Germantown/Mount Airy Properties

Physical Conditions and Needs Assessment

Premises F

36 E. Wister

Philadelphia, PA 19144

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.

Criterion

LAN ASSOCIATES

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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.

36 E. Wister St is a single family residence owned by the Philadelphia Housing and Development Corporation (PHDC) and managed by the Philadelphia Housing Authority (PHA).

The site measures approximately eighteen feet wide by one hundred and four feet deep and is on the south end of a 5-building attached construction on E. Wister Street. This unit consists of a single-family residence which is wood framed with a stucco exterior front and side elevation. The building is two and a half (2.5) stories tall and is rectangular in shape.

The premises is currently occupied.

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: Rowhouse

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			√	Remove excessive vegetative growth in rear and side yard.
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		√		Not Visible
3.3.2	Building Frame		√		None
3.3.3	Facades or Curtain Wall			√	Windows need replacement.
3.3.4	Roofing and Roof Drainage			√	Requires further assessment, replacement required
Mechanical, Plumbing, Fire Protection and Electrical Systems					
3.4.1	Plumbing			√	Several leaks require repair. Fixtures should be replaced.
3.4.2	Heating		√		None
3.4.3	Air Conditioning and Ventilation			√	Bathroom exhaust system needs replacement. There is no air conditioning system in the building.
3.4.4	Electrical			√	GFI outlets required in kitchens and bathrooms
Vertical Transportation					
3.5.	Elevators				N/A
Life Safety/Fire Protection					
3.6.1	Sprinklers and Standpipes				N/A
3.6.2	Alarm Systems			√	None
3.6.3	Other Systems				N/A
Interior Elements					
3.7.1	Common Areas				N/A
3.7.2	Tenant Spaces		√		Repair/replace lighting, repaint, replace bathroom flooring and carpets.

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 31, 2020. The entire single family home was inspected (100%) along with common areas, stairwells, corridors and basement.

2.3 *Useful Life Estimate*

It is our observation that the 36 E. Wister St constructed circa 1900, has experienced normal wear and tear for its type and age.

2.4 *Tenant Pre-Survey Questionnaire*

Tenants were requested to complete a pre-survey questionnaire. These questionnaires are included in Section 8 (Exhibits). Information obtained from the questionnaires has been used in the preparation of this report.

3 SYSTEM DESCRIPTIONS & OBSERVATIONS

3.1 *OVERALL GENERAL DESCRIPTION*

3.1.1 Apartment Unit Types and Unit Mix

The subject property is a single family home.The unit has a living, kitchen and dining room located on the first floor with a wood stair at the center up to the second and third floor. The second floor has three (3) bedrooms and a shared bathroom. The third floor has a master bedroom with a bathroom and closet with access directly off the master bedroom.

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, entrance is on Wister Street. There is no notable topography.

3.2.2 Storm Water Drainage

Aluminum gutters located on either side of pitched roof, with aluminum downspouts.

3.2.3 Access and Egress

Access to the site is from Wister Street, the building is two steps up onto a wood covered porch.

3.2.4 Paving, Curbing and Parking

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

3.2.5 Flatwork

Curbs and sidewalk in the front of the building appear to be in good condition.

3.2.6 Landscaping and Appurtenances

There is an overgrowth of vegetation in the front and back of the house.

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 and sanitary piping were not able to be assessed.

3.2.8.2 Electricity

This unit has a 60amp 120/240-volt panel powered from PECO meters for lighting and power which are in poor to good condition.

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.

3.2.8.4 Sanitary Sewer

Not visible for inspection.

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

Likely masonry (not visible for assessment).

3.3.2 Building Frame

3.3.2.1 Floor Frame System

The floor framing consists of wood joists spanning left to right.

3.3.2.2 Crawl Spaces and Penetrations

Not visible for assessment.

3.3.2.3 Roof Frame

Roof was not visible for assessment but is likely wood rafter construction. The roof appears to be a 10 or 12 on 12 pitch 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 staircase is of wood construction. Carpeting along the stairs has been removed. The handrail from the second to third floor is missing and requires replacement.

Observations/Comments:

Add a railing along the stairs on all the floors.
Install carpeting or refinish wood stairs.

3.3.2.8 Exterior Doors and Entry Systems

Exterior doors to the building appear to be wood.

Observations/Comments:

Replacement of doors should be considered for security and energy efficiency.

3.3.3 Facades or Curtain Wall

3.3.3.1 Sidewall System

Exterior cladding consists of a stucco like exterior on the front and side facades. Rear façade consists of vinyl siding which is continuous with adjacent properties.

Observations/Comments:

Repair any cracks and/or damage in stucco exterior.

3.3.3.2 Fenestration (Window) Systems

Exterior windows were observed to be vinyl insulated glass pane with applied mullions.

Observations/Comments:

Replacement of windows should be considered for security and energy efficiency.

3.3.4 Roofing and Roof Drainage

Roof appears to be a 3 tab asphalt shingle nearing the end of its useful life.

Observations/Comments:

Replace asphalt shingles in the near future.

3.4 *MECHANICAL AND ELECTRICAL SYSTEM*

3.4.1 Plumbing

3.4.1.1 Supply and Waste Piping

Domestic water and sanitary piping were not able to be assessed.

3.4.1.2 Domestic Hot Water Production

Domestic hot water is provided by a gas fired 30- gallon tank type water heater located in the unit. Domestic water heater by Bradford White is in an excellent condition.

3.4.1.3 Fixtures

Plumbing fixtures are in adequate condition.

Observations/Comments:

Fixtures should be replaced for better performance.

3.4.2 Heating

3.4.2.1 Heating Generating Equipment

This house is designed to be heated via gas fired vertical furnace. This is a forced air, heating only unit. Furnace flue is connected adequately. Furnace is in good condition.

3.4.3 Air Conditioning and Ventilation

3.4.3.1 Equipment

3.4.1.1 Air Conditioning and Ventilation

There are no air conditioning systems in the building.

3.4.1.2 Exhaust Systems

Bathroom exhaust systems appear in poor condition and should be replaced.

Observations/Comments:

Flues were adequately connected, and the system was working effectively

3.4.3.2 Distribution

See Section 3.4.3.1 above.

3.4.3.3. Control Systems

Thermostat was defaced and should be replaced.

3.4.3.4 Sprinkler and Standpipes

There is no sprinkler system in this building.

3.4.4 Electrical

3.4.4.1 Service, Metering, Distribution Panels

Electricity was on and working in this house. This unit has a 60amp 120/240-volt panel powered from PECO meters for lighting and power which are in poor to good condition.

Observations/Comments:

GFI outlets are required in the kitchen and bathrooms.

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

There is emergency lighting in the hallways but not in individual units.

3.4.4.5 Lighting - Resident Apartment

Lighting in the building appears functional and adequate.

3.4.4.6 Lighting - Site

The building has no exterior lighting, beyond the public street lights.

3.4.4.7 Emergency Generator

The building does not have an emergency generator.

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

There is no sprinkler system in this building.

3.6.2 Alarm Systems

There is a battery-operated smoke detector and multiple carbon monoxide detectors.

3.6.3 Other Systems

3.6.3.1 Intercom System

There is no intercom system in the building.

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

This is a single family home.

3.7.2 Tenant Spaces

3.7.2.1 Finishes, Wall, Floors

The living room floors consisted of what appear to be vinyl flooring with a wooden base. The flooring on the second floor hallway has been replaced with a vinyl plank. The flooring on the third floor appears to be a vinyl tile in fair condition. Typical finishes throughout the dwelling consisted of gypsum board walls and ceilings. Finishes were generally in good condition.

Observations/Comments:

Replacement of the bathroom flooring is recommended.
Existing carpets should be removed and replaced.
All walls should be repainted.

In all cases floor joists were not accessible for visual inspection.

3.7.2.2 Appliances

Good to fair condition.

3.7.2.3 Bath Fixtures and Specialties

The second floor bathroom appears to have an upgraded vanity. The original tub and fiberglass surround were still in place. The surround and tub will likely need to be replaced in due course.

Observations/Comments:

There was some evidence of water infiltration around the surround in the second floor bathroom.
Wall patch at the back of the bathtub along the hallway is of poor workmanship.
Recalking of bath tub surrounds is required.

3.7.2.4 Kitchen Fixtures and Specialties

The kitchen countertop has been replaced with granite which is in good condition. The double bowl stainless sink has also been replaced along with the kitchen faucet. The kitchen backsplash appears to be of vinyl plank type material.

