Paper Backing 4th Floor- Apt 401 Bathroom	Brown Paper Backing	2	Cellulose - 45% Fiber Glass - 10%	45%	None Detected	---
201379-02-002-01-02 Tan w/ Squares Linoleum w/ Paper Backing 4th Floor- Apt 401 Bathroom	White Mastic	3	Cellulose - 2%	98%	None Detected	---
201379-02-002-01-03 White 12x12 FT w/ Yellow Mastic 4th Floor- Apt 401 Kitchen	White Floor Tile	1	Cellulose - 2%	98%	None Detected	---
201379-02-002-01-03 White 12x12 FT w/ Yellow Mastic 4th Floor- Apt 401 Kitchen	Yellow Mastic	2	Cellulose - 5%	95%	None Detected	---
201379-02-002-01-03 White 12x12 FT w/ Yellow Mastic 4th Floor- Apt 401 Kitchen	Gray Leveling	3	Cellulose - 2%	98%	None Detected	---
201379-02-002-01-03 White 12x12 FT w/ Yellow Mastic 4th Floor- Apt 401 Kitchen	Brown Paper Backing	4	Cellulose - 45% Fiber Glass - 10%	45%	None Detected	---
201379-02-002-01-04 Yellow Linoleum w/ Paper Backing 4th Floor- Apt 401 Kitchen (2nd Layer)	White Tile	1	Cellulose - 1%	99%	None Detected	---
201379-02-002-01-04 Yellow Linoleum w/ Paper Backing 4th Floor- Apt 401 Kitchen (2nd Layer)	Yellow Mastic	2	Cellulose - 4% Fiber Glass - 1%	95%	None Detected	---



Results of Polarized Light Microscopy

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Project #	<u>201379</u>			Sample Received Date	<u>8/17/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Schwab, Andrew</u>	Sample Analysis Date(s)	<u>8/21/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-01-04 Yellow Linoleum w/ Paper Backing 4th Floor- Apt 401 Kitchen (2nd Layer)	Yellow Linoleum	3	Cellulose - 2%	98%	None Detected	---
201379-02-002-01-04 Yellow Linoleum w/ Paper Backing 4th Floor- Apt 401 Kitchen (2nd Layer)	Brown Paper Backing	4	Cellulose - 45% Fiber Glass - 5%	50%	None Detected	---
201379-02-002-01-04 Yellow Linoleum w/ Paper Backing 4th Floor- Apt 401 Kitchen (2nd Layer)	White Leveling	5	Cellulose - 1%	99%	None Detected	---
201379-02-002-01-05 Blue 12x12 FT w/ Yellow Mastic 4th Floor- Hallway	Blue Floor Tile	1	Cellulose - 1%	99%	None Detected	---
201379-02-002-01-05 Blue 12x12 FT w/ Yellow Mastic 4th Floor- Hallway	Yellow Mastic	2	Cellulose - 4% Fiber Glass - 1%	95%	None Detected	---
201379-02-002-01-05 Blue 12x12 FT w/ Yellow Mastic 4th Floor- Hallway	Tan Leveling	3	Cellulose - 2%	98%	None Detected	---
201379-02-002-01-06 White 2x2 Ceiling Tiles 4th Floor- Hallway	White Ceiling Tiles	1	Cellulose - 55% Fiber Glass - 10%	35%	None Detected	---
201379-02-002-01-07 Tan w/ Squares Linoleum w/ Paper Backing 4th Floor- Apt. 410 Kitchen+Bathroom	Tan Linoleum	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-01-07 Tan w/ Squares Linoleum w/ Paper Backing 4th Floor- Apt. 410 Kitchen+Bathroom	Brown Paper Backing	2	Cellulose - 45% Fiber Glass - 10%	45%	None Detected	---
201379-02-002-01-07 Tan w/ Squares Linoleum w/ Paper Backing 4th Floor- Apt. 410 Kitchen+Bathroom	White Leveling	3	Cellulose - 3% Fiber Glass - 1%	96%	None Detected	---



