

# Germantown/Mount Airy Properties

## Physical Conditions and Needs Assessment

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### Premises G

**38 E. Wister St**

Philadelphia, PA 19144

Submitted to

**PHDC**

1234 Market Street, 16th Floor

Philadelphia, PA 19107

March 2021



Construction Project Managers



## TABLE OF CONTENTS

1	Executive Summary
1.1	General Description
1.2	General Physical Condition
1.3	Opinions of Probable Costs
2	Purpose and Scope
2.1	Purpose
2.2	Site Visit
2.3	Useful Life Estimate
3	Property Address - System Description and Observations
3.1	Overall General Description
3.1.1	Apartment Unit Types and Unit Mix
3.1.2	List of Apartment Units Inspected
3.2	Site
3.2.1	Topography
3.2.2	Storm Water Drainage
3.2.3	Access and Egress
3.2.4	Paving, Curbing and Parking
3.2.5	Flatwork
3.2.6	Landscaping and Appurtenances
3.2.7	Recreational Facilities
3.2.8	Utilities
3.2.8.1	Water
3.2.8.2	Electricity
3.2.8.3	Natural Gas
3.2.8.4	Sanitary Sewer
3.2.8.5	Special Utility Systems
3.2.8.5.1	Site Lighting
3.3	Structural Frame and Building Envelope
3.3.1	Foundation
3.3.2	Building Frame
3.3.2.1	Floor Frame System
3.3.2.2	Crawl Spaces and Penetrations
3.3.2.3	Roof Frame
3.3.2.4	Flashing & Moisture Protection
3.3.2.5	Attic Spaces, Draft Stops, Roof Vents & Penetrations
3.3.2.6	Insulation
3.3.2.7	Stairs, Railings & Balconies Including Connection to Structure
3.3.2.8	Exterior Doors and Entry System
3.3.3	Facades or Curtain wall
3.3.3.1	Sidewall System
3.3.3.2	Fenestration (Window) System
3.3.4	Roofing and Roof Drainage
3.4	Mechanical and Electrical System
3.4.1	Plumbing
3.4.1.1	Supply and Waste Piping
3.4.1.2	Domestic Hot Water Production
3.4.1.3	Fixtures

3.4.2	Heating
3.4.2.1	Heat Generating Equipment
3.4.3	Air Conditioning and Ventilation
3.4.3.1	Equipment
3.4.3.1.1	Air Conditioning and Ventilation
3.4.3.1.2	Exhaust Systems
3.4.3.2	Distribution
3.4.3.3	Control Systems
3.4.3.4	Sprinkler and Standpipes
3.4.4	Electrical
3.4.4.1	Service, Metering, Distribution Panels
3.4.4.2	Distribution
3.4.4.3	Distribution - Tenant Apartments
3.4.4.4	Lighting - Building Common Area
3.4.4.5	Lighting - Resident Apartments
3.4.4.6	Lighting - Site
3.4.4.7	Emergency Generator
3.5	Vertical Transportation - Elevators
3.6	Life Safety/Fire Protection
3.6.1	Sprinklers and Standpipes
3.6.2	Alarm Systems
3.6.3	Other Systems
3.6.3.1	Intercom System
3.6.3.2	Apartment Emergency Duress System
3.7	Interior Elements
3.7.1	Common Areas
3.7.2	Tenant Spaces
3.7.2.1	Finishes, Wall, Floors
3.7.2.2	Appliances
3.7.2.3	Bath Fixtures and Specialties
3.7.2.4	Kitchen Fixtures and Specialties
3.7.2.5	Millwork, Casework, Cabinets and Countertops
3.7.2.6	Closet Systems
4	Additional Considerations
4.1	Environmental Hazards
5	Opinions of Probable Costs to Remedy Physical Deficiencies
6	Out of Scope Considerations
6.1	Accessibility for Persons with Disabilities
7	Limiting Conditions
8	Exhibits
8.1	Cost Estimates
8.1.1	20 Year Table of Quantities & Annual Estimated Costs
8.1.2	SF Cost Estimate for Full Renovation
8.1.3	Reserve for Replacement Analysis
8.2	Photographic Documentation
8.2.1	Photos Architectural
8.2.2	Photos MPEFP
8.3	Supporting Documentation
8.3.1	Flood and Zoning Maps
8.3.2	Environmental Reports

## 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.

38 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 twenty feet wide by one hundred and four feet deep and is part of a five-unit attached development. This unit consists of a single-family residence which is wood framed with a stucco exterior front elevation. The building is two and a half (2.5) stories tall and is rectangular in shape.

During the assessment the premises was vacant and under renovation. There was fresh paint throughout and new cabinets were still in boxes and stored in the living room.

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: ~100 yrs.

#### System Conditions & Observations Summary

Good Fair Poor Action

System Conditions & Observations Summary	Good	Fair	Poor	Action
Site Improvements				
3.2.1 Topography		√		None
3.2.2 Storm Water Drainage		√		None
3.2.3 Access and Egress			√	Repair/replace porch roof and railing
3.2.4 Paving, Curbing and Parking		√		None
3.2.5 Flatwork		√		None
3.2.6 Landscaping and Appurtenances			√	Trim overgrown vegetation
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 should be replaced
3.3.4	Roofing and Roof Drainage			√	Requires further assessment, replacement required
Mechanical, Plumbing, Fire Protection and Electrical Systems					
3.4.1	Plumbing			√	Fixtures should be replaced
3.4.2	Heating				N/A
3.4.3	Air Conditioning and Ventilation				N/A
3.4.4	Electrical				N/A
Vertical Transportation					
3.5.	Elevators				N/A
Life Safety/Fire Protection					
3.6.1	Sprinklers and Standpipes				N/A
3.6.2	Alarm Systems				N/A
3.6.3	Other Systems				N/A
Interior Elements					
3.7.1	Common Areas				N/A
3.7.2	Tenant Spaces		√		Repair/replace 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

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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

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The initial building walkthrough was conducted on August 27, 2020. The entire single family home was inspected (100%) along with common areas, stairwells, corridors and basement.