3.7.2.5 Millwork, Casework, Cabinets and Countertops

The upper cabinets have been removed. Lower cabinets were covered with a material and were not visible for inspection.

3.7.2.6 Closet Systems

The washer/dryer closet had the doors removed. A curtain was installed in place of the doors.

4 ADDITIONAL CONSIDERATIONS

4.1 *ENVIRONMENTAL HAZARDS*

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

No lead-based paint or lead-based water was detected in any of the materials sampled.

A radon sample produced a level of 5.8 picocuries per liter (pCi/L) which is above the United States Environmental Protection Agency's (US EPA) recommended indoor residential level of 4 pCi/L.

Observations/Comments:

As of the date of this report work is planned to address radon levels in the premises. The environmental firm engaged to complete work has noted that mitigation measures planned do not guarantee that levels will decrease to below actionable levels.

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*

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
General Requirement	**Permitting**	2% of the total cost of each respective project									$697	$520
	Contingency	10% of the total cost of each respective project									$3,486	$2,600
	Overhead and Profit	2.5% of the total cost of each respective project									$871	$650
	SubTotal										**$5,054**	**$3,770**
Site Construction/Existing Conditions	**Radon Remediation**	High Radon levels detected in first floor sample	Poor	Criterion Lab recommends installing a vent system in the basement to reduce radon levels	N/A	N/A	N/A	N/A	N/A	$2,595.00	$2,595	$2,595
	SubTotal										**$2,595**	**$2,595**
Woods, Plastics and Composites	**Bathrooms**	2nd Fl Bathroom vanity	Good	Replace at EUL	25	20	5	1	EA	$400.00	$400	
	Stairs	Wood Stairs	Poor	Repair	50	20	30	40	LF	$100.00	$4,000	$4,000
		Interior Railings	Poor	Install	20	20	0	40	LF	$40.00	$1,600	$1,600
	SubTotal										**$6,000**	**$5,600**
Openings	**Windows**	Exterior Windows vinyl insulated glass pane with applied mullions	Fair	Replace damaged window	30	20	10	1	EA	$800.00	$800	$800
	Doors	Washer/Closet Dryer Doors were removed	N/A	Replace washer/dryer doors	20	20	0	1	EA	$900.00	$900	
	SubTotal										**$1,700**	**$800**
Finishes	**Finishes**	Gypsum wallboard and ceiling (throughout)	Good	Repair/paint and replace damage drywall	35	20	15	200	SF	$8.00	$1,600	
	Flooring	Carpet on stairs removed	N/A	Replace carpet on stairs	6	20	0	400	SF	$6.00	$2,400	$2,400
		3rd floor Master Bedroom vinyl tile floor	Fair	Demo and replace	15	20	0	200	SF	$10.00	$2,000	$2,000
	Bedroom	Wall patched at back of the bathtub	Poor	Repair and repaint	35	20	15	20	SF	$8.00	$160	
	SubTotal										**$6,160**	**$4,400**
Specialties	**Bathrooms**	2nd floor Bathtub & fiberglass surround; evidence of water infiltration around surround	Poor	Investigate water infiltration and caulk	40	20	20	1	EA	$300.00	$300	$300
	SubTotal										**$300**	**$300**
Furnishings	**Kitchen**	Kitchen Upper Cabinets	Poor	Replace upper cabinets	20	20	0	15	LF	$150.00	$2,250	
		Kitchen Lower Cabinets were covered	N/A	Investigate condition of lower cabinets	20	20	0	15	LF	$150.00	$2,250	
	SubTotal										**$4,500**	**$0**
Mechanical, Electrical, Plumbing and Fire Alarm/Suppression	**HVAC**	Supply and return grilles	Poor	Replace	20	20	0	20	EA	$50.00	$1,000	$1,000
		Thermostat	Poor	Replace thermostat	15	20	0	16	EA	$300.00	$300	$300
		Bathroom exhaust fan	Poor	Replace exhaust fan	15	20	0	16	EA	$500.00	$1,000	$1,000
	Kitchen	Kitchen double bowl stainless sink	Good	Replace at EUL	50	20	30	1	EA	$800.00	$800	
		Kitchen Faucet	Good	Replace at EUL	15	20	0	1	EA	$500.00	$500	
	SubTotal										**$3,600**	**$2,300**
Electrical	**Electrical Service**	60-amp service, panels and wiring (including outlets switches and other power controls)	Poor	Upgrade to 200-amp service, replace all panels and rewire throughout	50	20	30	N/A	N/A	$10,000.00	$10,000	$10,000
	SubTotal										**$10,000**	**$10,000**
	Total										**$39,909**	**$29,765**

DIVISION	CAPITAL EXPENSE CATEGORY	Year 1 12 MONTH	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	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					$200															
	Contingency					$1,002															
	Overhead and Profit					$251															
	SubTotal	$0	$0	$0	$0	$1,453	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Site Construction/Existing Conditions	Radon Remediation																				
	SubTotal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Woods, Plastics and Composites	Bathrooms					$453															
	Stairs																				
	SubTotal	$0	$0	$0	$0	$453	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Openings	Windows																				
	Doors					$1,018															
	SubTotal	$0	$0	$0	$0	$1,018	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Finishes	Finishes					$1,810															
	Flooring																				
	Bedroom					$181															
	SubTotal	$0	$0	$0	$0	$1,991	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	Bathrooms																				
	SubTotal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Furnishings	Kitchen					$2,546															
						$2,546															
	SubTotal	$0	$0	$0	$0	$5,091	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Mechanical, Electrical, Plumbing and Fire Alarm/Suppression	HVAC																				
	Kitchen					$905															
						$566															
	SubTotal	$0	$0	$0	$0	$1,471	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electrical	Electrical Service																				
	SubTotal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Total	$0	$0	$0	$0	$11,477	$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.

975 SF Renovation - Premises F 36 E Wister St		
ITEM	**Total**	**$/SF**
DEMOLITION	$ 17,550.00	$ 18.00
SITEWORK	$ 2,925.00	$ 3.00
LANDSCAPE & IRRIGATION	$ 2,925.00	$ 3.00
CONCRETE	$ 3,900.00	$ 4.00
MASONRY	$ 4,875.00	$ 5.00
STRUCTURAL STEEL	$ -	$ -
METAL FABRICATIONS	$ -	$ -
ROUGH CARPENTRY	$ 9,750.00	$ 10.00
ARCHITECTURAL WOODWORK	$ -	$ -
THERMAL & MOISTURE PROTECTION	$ 2,925.00	$ 3.00
FIREPROOFING	$ 975.00	$ 1.00
SEALANTS	$ 1,950.00	$ 2.00
WINDOWS	$ 11,700.00	$ 12.00
DOORS / FRAMES / HARDWARE	$ 7,800.00	$ 8.00
STOREFRONT / GLAZING	$ -	$ -
INTERIOR GLASS	$ -	$ -
DRYWALL	$ 4,875.00	$ 5.00
TILE	$ 3,900.00	$ 4.00
ACOUSTIC CEILINGS	$ -	$ -
CARPET	$ 7,800.00	$ 8.00
PAINTING	$ 4,875.00	$ 5.00
WALL COVERINGS	$ -	$ -
SPECIALTIES	$ 3,900.00	$ 4.00
EQUIPMENT	$ 3,900.00	$ 4.00
FURNISHINGS	$ 1,950.00	$ 2.00
CONVEYING	$ -	$ -
FIRE PROTECTION	$ 1,950.00	$ 2.00
PLUMBING	$ 7,800.00	$ 8.00
HVAC	$ 11,700.00	$ 12.00
ELECTRICAL	$ 4,875.00	$ 5.00
COMMUNICATIONS	$ 975.00	$ 1.00
ELECTRONIC SAFETY & SECURITY	$ 975.00	$ 1.00
GENERAL REQUIREMENTS	$ 3,900.00	$ 4.00
Subtotal	**$ 130,650.00**	**134**
Construction Contingency - 10%	$ 13,065.00	$ 13.40
Subcontractor Insurance - 2%	$ 2,613.00	$ 2.68
Design Contingency - 2%	$ 2,613.00	$ 6.70
Overhead & Profit - 2.5%	$ 3,266.25	$ 3.35
Permits - 1.5%	$ 1,959.75	$ 2.68
Performance & Payment Bonds - 2%	$ 2,613.00	$ 2.68
Grand Total	**$ 156,780.00**	**165**