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Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Schwab, Andrew</u>	Sample Analysis Date(s)	<u>8/21/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-01-08 Blue 12x12 FT w/ Yellow Mastic 4th Floor- Apt. 409	Blue Floor Tile	1	Cellulose - 1%	99%	None Detected	---
201379-02-002-01-08 Blue 12x12 FT w/ Yellow Mastic 4th Floor- Apt. 409	Yellow Mastic	2	Cellulose - 3% Fiber Glass - 1%	96%	None Detected	---
201379-02-002-01-08 Blue 12x12 FT w/ Yellow Mastic 4th Floor- Apt. 409	Gray Leveling Compound	3	Cellulose - 2%	98%	None Detected	---
201379-02-002-01-09 Tan 12x12 FT w/ Yellow Mastic 4th Floor- Apt. 409 Kitchen+Bathroom	Tan Floor Tile	1	Cellulose - 1%	99%	None Detected	---
201379-02-002-01-09 Tan 12x12 FT w/ Yellow Mastic 4th Floor- Apt. 409 Kitchen+Bathroom	Yellow Mastic	2	Cellulose - 3% Fiber Glass - 1%	96%	None Detected	---
201379-02-002-01-10 Yellow Linoleum w/ Paper Backing 4th Floor- Apt. 409 Kitchen+Bathroom (2nd Layer)	Yellow Linoleum	1	Cellulose - 2% Fiber Glass - 1%	97%	None Detected	---
201379-02-002-01-10 Yellow Linoleum w/ Paper Backing 4th Floor- Apt. 409 Kitchen+Bathroom (2nd Layer)	Yellow Mastic	2	Cellulose - 5% Fiber Glass - 2%	93%	None Detected	---
201379-02-002-01-10 Yellow Linoleum w/ Paper Backing 4th Floor- Apt. 409 Kitchen+Bathroom (2nd Layer)	Brown Paper Backing	3	Cellulose - 55% Fiber Glass - 10%	35%	None Detected	---
201379-02-002-01-10 Yellow Linoleum w/ Paper Backing 4th Floor- Apt. 409 Kitchen+Bathroom (2nd Layer)	White Leveling	4	Fiber Glass - 1%	99%	None Detected	---



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Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Schwab, Andrew</u>	Sample Analysis Date(s)	<u>8/21/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-01-10 Yellow Linoleum w/ Paper Backing 4th Floor- Apt. 409 Kitchen+Bathroom (2nd Layer)	Gray Leveling	5	Cellulose - 1% Fiber Glass - 1%	98%	None Detected	---
201379-02-002-01-11 Yellow Linoleum w/ Paper Backing 4th Floor- Apt. 402 Kitchen+Bathroom (2nd Layer)	Yellow Linoleum	1	Cellulose - 2%	98%	None Detected	---
201379-02-002-01-11 Yellow Linoleum w/ Paper Backing 4th Floor- Apt. 402 Kitchen+Bathroom (2nd Layer)	Yellow Mastic	2	Cellulose - 5% Fiber Glass - 2%	93%	None Detected	---
201379-02-002-01-11 Yellow Linoleum w/ Paper Backing 4th Floor- Apt. 402 Kitchen+Bathroom (2nd Layer)	Brown Paper Backing	3	Cellulose - 55% Fiber Glass - 10%	35%	None Detected	---
201379-02-002-01-11 Yellow Linoleum w/ Paper Backing 4th Floor- Apt. 402 Kitchen+Bathroom (2nd Layer)	White Leveling Compound	4	Cellulose - 2%	98%	None Detected	---
201379-02-002-01-12 Tan 12x12 FT w/ Yellow Mastic 4th Floor- Apt. 408 Kitchen	Tan Floor Tile	1	Cellulose - 1%	99%	None Detected	---
201379-02-002-01-12 Tan 12x12 FT w/ Yellow Mastic 4th Floor- Apt. 408 Kitchen	Yellow Mastic	2	Cellulose - 2% Fiber Glass - 1%	97%	None Detected	---
201379-02-002-01-13 Blueish Gray 12x12 FT w/ Yellow Mastic 4th Floor- Apt. 407	Blue Floor Tile	1	Cellulose - 1%	99%	None Detected	---
201379-02-002-01-13 Blueish Gray 12x12 FT w/ Yellow Mastic 4th Floor- Apt. 407	Yellow Mastic	2	Cellulose - 2% Fiber Glass - 1%	97%	None Detected	---



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Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Schwab, Andrew</u>	Sample Analysis Date(s)	<u>8/21/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-01-13 Blueish Gray 12x12 FT w/ Yellow Mastic 4th Floor- Apt. 407	Gray Leveling	3	Cellulose - 1% Fiber Glass - 1%	98%	None Detected	---
201379-02-002-01-14 White 12x12 FT w/ Yellow Mastic 4th Floor- Apt. 406 Foyer+Kitchen	White Floor Tile	1	Cellulose - 1% Fiber Glass - 1%	98%	None Detected	---
201379-02-002-01-14 White 12x12 FT w/ Yellow Mastic 4th Floor- Apt. 406 Foyer+Kitchen	Clear Mastic	2	Cellulose - 2% Fiber Glass - 1%	97%	None Detected	---
201379-02-002-01-14 White 12x12 FT w/ Yellow Mastic 4th Floor- Apt. 406 Foyer+Kitchen	White Floor Tile	3	Cellulose - 1%	99%	None Detected	---
201379-02-002-01-14 White 12x12 FT w/ Yellow Mastic 4th Floor- Apt. 406 Foyer+Kitchen	Yellow Mastic	4	Cellulose - 5% Fiber Glass - 2%	93%	None Detected	---
201379-02-002-01-15 Yellow Linoleum w/ Paper Backing 4thFloor- Apt. 406 Kitchen+Bathroom (3rd Layer)	Yellow Linoleum	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-01-15 Yellow Linoleum w/ Paper Backing 4thFloor- Apt. 406 Kitchen+Bathroom (3rd Layer)	Yellow Mastic	2	Cellulose - 8% Fiber Glass - 2%	90%	None Detected	---
201379-02-002-01-15 Yellow Linoleum w/ Paper Backing 4thFloor- Apt. 406 Kitchen+Bathroom (3rd Layer)	Brown Paper Backing	3	Cellulose - 45% Fiber Glass - 10%	45%	None Detected	---
201379-02-002-01-15 Yellow Linoleum w/ Paper Backing 4thFloor- Apt. 406 Kitchen+Bathroom (3rd Layer)	White Leveling	4	Cellulose - 2% Fiber Glass - 1%	97%	None Detected	---