8.1.3 Reserve for Replacement

RFR ASSUMPTIONS	
Units	1
Beginning Year	2021
Investment Rate of Return	2.5%
Inflation Rate	2.5%
Existing Reserve Fund	$ -
Monthly Reserve Contribution	$ 150
Reserve Cost/Unit/Year	$ 1,800
Year 1 Construction Funds	$29,765

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)	$29,765	$0	$0	$0	$0	$11,477	$0	$0	$0	$0	$0	$0	$0
Annual RFR Contribution	$1,800	$1,800	$1,800	$1,800	$1,800	$1,800	$1,800	$1,800	$1,800	$1,800	$1,800	$1,800	$1,800
Previous RFR Plus Contributions	$1,800	$3,645	$5,536	$7,475	$9,461	$11,498	$2,108	$3,961	$5,860	$7,806	$9,801	$11,847	$13,943
RFR with 2.5% Rate of Return	$1,845	$3,736	$5,675	$7,661	$9,698	$11,785	$2,161	$4,060	$6,006	$8,001	$10,047	$12,143	$14,291
Current Year Balance	-$27,920	$3,736	$5,675	$7,661	$9,698	$308	$2,161	$4,060	$6,006	$8,001	$10,047	$12,143	$14,291
Year 1 Construction Funds	$29,765												
Total Year 1 Funds	$1,845												

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	$1,800	$1,800	$1,800	$1,800	$1,800	$1,800	$1,800	$1,800
Previous RFR Plus Contributions	$16,091	$18,294	$20,551	$22,865	$25,236	$27,667	$30,159	$32,713
RFR with 2.5% Rate of Return	$16,494	$18,751	$21,065	$23,436	$25,867	$28,359	$30,913	$33,531
Current Year Balance	$16,494	$18,751	$21,065	$23,436	$25,867	$28,359	$30,913	$33,531
Year 1 Construction Funds								
Total Year 1 Funds								

8.2.1 *Photos Architectural*

LAN Associates, EPAS, Inc.

LAN No.: **2.20341.01**
BFW Group, LLC/PHDC PCNA of Germantown/Mount Airy Properties - Premises F - 36 East Wister Street

Photos by: **VP** on **8/31/20**

Photo No. 1

Depicts entry door.

Photo No. 2

View of living room.

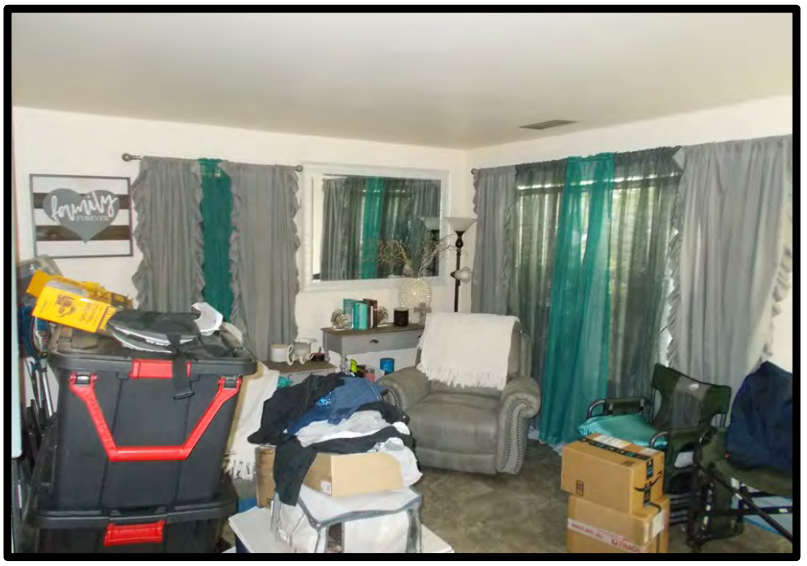


Photo No. 3

Panning 180 degrees from previous photo. Additional view of living room area.

Photos by: **VP** on **8/31/20**

Photo No. 4

View of kitchen.

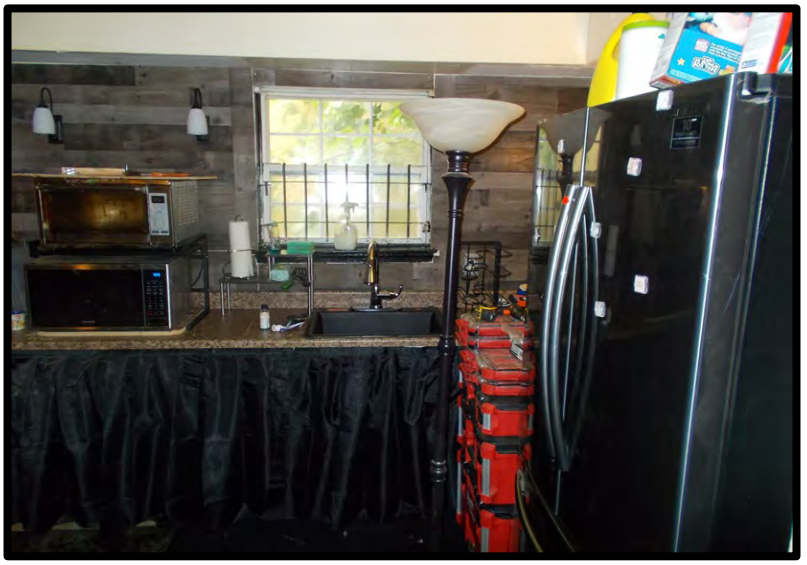


Photo No. 5

Panning left from previous photo. Additional view of kitchen.

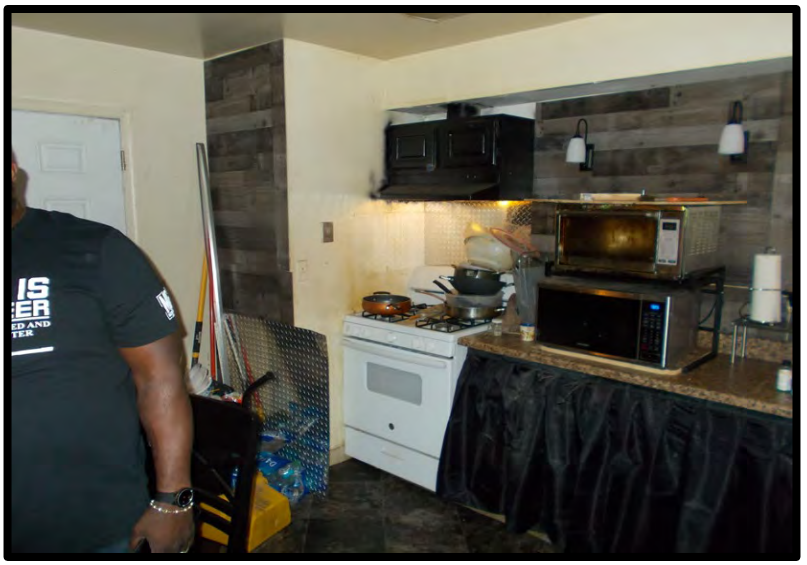


Photo No. 6

Panning left from previous photo. View of dining area and washer/dryer closet on left.

Photos by: **VP** on **8/31/20**

Photo No. 7

View of stairs leading to second and third floors.

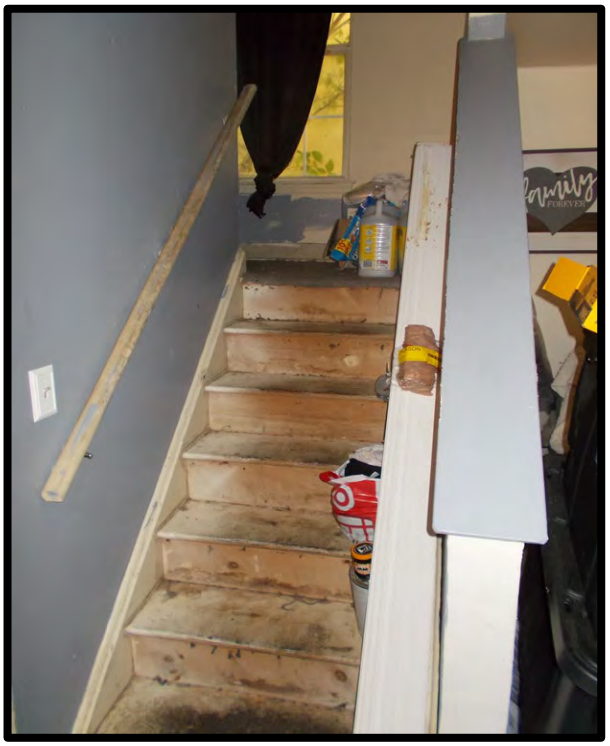
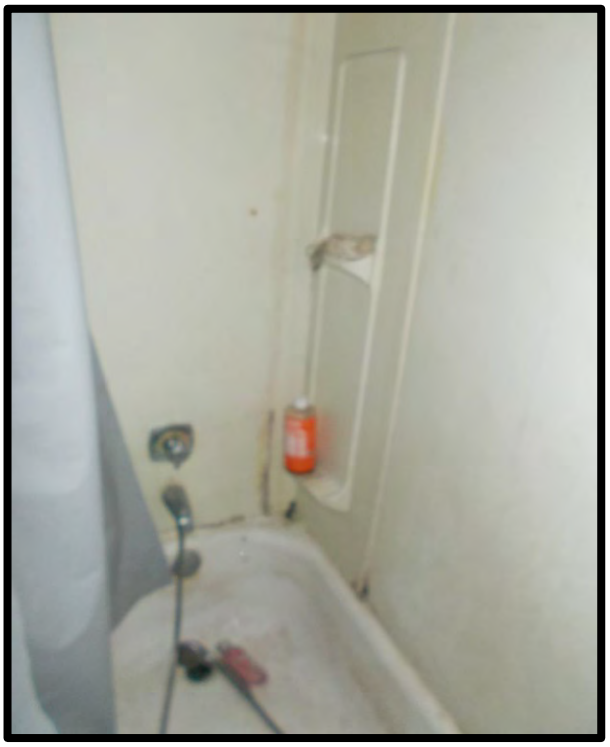


Photo No. 8

Depicts view of bathtub and shower surround at second floor bathroom.



Photos by: **VP** on **8/31/20**

Photo No. 9

Depicts view of second floor bathroom.

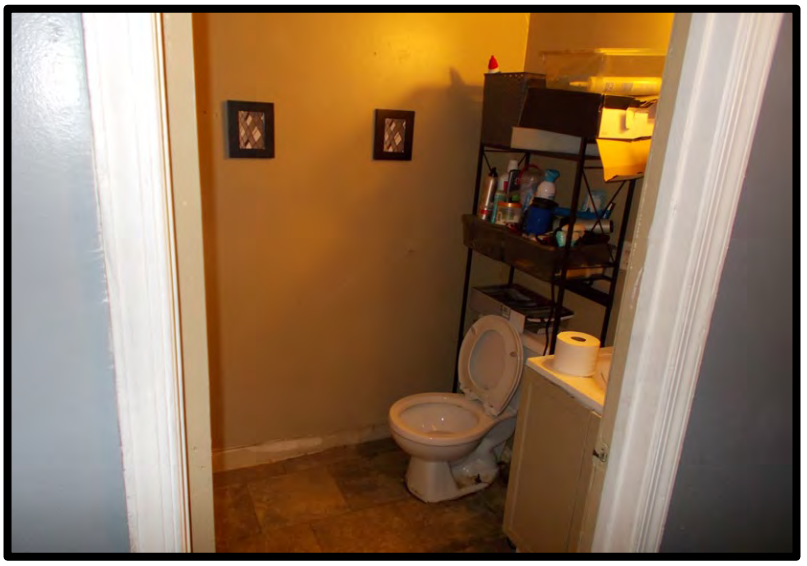


Photo No. 10

Depicts view of bedroom at second floor.

Photo No. 11

Depicts view of bedroom closets.

Photos by: **VP** on **8/31/20**

Photo No. 12

Depicts hallway at second floor landing.

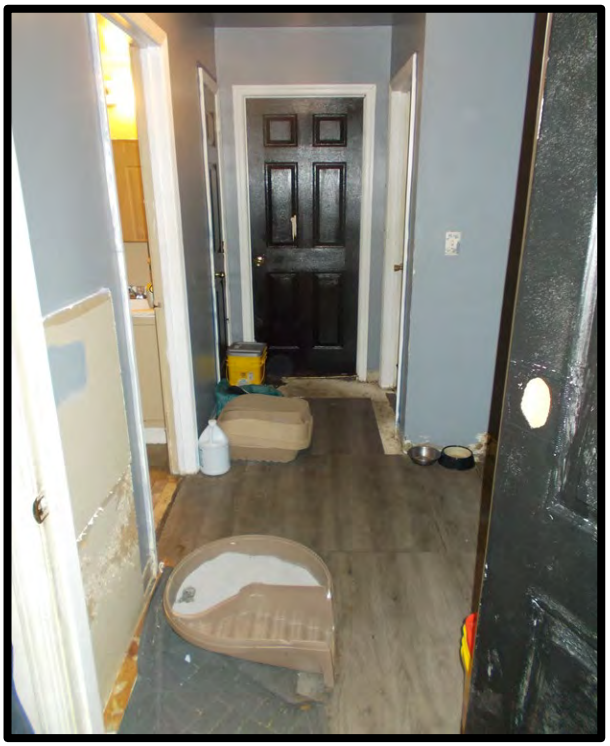
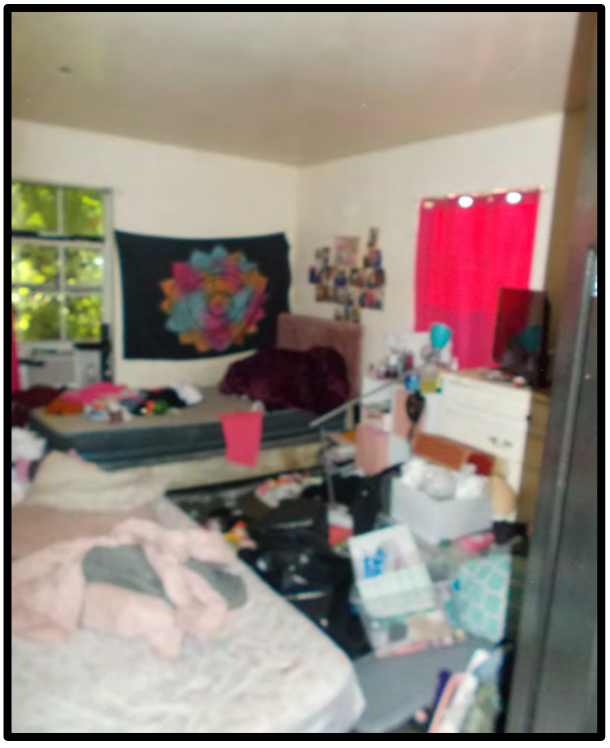


Photo No. 13

Depicts view of second bedroom at second floor.



Photos by: **VP** on **8/31/20**

Photo No. 14

Depicts stairs leading to third floor. Note railing at stair has been removed.

Photo No. 15

Depicts view of third floor bathroom.

Photos by: **VP** on **8/31/20**

Photo No. 16

Panning down from previous photo. Closer view of water closet.

Photo No. 17

View of master bedroom located at third floor.