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Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Schwab, Andrew</u>	Sample Analysis Date(s)	<u>8/21/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-01-16 Tan w/ Squares Linoleum w/ Paper Backing 4th Floor- Apt. 405 Kitchen+Bathroom (2nd Layer)	Tan Linoleum	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-01-16 Tan w/ Squares Linoleum w/ Paper Backing 4th Floor- Apt. 405 Kitchen+Bathroom (2nd Layer)	Yellow Mastic	2	Cellulose - 5% Fiber Glass - 2%	93%	None Detected	---
201379-02-002-01-16 Tan w/ Squares Linoleum w/ Paper Backing 4th Floor- Apt. 405 Kitchen+Bathroom (2nd Layer)	Brown Paper Backing	3	Cellulose - 55% Fiber Glass - 5%	40%	None Detected	---
201379-02-002-01-16 Tan w/ Squares Linoleum w/ Paper Backing 4th Floor- Apt. 405 Kitchen+Bathroom (2nd Layer)	White Leveling	4	Cellulose - 2%	98%	None Detected	---
201379-02-002-01-16 Tan w/ Squares Linoleum w/ Paper Backing 4th Floor- Apt. 405 Kitchen+Bathroom (2nd Layer)	Black Glue	5	Cellulose - 8%	92%	None Detected	---
201379-02-002-01-17 Fire Door Insulation 4th Floor	Gray Fire Door Insulation	1	Fiber Glass - 3% Cellulose - 2%	95%	None Detected	---
201379-02-002-01-18 Drywall/Joint Compound 3rd Floor- Throughout	Gray Drywall	1	Cellulose - 1% Fiber Glass - 1%	98%	None Detected	---
201379-02-002-01-18 Drywall/Joint Compound 3rd Floor- Throughout	White Joint Compound	2	Cellulose - 1%	99%	None Detected	---
201379-02-002-01-19 Blueish Gray 12x12 FT w/ Yellow Mastic 3rd Floor- Apt. 301	Blue Floor Tile	1	Cellulose - 1%	99%	None Detected	---



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Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Schwab, Andrew</u>	Sample Analysis Date(s)	<u>8/21/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-01-19 Blueish Gray 12x12 FT w/ Yellow Mastic 3rd Floor- Apt. 301	Yellow Mastic	2	Cellulose - 5% Fiber Glass - 2%	93%	None Detected	---
201379-02-002-01-19 Blueish Gray 12x12 FT w/ Yellow Mastic 3rd Floor- Apt. 301	Gray Leveling	3	Cellulose - 2%	98%	None Detected	---
201379-02-002-01-20 Tan w/ Squares Linoleum w/ Paper Backing 3rd Floor- Apt. 301 Kitchen+Bathroom (2nd Layer)	White Tile	1	Cellulose - 1%	99%	None Detected	---
201379-02-002-01-20 Tan w/ Squares Linoleum w/ Paper Backing 3rd Floor- Apt. 301 Kitchen+Bathroom (2nd Layer)	Clear Mastic	2	Cellulose - 7%	93%	None Detected	---
201379-02-002-01-20 Tan w/ Squares Linoleum w/ Paper Backing 3rd Floor- Apt. 301 Kitchen+Bathroom (2nd Layer)	Tan Linoleum	3	Cellulose - 2% Fiber Glass - 1%	97%	None Detected	---
201379-02-002-01-20 Tan w/ Squares Linoleum w/ Paper Backing 3rd Floor- Apt. 301 Kitchen+Bathroom (2nd Layer)	Brown Paper Backing	4	Cellulose - 45% Fiber Glass - 10%	45%	None Detected	---
201379-02-002-01-20 Tan w/ Squares Linoleum w/ Paper Backing 3rd Floor- Apt. 301 Kitchen+Bathroom (2nd Layer)	White Leveling	5	Cellulose - 2%	98%	None Detected	---
201379-02-002-01-21 Tan w/ Squares Linoleum w/ Paper Backing 3rd Floor- Apt. 310 Kitchen+Bathroom (2nd Layer)	Tan Linoleum	1	Cellulose - 4% Fiber Glass - 1%	95%	None Detected	---