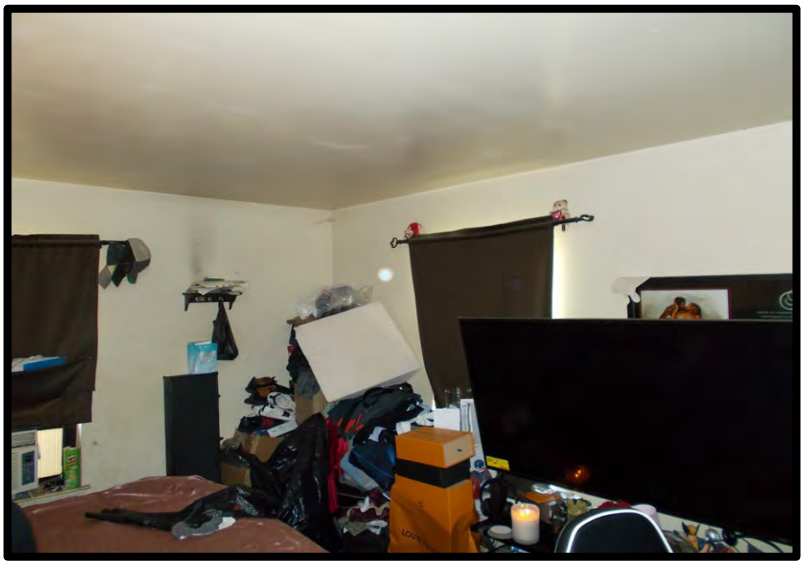


Photo No. 18

View of master bedroom closets and entrance to master bathroom.

cc:

8.2.2 *Photos MPEFP*

MEP

Hot water heater fairley

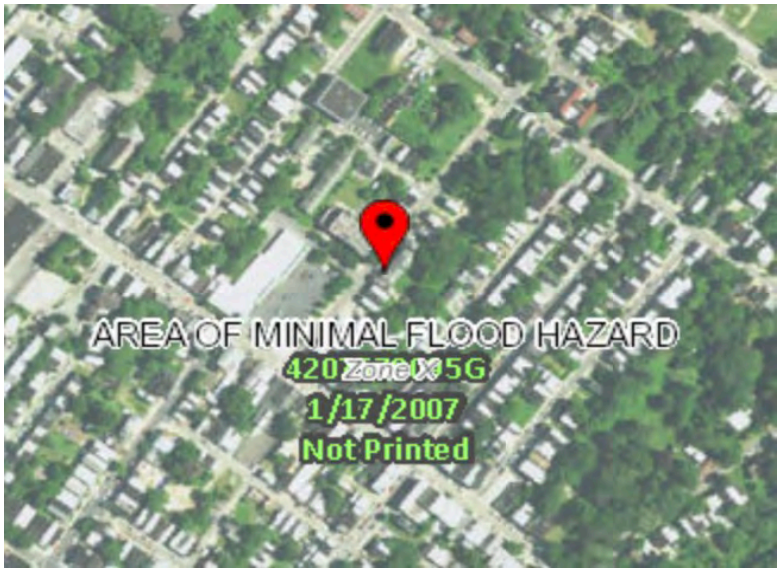
Supply grill

Thermostat with exposed wire

Side of furnace

Light switch in good shape

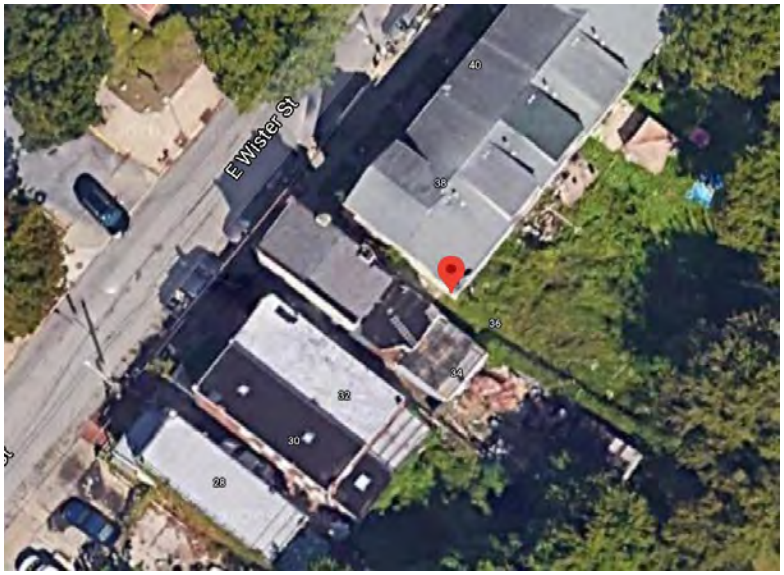
FEMA Flood Zone Map



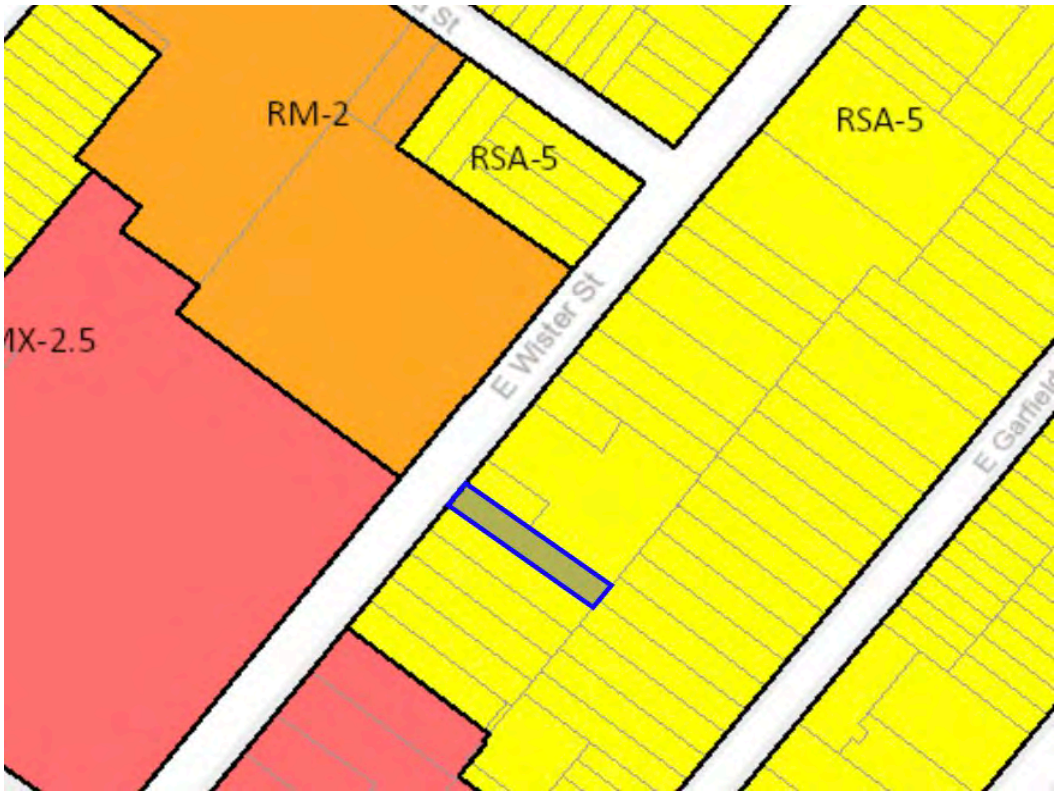
FEMA Flood Zone Information

36 E. Wister 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). 36 E. Wister 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



City of Philadelphia Zoning Map



Zoned RSA - 5 - Residential Single Family Attached-5

Allows for detached or semi-detached single family dwellings, duplexes and places of worship.

October 9, 2020

Attention: PHDC Germantown CNA

Reference: Water Sampling for Lead
36 E. Wister Street, Philadelphia, PA
Criterion's Project Number: **201379**

On August 31, Criterion Laboratories, Inc. (Criterion) collected a water sample 36 E. Wister Street, Philadelphia, PA to be analyzed for lead.

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

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

The water samples collected from the kitchen and bathroom at 36 E. Wister Street indicated a lead concentration of <2.5 ppb, which is below the EPA Action Level.

Sincerely,

Melissa Billingsley
Project Manager

Attachment

Results of Lead in Drinking Water

Client	*BFW Group, LLC*	Site Address	*Germantown Properties* *Philadelphia, PA*	Sample Date	*8/31/2020*
Project #	*201379*			Sample Received Date	*8/31/2020*
Collected By	*Criterion Laboratories, Inc.*	Analyzed By	*Marrs, Collin*	Sample Analysis Date(s)	*9/2/2020*