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Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Schwab, Andrew</u>	Sample Analysis Date(s)	<u>8/21/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-01-21 Tan w/ Squares Linoleum w/ Paper Backing 3rd Floor- Apt. 310 Kitchen+Bathroom (2nd Layer)	Brown Paper Backing	2	Cellulose - 50% Fiber Glass - 5%	45%	None Detected	---
201379-02-002-01-21 Tan w/ Squares Linoleum w/ Paper Backing 3rd Floor- Apt. 310 Kitchen+Bathroom (2nd Layer)	White Leveling	3	Cellulose - 2% Fiber Glass - 1%	97%	None Detected	---
201379-02-002-01-22 Tan 12x12 FT w/ Yellow Mastic 3rd Floor- Apt. 309 Kitchen+Bathroom	Tan Floor Tile	1	Cellulose - 1%	99%	None Detected	---
201379-02-002-01-22 Tan 12x12 FT w/ Yellow Mastic 3rd Floor- Apt. 309 Kitchen+Bathroom	Yellow Mastic	2	Cellulose - 5% Fiber Glass - 2%	93%	None Detected	---
201379-02-002-01-23 Yellow Linoleum w/ Paper Backing 3rd Floor- Apt. 309 Kitchen+Bathroom (2nd Layer)	Yellow Linoleum	1	Cellulose - 5%	95%	None Detected	---
201379-02-002-01-23 Yellow Linoleum w/ Paper Backing 3rd Floor- Apt. 309 Kitchen+Bathroom (2nd Layer)	Yellow Mastic	2	Cellulose - 7%	93%	None Detected	---
201379-02-002-01-23 Yellow Linoleum w/ Paper Backing 3rd Floor- Apt. 309 Kitchen+Bathroom (2nd Layer)	Brown Paper Backing	3	Cellulose - 50% Fiber Glass - 5%	45%	None Detected	---
201379-02-002-01-24 Brown Floor Leveling Material 3rd Floor- Apt. 309	Brown Leveling Compound	1	Cellulose - 1% Fiber Glass - 1%	98%	None Detected	---
201379-02-002-01-25 Blueish Gray 12x12 FT w/ Yellow Mastic 3rd Floor- Apt. 304	Blue Floor Tile	1	Cellulose - 1%	99%	None Detected	---



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Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Schwab, Andrew</u>	Sample Analysis Date(s)	<u>8/21/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-01-25 Blueish Gray 12x12 FT w/ Yellow Mastic 3rd Floor- Apt. 304	Yellow Mastic	2	Cellulose - 2%	98%	None Detected	---
201379-02-002-01-26 Brown Floor Leveling Material 3rd Floor- Apt. 304	Brown Leveling Material	1	Cellulose - 1% Fiber Glass - 1%	98%	None Detected	---
201379-02-002-01-27 Yellow Linoleum w/ Paper Backing 3rd Floor- Apt. 306 Kitchen+Bathroom (2nd Layer)	Yellow Linoleum	1	Cellulose - 4%	96%	None Detected	---
201379-02-002-01-27 Yellow Linoleum w/ Paper Backing 3rd Floor- Apt. 306 Kitchen+Bathroom (2nd Layer)	Brown Paper Backing	2	Cellulose - 55% Fiber Glass - 5%	40%	None Detected	---
201379-02-002-01-27 Yellow Linoleum w/ Paper Backing 3rd Floor- Apt. 306 Kitchen+Bathroom (2nd Layer)	White Leveling	3	Cellulose - 2% Fiber Glass - 1%	97%	None Detected	---
201379-02-002-01-27 Yellow Linoleum w/ Paper Backing 3rd Floor- Apt. 306 Kitchen+Bathroom (2nd Layer)	White Floor Tile	4	Cellulose - 1%	99%	None Detected	---
201379-02-002-01-27 Yellow Linoleum w/ Paper Backing 3rd Floor- Apt. 306 Kitchen+Bathroom (2nd Layer)	Yellow Mastic	5	Cellulose - 5% Fiber Glass - 2%	93%	None Detected	---
201379-02-002-01-27 Yellow Linoleum w/ Paper Backing 3rd Floor- Apt. 306 Kitchen+Bathroom (2nd Layer)	Clear Mastic	6	Cellulose - 4%	96%	None Detected	---



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Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-01-27 Yellow Linoleum w/ Paper Backing 3rd Floor- Apt. 306 Kitchen+Bathroom (2nd Layer)	Black Flooring	7	Cellulose - 2%	98%	None Detected	---
201379-02-002-01-28 Fire Door Insulation 3rd Floor	Gray Fire Door Insulation	1	Fiber Glass - 10%	90%	None Detected	---
201379-02-002-01-29 White 2x2 Ceiling Tiles 3rd Floor- Hallway	White Ceiling Tile	1	Cellulose - 55% Fiber Glass - 10%	35%	None Detected	---
201379-02-002-01-30 Brown 12x12 FT w/ Yellow Mastic 3rd Floor- Hallway near elevator	Brown Floor Tile	1	Cellulose - 1%	99%	None Detected	---
201379-02-002-01-30 Brown 12x12 FT w/ Yellow Mastic 3rd Floor- Hallway near elevator	Yellow Mastic	2	Cellulose - 2% Fiber Glass - 1%	97%	None Detected	---
201379-02-002-01-30 Brown 12x12 FT w/ Yellow Mastic 3rd Floor- Hallway near elevator	Tan Leveling	3	Cellulose - 1% Fiber Glass - 1%	98%	None Detected	---
201379-02-002-01-31 Gray Roof Flashing Material Roof- at brick wall	Gray Flashing	1	None Detected	95%	Chrysotile	5%
201379-02-002-01-32 Gray Roof Flashing Material Roof- at brick wall	Gray Roof Flashing	1	None Detected	95%	Chrysotile	5%
201379-02-002-01-33 Silver Top Layer Roof Field Roof	Silver Roofing	1	Cellulose - 2%	98%	None Detected	---
201379-02-002-01-33 Silver Top Layer Roof Field Roof	Black Roofing	2	Fiber Glass - 2%	98%	None Detected	---



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Project #	<u>201379</u>			Sample Received Date	<u>8/17/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Schwab, Andrew</u>	Sample Analysis Date(s)	<u>8/21/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-01-33 Silver Top Layer Roof Field Roof	Black Roofing	3	Synthetic - 25%	75%	None Detected	---
201379-02-002-01-33 Silver Top Layer Roof Field Roof	Black Roofing	4	Cellulose - 2%	98%	None Detected	---
201379-02-002-01-34 Black Bottom Layer Roof Field Roof	Silver Roofing	1	Cellulose - 4%	96%	None Detected	---
201379-02-002-01-34 Black Bottom Layer Roof Field Roof	Black Roofing	2	Synthetic - 25%	75%	None Detected	---
201379-02-002-01-34 Black Bottom Layer Roof Field Roof	Black Roofing	3	Cellulose - 2%	98%	None Detected	---
201379-02-002-01-34 Black Bottom Layer Roof Field Roof	Black Roofing	4	Fiber Glass - 2%	98%	None Detected	---
201379-02-002-01-34 Black Bottom Layer Roof Field Roof	Black Roofing	5	Cellulose - 65% Fiber Glass - 10%	25%	None Detected	---
201379-02-002-01-34 Black Bottom Layer Roof Field Roof	Black Roofing	6	Cellulose - 7% Fiber Glass - 3%	90%	None Detected	---
201379-02-002-01-34 Black Bottom Layer Roof Field Roof	Black Roofing	7	Cellulose - 2%	98%	None Detected	---
201379-02-002-01-35 Tan 12x12 FT w/ Yellow Mastic 2nd Floor- Apt. 201	Tan Floor Tile	1	Cellulose - 1%	99%	None Detected	---



Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>5429-43 Lena Street, Philadelphia, PA</u>	Sample Date	<u>8/14/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>8/17/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Schwab, Andrew</u>	Sample Analysis Date(s)	<u>8/21/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-01-35 Tan 12x12 FT w/ Yellow Mastic 2nd Floor- Apt. 201	Yellow Mastic	2	Cellulose - 3%	97%	None Detected	---
201379-02-002-01-35 Tan 12x12 FT w/ Yellow Mastic 2nd Floor- Apt. 201	Blue Floor Tile	3	Cellulose - 1%	99%	None Detected	---
201379-02-002-01-36 Blueish Gray 12x12 FT w/ Yellow Mastic 2nd Floor- Apt. 201 2nd Layer	Blue Floor Tile	1	Cellulose - 2%	98%	None Detected	---
201379-02-002-01-36 Blueish Gray 12x12 FT w/ Yellow Mastic 2nd Floor- Apt. 201 2nd Layer	Yellow Mastic	2	Cellulose - 7%	93%	None Detected	---
201379-02-002-01-36 Blueish Gray 12x12 FT w/ Yellow Mastic 2nd Floor- Apt. 201 2nd Layer	Brown Leveling	3	Cellulose - 2%	98%	None Detected	---
201379-02-002-01-37 Yellow Linoleum w/ Paper Backing 2nd Floor- Apt. 201 Kitchen+Bathroom	Yellow Linoleum	1	Cellulose - 2%	98%	None Detected	---
201379-02-002-01-37 Yellow Linoleum w/ Paper Backing 2nd Floor- Apt. 201 Kitchen+Bathroom	Brown Paper Backing	2	Cellulose - 10% Fiber Glass - 10%	80%	None Detected	---
201379-02-002-01-38 Tan w/ Squares Linoleum w/ Paper Backing 2nd Floor- Apt. 210 Kitchen+Bathroom (2nd Layer)	Tan Linoleum & Paper Backing ²	1	Cellulose - 15% Fiber Glass - 5%	80%	None Detected	---
201379-02-002-01-38 Tan w/ Squares Linoleum w/ Paper Backing 2nd Floor- Apt. 210 Kitchen+Bathroom (2nd Layer)	Yellow Mastic	2	Cellulose - 5%	95%	None Detected	---



Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>5429-43 Lena Street, Philadelphia, PA</u>	Sample Date	<u>8/14/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>8/17/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Schwab, Andrew</u>	Sample Analysis Date(s)	<u>8/21/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-01-38 Tan w/ Squares Linoleum w/ Paper Backing 2nd Floor- Apt. 210 Kitchen+Bathroom (2nd Layer)	White Leveling	3	Cellulose - 2%	98%	None Detected	---
201379-02-002-01-39 White 12x12 FT w/ Yellow Mastic 2nd Floor- Laundry Room	White Floor Tile	1	Cellulose - 1%	99%	None Detected	---
201379-02-002-01-39 White 12x12 FT w/ Yellow Mastic 2nd Floor- Laundry Room	Yellow Mastic	2	Cellulose - 7%	93%	None Detected	---
201379-02-002-01-40 Tan 12x12 FT w/ Yellow Mastic 2nd Floor- Apt. 206 Kitchen	Tan Floor Tile	1	Cellulose - 1%	99%	None Detected	---
201379-02-002-01-40 Tan 12x12 FT w/ Yellow Mastic 2nd Floor- Apt. 206 Kitchen	Yellow Mastic ³	2	---	---	---	---
201379-02-002-01-41 Drywall/Joint Compound 2nd Floor- Throughout	Gray Drywall	1	Cellulose - 2% Fiber Glass - 2%	96%	None Detected	---
201379-02-002-01-41 Drywall/Joint Compound 2nd Floor- Throughout	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---
201379-02-002-01-42 White 2x2 Ceiling Tiles 2nd Floor- hallway	White Ceiling Tile	1	Cellulose - 40% Fiber Glass - 15%	45%	None Detected	---
201379-02-002-01-43 Green 12x12 FT w/ Yellow Mastic 2nd Floor- Hallway near elevator	Green Floor Tile	1	Cellulose - 1%	99%	None Detected	---
201379-02-002-01-43 Green 12x12 FT w/ Yellow Mastic 2nd Floor- Hallway near elevator	Yellow Mastic	2	Cellulose - 5%	95%	None Detected	---



Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>5429-43 Lena Street, Philadelphia, PA</u>	Sample Date	<u>8/14/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>8/17/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Schwab, Andrew</u>	Sample Analysis Date(s)	<u>8/21/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-01-43 Green 12x12 FT w/ Yellow Mastic 2nd Floor- Hallway near elevator	White Leveling	3	Cellulose - 2% Fiber Glass - 1%	97%	None Detected	---
201379-02-002-01-44 Blueish Gray 12x12 FT w/ Yellow Mastic 1st Floor- Apt 110	Blue Floor Tile	1	Cellulose - 1%	99%	None Detected	---
201379-02-002-01-44 Blueish Gray 12x12 FT w/ Yellow Mastic 1st Floor- Apt 110	Yellow Mastic	2	Cellulose - 2%	98%	None Detected	---
201379-02-002-01-44 Blueish Gray 12x12 FT w/ Yellow Mastic 1st Floor- Apt 110	White Levelin	3	Cellulose - 2% Fiber Glass - 1%	97%	None Detected	---
201379-02-002-01-45 Tan 12x12 FT w/ Yellow Mastic 1st Floor- Apt. 110 Kitchen	Tan Floor Tile	1	Cellulose - 1%	99%	None Detected	---
201379-02-002-01-45 Tan 12x12 FT w/ Yellow Mastic 1st Floor- Apt. 110 Kitchen	Yellow Mastic	2	Cellulose - 7%	93%	None Detected	---
201379-02-002-01-46 Yellow Linoleum w/ Paper Backing 1st Floor- Apt.110 Kitchen+Bathroom (3rd Layer)	Yellow & Tan Linoleum & Paper Backing ⁴	1	Cellulose - 15% Fiber Glass - 10%	75%	None Detected	---
201379-02-002-01-46 Yellow Linoleum w/ Paper Backing 1st Floor- Apt.110 Kitchen+Bathroom (3rd Layer)	Yellow Mastic	2	Cellulose - 2%	98%	None Detected	---
201379-02-002-01-47 Drywall/Joint Compound 1st Floor- Throughout	Gray Drywall	1	Cellulose - 2% Fiber Glass - 2%	96%	None Detected	---
201379-02-002-01-47 Drywall/Joint Compound 1st Floor- Throughout	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---