Sample Number	Location / Description	Lead (ppb)	Reporting Limit (ppb)
201379-07-023-01-01	Kitchen 1st Draw - 250 ml 40 E. Wister Street	< 2.5	2.5
201379-07-023-01-02	Kitchen Flush Draw - 250 ml 40 E. Wister Street	< 2.5	2.5
201379-07-023-01-03	Bathroom 1st Draw - 250 ml 40 E. Wister Street	< 2.5	2.5
201379-07-023-01-04	Bathroom Flush Draw - 250 ml 40 E. Wister Street	< 2.5	2.5
201379-07-023-01-05	Kitchen 1st Draw - 250 ml 63 E Wister 1st Floor Unit Kitchen	< 2.5	2.5
201379-07-023-01-06	Kitchen Flush Draw - 250 ml 63 E Wister 1st Floor Unit Kitchen	< 2.5	2.5
201379-07-023-01-07	Kitchen 1st Draw - 250 ml 63 E Wister 2nd Floor Unit Kitchen	< 2.5	2.5
201379-07-023-01-08	Kitchen Flush Draw - 250 ml 63 E Wister 2nd Floor Unit Kitchen	< 2.5	2.5
201379-07-023-01-09	Kitchen 1st Draw - 250 ml 36 E Wister Street	< 2.5	2.5
201379-07-023-01-10	Kitchen Flush Draw - 250 ml 36 E Wister Street	< 2.5	2.5
201379-07-023-01-11	Bathroom 1st Draw - 250 ml 36 E Wister Street	< 2.5	2.5
201379-07-023-01-12	Bathroom Flush Draw - 250 ml 36 E Wister Street	< 2.5	2.5
201379-07-023-01-13	Kitchen 1st Draw - 250 ml 4949 Germantown Avenue Unit C	< 2.5	2.5
201379-07-023-01-14	Kitchen Flush Draw - 250 ml 4949 Germantown Avenue Unit C	< 2.5	2.5
201379-07-023-01-15	Bathroom Flush Draw - 250 ml 4949 Germantown Avenue Unit C	< 2.5	2.5
201379-07-023-01-16	Bathroom 1st Draw - 250 ml 4949 Germantown Avenue Unit C	< 2.5	2.5

Sample Count 16

James A. Weltz, CIH, Technical Director

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

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

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

THIS IS THE LAST PAGE OF THE REPORT

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

Results of Lead in Drinking Water

Client	*BFW Group, LLC*	Site Address	*Germantown Properties Philadelphia, PA*	Sample Date	*8/31/2020*
Project #	*201379*			Sample Received Date	*8/31/2020*
Collected By	*Criterion Laboratories, Inc.*	Analyzed By	*Marrs, Collin*	Sample Analysis Date(s)	*9/2/2020*

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

Chain of Custody

Matrix	Water - Potable
Analyte	Lead
Analysis Type	Graphite Furnace
Container	Bottle 250 ml
Project	201379
Client	BFW Group, LLC
Site Address	Germantown Properties Philadelphia, PA
Turnaround	3 - 5 Days
Field Tech	Mary Anne Lerro
Sample Notes	Properties have single water source throughout. 63 E Wister (all occupied) and 4949 Germantown has 3 Units (2 Occupied-1 Squatter, 1 Resident). All other properties are single family units.
Chain of Custody Notes	

Additional Analytes

Sample Number	Location	Description	Received Condition	Date	Notes
201379-07-023-01-01	Kitchen 1st Draw	250 ml 40 E. Wister Street	Good	8/31/2020	
201379-07-023-01-02	Kitchen Flush Draw	250 ml 40 E. Wister Street	Good	8/31/2020	
201379-07-023-01-03	Bathroom 1st Draw	250 ml 40 E. Wister Street	Good	8/31/2020	
201379-07-023-01-04	Bathroom Flush Draw	250 ml 40 E. Wister Street	Good	8/31/2020	
201379-07-023-01-05	Kitchen 1st Draw	250 ml 63 E Wister 1st Floor Unit Kitchen	Good	8/31/2020	
201379-07-023-01-06	Kitchen Flush Draw	250 ml 63 E Wister 1st Floor Unit Kitchen	Good	8/31/2020	
201379-07-023-01-07	Kitchen 1st Draw	250 ml 63 E Wister 2nd Floor Unit Kitchen	Good	8/31/2020	
201379-07-023-01-08	Kitchen Flush Draw	250 ml 63 E Wister 2nd Floor Unit Kitchen	Good	8/31/2020	
201379-07-023-01-09	Kitchen 1st Draw	250 ml 36 E Wister Street	Good	8/31/2020	
201379-07-023-01-10	Kitchen Flush Draw	250 ml 36 E Wister Street	Good	8/31/2020	
201379-07-023-01-11	Bathroom 1st Draw	250 ml 36 E Wister Street	Good	8/31/2020	
201379-07-023-01-12	Bathroom Flush Draw	250 ml 36 E Wister Street	Good	8/31/2020	

Chain of Custody

201379-07-023-01-13	Kitchen 1st Draw	250 ml 4949 Germantown Avenue Unit C	Good	8/31/2020
201379-07-023-01-14	Kitchen Flush Draw	250 ml 4949 Germantown Avenue Unit C	Good	8/31/2020
201379-07-023-01-15	Bathroom Flush Draw	250 ml 4949 Germantown Avenue Unit C	Good	8/31/2020
201379-07-023-01-16	Bathroom 1st Draw	250 ml 4949 Germantown Avenue Unit C	Good	8/31/2020

Sample Count 16

Handling Chain Type	Handled By	Date	Time	Notes
Report Results To	Melissa Billingsley	8/31/2020	19:36	
Send Reports To	BFW Group, LLC	8/31/2020	19:36	
Samples Taken By	Mary Anne Lerro	8/31/2020	19:36	
Received By	Mary Anne Lerro	8/31/2020	18:00	
Relinquished By	Mary Anne Lerro	8/31/2020	18:00	
Transported By	Mary Anne Lerro	8/31/2020	18:00	
Received By	Craig Hudson	9/1/2020	10:30	
Analyzed By	Collin Marrs	9/3/2020	08:46	

October 22, 2020

Attention: PHDC Germantown CNA

Reference: Lead XRF Testing Results
36 E. Wister 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 36 E. Wister 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 31, 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 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, **no** lead-based paint was detected on any of the components sampled (refer to Attachments).

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.

Criterion

Calibration Check Test Results

Client: **BFW**

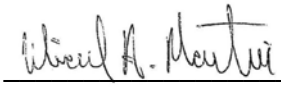
Address: **36 E. Wister Street**

Philadelphia, PA

Date: **9-25-2020** **XRF Serial #:** **25357**

Project Number: **201379**

Inspector: **Michael Martin**

Inspector Signature: 

Lead Paint Standards	Start of Job 1st Calibration Check		2nd Calibration Check		3rd Calibration Check		4th Calibration Check	
Surface Lead mg/cm²	**Reading #**	**Result**	**Reading #**	**Result**	**Reading #**	**Result**	**Reading #**	**Result**
<0.01	1	0.00	62	0.00				
1.04 ± 0.06	2	0.9	63	1.0				
0.71 ± 0.08	3	0.7	64	0.7				
3.58 ± 0.39								
1.53 ± 0.09								
0.31 ± 0.02								
Detector Resolution	373.2							

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

Criterion

XRF Testing Report

Client: BFW LLC

Sampling Location: 36 E. Wister Street Phila PA

Room Equivalent:

Room #: Front Porch

Date: 8/31/2020

Signature:

Project No.: 201379

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition	Recommendation
TAN	(Wood) Brick Sheetrock Plaster Metal Concrete	POST	4		Front Porch	0.00	0.00	POS (NEG) INC	FRICTION (INTACT) NON-FRICTION FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
TAN	(Wood) Brick Sheetrock Plaster Metal Concrete	HAND RAIL	5		Front Porch	0.00	0.00	POS (NEG) INC	(FRICTION) INTACT NON-FRICTION FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
TAN	(Wood) Brick Sheetrock Plaster Metal Concrete	BALUSTERS	6		Front Porch	0.00	0.00	POS (NEG) INC	FRICTION (INTACT) NON-FRICTION FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
TAN	(Wood) Brick Sheetrock Plaster Metal Concrete	ROOF	7		Front Porch	0.00	0.00	POS (NEG) INC	FRICTION (INTACT) NON-FRICTION FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
TAN	(Wood) Brick Sheetrock Plaster Metal Concrete	JOICES	8		Front Porch	0.00	0.00	POS (NEG) INC	FRICTION (INTACT) NON-FRICTION FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)

Criterion

XRF Testing Report

Client: BFW LLC

Sampling Location: 36 E. Wister Street Phila PA

Room Equivalent:

Room #: Front Porch

Date: 8/31/2020

Signature: Michael A Martin

Project No.: 201379

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition		Recommendation	
TAN	Wood Brick Sheetrock Plaster (Metal) Concrete	Electric Meter Box	9		Front Porch	0.00		POS (NEG) INC	FRICTION (NON-FRICTION)	(INTACT) FAIR POOR	HR AR A ENCL	A ENCP CA OSHA (N/A)
Brown	(Wood) Brick Sheetrock Plaster Metal Concrete	Floor	10		Front Porch	0.00		POS (NEG) INC	(FRICTION) NON-FRICTION	(INTACT) FAIR POOR	HR AR A ENCL	A ENCP CA OSHA (N/A)
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A