Results of Polarized Light Microscopy

Client <u>BFW Group, LLC</u>	Site Address <u>5429-43 Lena Street, Philadelphia, PA</u>	Sample Date <u>8/14/2020</u>
Project # <u>201379</u>		Sample Received Date <u>8/17/2020</u>
Collected By <u>Criterion Laboratories, Inc.</u>	Analyzed By <u>Schwab, Andrew</u>	Sample Analysis Date(s) <u>8/21/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-01-48 Gray 12x12 FT w/ Yellow Mastic 1st Floor- Lobby	Gray Floor Tile	1	Cellulose - 1%	99%	None Detected	---
201379-02-002-01-48 Gray 12x12 FT w/ Yellow Mastic 1st Floor- Lobby	Yellow Mastic	2	Cellulose - 2%	98%	None Detected	---
201379-02-002-01-48 Gray 12x12 FT w/ Yellow Mastic 1st Floor- Lobby	White Leveling	3	Cellulose - 2% Fiber Glass - 1%	97%	None Detected	---

Sample Count 48

- 1 - No Drywall Present
- 2 - Inseparable
- 3 - Insufficient Sample Provided
- 4 - Inseparable

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 5429-43 Lena Street, Philadelphia, PA
Turnaround 3 - 5 Days
Field Tech Craig Gratz
Sample Notes
Chain of Custody Notes

Additional Analytes

Sample Number	Location	Material Description	Received Condition	Date	Notes
201379-02-002-01-01	4th Floor- Throughout	Drywall/Joint Compound	Good	8/14/2020	
201379-02-002-01-02	4th Floor- Apt 401 Bathroom	Tan w/ Squares Linoleum w/ Paper Backing	Good	8/14/2020	
201379-02-002-01-03	4th Floor- Apt 401 Kitchen	White 12x12 FT w/ Yellow Mastic	Good	8/14/2020	
201379-02-002-01-04	4th Floor- Apt 401 Kitchen (2nd Layer)	Yellow Linoleum w/ Paper Backing	Good	8/14/2020	
201379-02-002-01-05	4th Floor- Hallway	Blue 12x12 FT w/ Yellow Mastic	Good	8/14/2020	
201379-02-002-01-06	4th Floor- Hallway	White 2x2 Ceiling Tiles	Good	8/14/2020	
201379-02-002-01-07	4th Floor- Apt. 410 Kitchen+Bathroom	Tan w/ Squares Linoleum w/ Paper Backing	Good	8/14/2020	
201379-02-002-01-08	4th Floor- Apt. 409	Blue 12x12 FT w/ Yellow Mastic	Good	8/14/2020	
201379-02-002-01-09	4th Floor- Apt. 409 Kitchen+Bathroom	Tan 12x12 FT w/ Yellow Mastic	Good	8/14/2020	
201379-02-002-01-10	4th Floor- Apt. 409 Kitchen+Bathroom (2nd Layer)	Yellow Linoleum w/ Paper Backing	Good	8/14/2020	
201379-02-002-01-11	4th Floor- Apt. 402 Kitchen+Bathroom (2nd Layer)	Yellow Linoleum w/ Paper Backing	Good	8/14/2020	
201379-02-002-01-12	4th Floor- Apt. 408 Kitchen	Tan 12x12 FT w/ Yellow Mastic	Good	8/14/2020	
201379-02-002-01-13	4th Floor- Apt. 407	Blueish Gray 12x12 FT w/ Yellow Mastic	Good	8/14/2020	
201379-02-002-01-14	4th Floor- Apt. 406 Foyer+Kitchen	White 12x12 FT w/ Yellow Mastic	Good	8/14/2020	