Criterion

XRF Testing Report

Client: BFW LLC

Sampling Location: 36 E. Wister Street Phila PA

Room Equivalent:

Room #:

Date: 8/31/2020

Signature: Michael McMullen

Project No.: 201379

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition		Recommendation	
TAN	Wood Brick Sheetrock Plaster (Metal) Concrete	DOOR	11		FRONT DOOR	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION	(INTACT) FAIR POOR	HR AR A ENCL.	A ENCP CA OSHA (N/A)
TAN	(Wood) Brick Sheetrock Plaster Metal Concrete	DOOR JAM	12		FRONT DOOR	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION	(INTACT) FAIR POOR	HR AR A ENCL	A ENCP CA OSHA (N/A)
TAN	(Wood) Brick Sheetrock Plaster Metal Concrete	DOOR CASING	13		FRONT DOOR	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION	(INTACT) FAIR POOR	HR AR A ENCL	A ENCP CA OSHA (N/A)
TAN	Wood Brick (Sheetrock) Plaster Metal Concrete	WALLS	14	1	LIVING ROOM	0.00	0.00	POS (NEG) INC	FRICTION (NON-FRICTION)	(INTACT) FAIR POOR	HR AR A ENCL	A ENCP CA OSHA (N/A)
			15	2		0.00						
			16	3		0.00						
			17	4		0.00						
white	(Wood) Brick Sheetrock Plaster Metal Concrete	window sill	18		LIVING ROOM	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION	(INTACT) FAIR POOR	HR AR A ENCL	A ENCP CA OSHA (N/A)

Criterion

XRF Testing Report

Client: BFW LLC

Sampling Location: 36 E. Wister Street Phila PA

Room Equivalent:

Room #:

Date: 8/31/2020

Signature: Michael A Mitt

Project No.: 20(379

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
TAN	Wood, Brick, (Sheetrock), Plaster, Metal, Concrete	WALLS	19	1	Dining Room/Kitchen	0.00	0.00	POS, (NEG), INC	FRICTION, (NON-FRICTION); (INTACT), FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, (N/A)
			20	2	↓	0.00				
			21	3		0.00				
			22	4		0.00				
white	(Wood), Brick, Sheetrock, Plaster, Metal, Concrete	window Sill	23		Dining Room/Kitchen	0.00	0.00	POS, (NEG), INC	(FRICTION), NON-FRICTION; (INTACT), FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, (N/A)
white	Wood, Brick, Sheetrock, Plaster, (Metal), Concrete	DOOR	24		Rear Door To yard	0.00	0.00	POS, (NEG), INC	(FRICTION), NON-FRICTION; (INTACT), FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, (N/A)
white	Wood, Brick, Sheetrock, Plaster, (Metal), Concrete	DOOR JAM	25		Rear Door to yard	0.00	0.00	POS, (NEG), INC	(FRICTION), NON-FRICTION; (INTACT), FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, (N/A)
white	Wood, Brick, Sheetrock, Plaster, (Metal), Concrete	DOOR CASING	26		Rear Door to yard	0.00	0.00	POS, (NEG), INC	(FRICTION), NON-FRICTION; (INTACT), FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, (N/A)

Criterion

XRF Testing Report

Client: BFW LLC

Sampling Location: 36 Ewister Street Phila PA

Room Equivalent:

Room #:

Date: 8/31/2020

Signature:

Project No.: 20137Q

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
TAN	(Wood) Brick Sheetrock Plaster Metal Concrete	DOOR	27		Utility closet	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
TAN	(Wood) Brick Sheetrock Plaster Metal Concrete	DOOR JAM	28		Utility Closet	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
TAN	(Wood) Brick Sheetrock Plaster Metal Concrete	DOOR CASING	29		Utility Closet	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
TAN	(Wood) Brick Sheetrock Plaster Metal Concrete	FLAT TOP RAIL	30		Stairwell	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
TAN	(Wood) Brick Sheetrock Plaster Metal Concrete	STRINGER	31		Stairwell	0.00	0.00	POS (NEG) INC	FRICTION (NON-FRICTION) (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)

Criterion

XRF Testing Report

Client: BTW LLC

Sampling Location: 36 Finister Street Phila PA

Room Equivalent:

Room #:

Date: 8/31/2020

Signature:

Project No.: 201379

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition	Recommendation
TAN	Wood, Brick, Sheetrock, Plaster, Metal, Concrete	WALLS	32	1	2nd Fl - Front Bedroom	0.00	0.00	POS, NEG, INC	FRICTION, NON-FRICTION; INTACT, FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, N/A
			33	2	↓	0.00				
			34	3	↓	0.00				
			35	4	↓	0.00				
TAN	Wood, Brick, Sheetrock, Plaster, Metal, Concrete	DOOR	36		2nd Fl - Front Bedroom	0.00	0.00	POS, NEG, INC	FRICTION, NON-FRICTION; INTACT, FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, N/A
TAN	Wood, Brick, Sheetrock, Plaster, Metal, Concrete	DOOR FRAME	37		2nd Fl - Front Bedroom	0.00	0.00	POS, NEG, INC	FRICTION, NON-FRICTION; INTACT, FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, N/A
TAN	Wood, Brick, Sheetrock, Plaster, Metal, Concrete	DOOR CASING	38		2nd Fl - Front Bedroom	0.00	0.00	POS, NEG, INC	FRICTION, NON-FRICTION; INTACT, FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, N/A
White	Wood, Brick, Sheetrock, Plaster, Metal, Concrete	SILL	39		2nd Fl Front Bedroom	0.00	0.00	POS, NEG, INC	FRICTION, NON-FRICTION; INTACT, FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, N/A

Criterion

XRF Testing Report

Client: BFW LLC

Sampling Location: 36 E. Wister Street Phila PA

Room Equivalent:

Room #:

Date: 8/31/2020

Signature:

Project No.: 201379

XRF Serial No.:

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition		Recommendation	
TAN	Wood Brick Sheetrock Plaster Metal Concrete	WALLS	40	1	2nd Fl - Rear Left Bedroom	0.00	0.00	POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			41	2		0.00						
			42	3		0.00						
			43	4		0.00						
TAN	Wood Brick Sheetrock Plaster Metal Concrete	DOOR	44		2nd Fl - Rear Left Bedroom		0.00	POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
TAN	Wood Brick Sheetrock Plaster Metal Concrete	DOOR JAM	45		2nd Fl - Rear Left Bedroom		0.00	POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
TAN	Wood Brick Sheetrock Plaster Metal Concrete	DOOR CASING	46		2nd Fl - Rear Left Bedroom		0.00	POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	47		2nd Fl - Rear Left Bedroom		0.00	POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A

Criterion

XRF Testing Report

Client: BFW LLC

Sampling Location: 36 E. Wister Street Phila PA

Room Equivalent:

Room #:

Date: 8/31/2020

Signature: [signature]

Project No.: 201379

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
TAN	(Wood) Brick Sheetrock Plaster Metal Concrete	WALLS	48	1	2nd Fl - Rear Right Bedroom	0.00	0.00	POS (NEG) INC	FRICTION (NON-FRICTION) INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			49	2		0.00				
			50	3		0.00				
			51	4		0.00				
TAN	(Wood) Brick Sheetrock Plaster Metal Concrete	DOOR	52		2nd Fl - Rear Right Bedroom	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
TAN	(Wood) Brick Sheetrock Plaster Metal Concrete	DOOR JAM	53		2nd Fl - Rear Right Bedroom	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
TAN	(Wood) Brick Sheetrock Plaster Metal Concrete	DOOR CASING	54		2nd Fl - Rear Right Bedroom	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
white	(Wood) Brick Sheetrock Plaster Metal Concrete	window sill	55		2nd Fl - Rear Right Bedroom	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)

Criterion

XRF Testing Report

Client: BFW LLC

Sampling Location: 36 E. Wister Street Phila PA

Room Equivalent:

Room #:

Date: 8/31/2020

Signature:

Project No.: 201379

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition	Recommendation
TAN	Wood, Brick, (Sheetrock), Plaster, Metal, Concrete	WALLS	56	1	2nd Fl Bathroom	0.00	0.00	POS, (NEG), INC	(FRICTION), NON-FRICTION; (INTACT), FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, (N/A)
			57	2	↓	0.00				
			58	3	↓	0.00				
TAN	(Wood), Brick, Sheetrock, Plaster, Metal, Concrete	DOOR	59		2nd Fl Bathroom	0.00	0.00	POS, (NEG), INC	(FRICTION), NON-FRICTION; (INTACT), FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, (N/A)
TAN	(Wood), Brick, Sheetrock, Plaster, Metal, Concrete	DOOR JAM	60		2nd Fl Bathroom	0.00	0.00	POS, (NEG), INC	(FRICTION), NON-FRICTION; (INTACT), FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, (N/A)
TAN	(Wood), Brick, Sheetrock, Plaster, Metal, Concrete	DOOR CASING	61		2nd Fl Bathroom	0.00	0.00	POS, (NEG), INC	(FRICTION), NON-FRICTION; (INTACT), FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, (N/A)
	Wood, Brick, Sheetrock, Plaster, Metal, Concrete							POS, NEG, INC	FRICTION, NON-FRICTION; INTACT, FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, N/A

Environmental & Industrial Hygiene
Field Services…
Laboratory Services…
Training…
…Solutions

October 9, 2020

Attention: PHDC Germantown CNA

Reference: Radon Testing Results
36 E. Wister Street, Philadelphia, PA
Criterion's Project Number: **201379**

Enclosed are the laboratory results concerning the radon testing performed at the residence located at 36 E. Wister Street in Philadelphia, PA. Sampling was performed by Safe Shelter Environmental from September 22- September 24, 2020.

A radon sample was collected from the First Floor of the home, results indicated an average radon level of 5.8 picocuries per liter (pCi/L). This is **above** the United States Environmental Protection Agency's (US EPA) recommended indoor residential level of 4 pCi/L.

Attached is the EPA Citizen's Guide to Radon, which explains what the testing results mean and how to lower radon levels. In general, installing a vent system in the basement is the best way to reduce radon levels in a building.

Sincerely,

Melissa Billingsley
Project Manager

Attachment

400 Street Road, Bensalem, PA 19020 / 215-244-1300 / Fax 215-244-4349
1001 Avenue of the Americas, 11th Floor, New York City, NY 10018 / 212-244-0033 / 212-244-0155 Fax
www.criterionlabs.com

SSE SAFE SHELTER ENVIRONMENTAL

RADON TEST RESULTS

Test # 200913146

REPORT DATE: 9/25/2020

CLIENT INFORMATION				TEST LOCATION	
NAME	Ms. Melissa Billingsley			**NAME**	
ADDRESS	Criterion Labs, Inc.			**ADDRESS**	36 E. Wister Street
	400 Street Road				Philadelphia, PA 19144
	Bensalem, PA 19020			**COUNTY**	Philadelphia
PHONE #	(215) 244-1300	**FAX #**	(215) 244-4349	**STRUCTURE**	two story rowhome
EMAIL	**mbillingsley@criterionlabs.com**				

COMMENTS: Pre-Mitigation (yes) Tested under closed house conditions (yes)
Occupied ( ) Crawl Space vents open: (N/A)

TEST DEVICE - E-PERM

Electret Reader Serial Number: B-89-RE-161	***Reader calibration expiration date: 10/24/2020***

DEVICE ID #	*DEVICE LOCATION*	*START DATE*	*START TIME*	*FINISH DATE*	*FINISH TIME*	*RESULT*	*UNIT*
SLW053	first floor	9/22/2020	10:35	9/24/2020	10:05	**5.3**	**pCi/L**
SLV977	first floor DUP	9/22/2020	10:35	9/24/2020	10:05	**6.3**	**pCi/L**

AVERAGE RADON LEVEL	**5.8**	**pCi/L**

The average radon level of **5.8 pCi/L** falls **ABOVE** the EPA recommended action level of 4.0 pCi/L

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

TEST PLACED BY:
Rick Haag **PA-DEP# 0199**

TEST RETRIEVED BY:
Rick Haag **PA-DEP# 0199**

SAFE SHELTER RECOMMENDS THAT RADON TESTING BE PERFORMED IN ALL STRUCTURES AT LEAST ONCE EACH YEAR

Notice to Clients: The Radon Certification Act Requires that anyone, who provides any Radon related service or product to the general public, must be certified by the Pennsylvania Department of Environmental Protection. You are entitled to evidence of certification from any person who provides such services or products. You are also entitled to a price list for services or products offered. All radon measurement data will be sent to the Department as required in the Act, and will be kept confidential. If you have any questions, comments or complaints concerning persons who provide Radon related services, please contact the Department at the Bureau of Radiation Protection, Department of Environmental Protection, PO 8469, Harrisburg, PA 17105-8469, (717) 783-3594.

346 N. Pottstown Pike Exton, PA 19341 610-594-0350
www.safeshelter.com

The Maple Corporation and Germantown Housing Justice

Germantown / Mt. Airy Resident Questionnaire (PCNA)

Date Interviewed:	**8/24/2020**
Name:	**Kenya Carter**
Address:	**36 E. Wister St**
Number of occupants:	**7**
Length of Occupancy:	**9**
Bedrooms:	**4**
Baths:	**2**
Unit Type: Single, Duplex, Triplex, Multifamily	**Single**
Proposed Inspection date	**8/31/2020**
Did you receive letter?	**Y**
*Radon process notification	**Y**
Are there any health concerns in relation to inspection/Covid-19? **N**	
Comments	
Are there mobility or ease of use concerns related to entering your unit, bathroom, and kitchen?	**N**
Do you notice any unusual odors in or directly outside your home? **Sometimes-sewer smell**	
Is mold present in your unit?	**Y**
If so, has it been reported?	**Y**
Have you had any recent repairs or replacements in your unit? **Y**	
If so, what was repaired or replaced?	**Window in back, railing, doorbell**
Basement, if applicable Condition - Very good , Good, Poor, Very Poor Comment	**N/A**
Living Room Condition - Very good , Good, Poor, Very Poor Comment	**Very Poor** **Leak in ceiling, walls & ceiling was replaced** **rodents tunneling thru walls from 38 Wister**
Dining room Condition - Very good , Good, Poor, Very Poor Comment	
Kitchen Condition - Very good , Good, Poor, Very Poor Comment	**Very Poor** **Cabinets fell off wall, pipes keep bursting** **mold from water damage, PHA came in** **but did not repair**
Bedroom 1 Condition - Very good , Good, Poor, Very Poor Comment	**Very Poor** **Very Drafty windows, poor carpet**
Bedroom 2 Condition - Very good , Good, Poor, Very Poor Comment	**Very Poor** **Very Drafty windows, poor carpet**
Bedroom 3 Condition - Very good , Good, Poor, Very Poor Comment	**Very Poor** **Very Drafty windows, poor carpet** **Also 4th bedroom**
Bathroom(s) Condition - Very good , Good, Poor, Very Poor Comment	**Poor** **1br-pipes leaking, caulking damaged** **2br-faucet broken**

Interior railings Condition - Very good , Good, Poor, Very Poor Comment	**No railings** **PHA measured but never installed**
Exterior doors Condition - Very good , Good, Poor, Very Poor Comment	**Good**
Exterior stairs Condition - Very good , Good, Poor, Very Poor Comment	**Very Poor** **wooden and not stable**
Exterior walls Condition - Very good , Good, Poor, Very Poor Comment	**Good** **Front window caulked closed due to water damage**
Exterior railings Condition - Very good , Good, Poor, Very Poor Comment	**N/A**
Roof Condition - Very good , Good, Poor, Very Poor Comment	**Good**
Gutter Condition - Very good , Good, Poor, Very Poor Comment	**Good**
Plumbing system Condition - Very good , Good, Poor, Very Poor Comment	**Very Poor**
Water pressure Condition - Very good , Good, Poor, Very Poor Comment	**Good**
What type of heating system do you have? Condition - Very good , Good, Poor, Very Poor Comment	**Gas** **Very Poor** **Every winter it requires service (mice ate through casing)**
Do you have central air? Condition - Very good , Good, Poor, Very Poor Comment	**No**
Do you have smoke detectors?	**Y**
Do you have carbon monoxide detectors?	**N**
Is their evidence of infestation in your home?	**mice, roaches (not a lot)**
If yes, did you report it to management?	**Y-mice are pretty prevalent**
Do you currently need special modification to your home?	**No**
If so, please explain	
General Questions or Concerns	