Chain of Custody

201379-02-002-01-15	4thFloor- Apt. 406 Kitchen+Bathroom (3rd Layer)	Yellow Linoleum w/ Paper Backing	Good	8/14/2020
201379-02-002-01-16	4th Floor- Apt. 405 Kitchen+Bathroom (2nd Layer)	Tan w/ Squares Linoleum w/ Paper Backing	Good	8/14/2020
201379-02-002-01-17	4th Floor	Fire Door Insulation	Good	8/14/2020
201379-02-002-01-18	3rd Floor- Throughout	Drywall/Joint Compound	Good	8/14/2020
201379-02-002-01-19	3rd Floor- Apt. 301	Blueish Gray 12x12 FT w/ Yellow Mastic	Good	8/14/2020
201379-02-002-01-20	3rd Floor- Apt. 301 Kitchen+Bathroom (2nd Layer)	Tan w/ Squares Linoleum w/ Paper Backing	Good	8/14/2020
201379-02-002-01-21	3rd Floor- Apt. 310 Kitchen+Bathroom (2nd Layer)	Tan w/ Squares Linoleum w/ Paper Backing	Good	8/14/2020
201379-02-002-01-22	3rd Floor- Apt. 309 Kitchen+Bathroom	Tan 12x12 FT w/ Yellow Mastic	Good	8/14/2020
201379-02-002-01-23	3rd Floor- Apt. 309 Kitchen+Bathroom (2nd Layer)	Yellow Linoleum w/ Paper Backing	Good	8/14/2020
201379-02-002-01-24	3rd Floor- Apt. 309	Brown Floor Leveling Material	Good	8/14/2020
201379-02-002-01-25	3rd Floor- Apt. 304	Blueish Gray 12x12 FT w/ Yellow Mastic	Good	8/14/2020
201379-02-002-01-26	3rd Floor- Apt. 304	Brown Floor Leveling Material	Good	8/14/2020
201379-02-002-01-27	3rd Floor- Apt. 306 Kitchen+Bathroom (2nd Layer)	Yellow Linoleum w/ Paper Backing	Good	8/14/2020
201379-02-002-01-28	3rd Floor	Fire Door Insulation	Good	8/14/2020
201379-02-002-01-29	3rd Floor- Hallway	White 2x2 Ceiling Tiles	Good	8/14/2020
201379-02-002-01-30	3rd Floor- Hallway near elevator	Brown 12x12 FT w/ Yellow Mastic	Good	8/14/2020
201379-02-002-01-31	Roof- at brick wall	Gray Roof Flashing Material	Good	8/14/2020
201379-02-002-01-32	Roof- at brick wall	Gray Roof Flashing Material	Good	8/14/2020
201379-02-002-01-33	Roof	Silver Top Layer Roof Field	Good	8/14/2020
201379-02-002-01-34	Roof	Black Bottom Layer Roof Field	Good	8/14/2020
201379-02-002-01-35	2nd Floor- Apt. 201	Tan 12x12 FT w/ Yellow Mastic	Good	8/14/2020
201379-02-002-01-36	2nd Floor- Apt. 201 2nd Layer	Blueish Gray 12x12 FT w/ Yellow Mastic	Good	8/14/2020
201379-02-002-01-37	2nd Floor- Apt. 201 Kitchen+Bathroom	Yellow Linoleum w/ Paper Backing	Good	8/14/2020
201379-02-002-01-38	2nd Floor- Apt. 210 Kitchen+Bathroom (2nd Layer)	Tan w/ Squares Linoleum w/ Paper Backing	Good	8/14/2020
201379-02-002-01-39	2nd Floor- Laundry Room	White 12x12 FT w/ Yellow Mastic	Good	8/14/2020
201379-02-002-01-40	2nd Floor- Apt. 206 Kitchen	Tan12x12 FT w/ Yellow Mastic	Good	8/14/2020



Chain of Custody

201379-02-002-01-41	2nd Floor- Throughout	Drywall/Joint Compound	Good	8/14/2020
201379-02-002-01-42	2nd Floor- hallway	White 2x2 Ceiling Tiles	Good	8/14/2020
201379-02-002-01-43	2nd Floor- Hallway near elevator	Green 12x12 FT w/ Yellow Mastic	Good	8/14/2020
201379-02-002-01-44	1st Floor- Apt 110	Blueish Gray 12x12 FT w/ Yellow Mastic	Good	8/14/2020
201379-02-002-01-45	1st Floor- Apt. 110 Kitchen	Tan 12x12 FT w/ Yellow Mastic	Good	8/14/2020
201379-02-002-01-46	1st Floor- Apt.110 Kitchen+Bathroom (3rd Layer)	Yellow Linoleum w/ Paper Backing	Good	8/14/2020
201379-02-002-01-47	1st Floor- Throughout	Drywall/Joint Compound	Good	8/14/2020
201379-02-002-01-48	1st Floor- Lobby	Gray 12x12 FT w/ Yellow Mastic	Good	8/14/2020

Sample Count 48

Handling Chain Type	Handled By	Date	Time	Notes
Report Results To	Melissa Billingsley	8/14/2020	16:39	
Send Reports To	BFW Group, LLC	8/14/2020	16:39	
Samples Taken By	Craig Gratz	8/14/2020	16:39	
Transported By	Craig Gratz	8/14/2020	16:50	
Relinquished By	Craig Gratz	8/17/2020	07:00	
Received By	Lauren Mitchell	8/17/2020	08:50	
Analyzed By	Andrew Schwab	8/21/2020	15:35	