### 2.3 Useful Life Estimate

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It is our observation that the 38 E. Wister St constructed circa 1900, has experienced normal wear and tear for its type and age.

### 3 SYSTEM DESCRIPTIONS & OBSERVATIONS

#### 3.1 OVERALL GENERAL DESCRIPTION

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##### 3.1.1 Apartment Unit Types and Unit Mix

The subject property is a single family home. The unit has a living, kitchen, dining, washer/dryer closet and mechanical closet located on the first floor with stairs 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 private bathroom.

##### 3.1.2 List of Apartment Units Inspected

100% of units were inspected.

#### 3.2 SITE

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##### 3.2.1 Topography

The building is located on a city block with an entrance on Wister Street. There is no notable topography.

##### 3.2.2 Storm Water Drainage

Aluminum gutters mounted at roof level with aluminum downspouts conveyors.

##### 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 fair 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

There was no water running in the house.

#### 3.2.8.2 Electricity

Electricity was not working in the house.

#### 3.2.8.3 Natural Gas

Not visible for inspection.

#### 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

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#### 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 is 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

The roof is a pitched roof running perpendicular to the building with a 3 tab shingle and a large dormer at the rear, which comprises the third floor bedroom.

##### *Observations/Comments:*

*Consider replacing the asphalt shingles.*

##### 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 wood staircase has a railing and seems to be in a good condition.

#### 3.3.2.8 Exterior Doors and Entry Systems

Exterior door to the building appear to be a 6-panel fiberglass door, it is fairly new and in good condition.

### 3.3.3 Facades or Curtain Wall

#### 3.3.3.1 Sidewall System

This is a wood framed structure with a stucco front exterior.

#### 3.3.3.2 Fenestration (Window) Systems

All windows are vinyl and are in fair to poor condition. Windows within the unit were noted as broken and or missing.

##### *Observations/Comments:*

*Replacement of missing window is required. Some repair of window glass and frames will be required.*

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

### 3.3.4 Roofing and Roof Drainage

Roofing material is 3 tab shingles.

## 3.4 MECHANICAL AND ELECTRICAL SYSTEM

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### 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

Configured for gas-fired hot water heater, no water heater was installed at the time of assessment.

##### *Observations/Comments:*

*Install gas-fired hot water heater.*

#### 3.4.1.3 Fixtures

All plumbing fixtures require replacement.

### 3.4.2 Heating

#### 3.4.2.1 Heating Generating Equipment

Configured for gas-fired furnace. No furnace was installed at the time of assessment.

##### *Observations/Comments:*

*Install new gas-fired furnace.*

### 3.4.3 Air Conditioning and Ventilation

#### 3.4.3.1 Equipment

##### 3.4.3.1.1 Air Conditioning and Ventilation

Not visible for assessment.

##### 3.4.3.1.2 Exhaust Systems

Not visible for assessment.

3.4.3.2 Distribution  
See Section 3.4.3.1 above.

3.4.3.3. Control Systems  
Not visible for assessment.

3.4.3.4 Sprinkler and Standpipes  
Not visible for assessment.

#### 3.4.4 Electrical

3.4.4.1 Service, Metering, Distribution Panels  
Electrical panel was missing a cover

*Observations/Comments:*

*Replacement panel cover required.*

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.

3.4.4.5 Lighting - Resident Apartment  
Not visible for assessment.

3.4.4.6 Lighting - Site  
See 3.4.4.4 above

3.4.4.7 Emergency Generator  
The building does not have an emergency generator.

### 3.5 VERTICAL TRANSPORTATION

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3.5.1 There are no elevators in this building.

### 3.6 LIFE SAFETY/FIRE PROTECTION

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3.6.1 Sprinklers and Standpipes  
Not visible for assessment.

3.6.2 Alarm Systems  
Not visible for assessment.

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

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#### 3.7.1 Common Areas

This is a single family home.

#### 3.7.2 Tenant Spaces

##### 3.7.2.1 Finishes, Wall, Floors

Typical finishes throughout are gypsum wallboard ceilings and walls and vinyl base. Note previous carpeting throughout the unit was removed.

##### *Observations/Comments:*

*There was fresh paint throughout the unit.*

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

*Install carpeting or other finish flooring throughout.*

##### 3.7.2.2 Appliances

No appliances were installed in the unit.

##### 3.7.2.3 Bath Fixtures and Specialties

Both the second and third floor bathrooms consist of wood frame vanity, top mounted sink, water closet, bathtub and fiberglass surround. It appears that the vanity has been recently painted; however, the P-lam countertop was in poor condition. It appeared that the bathtub was serviceable condition. The water closet was not mounted but rather was located in the bathtub.

##### *Observations/Comments:*

*Replace all bathroom fixtures and vanities.*

##### 3.7.2.4 Kitchen Fixtures and Specialties

No kitchen was installed.

##### 3.7.2.5 Millwork, Casework, Cabinets and Countertops

The kitchen cabinets were not installed.

##### *Observations/Comments:*

*New kitchen cabinets were stored in the living room for installation.*

##### 3.7.2.6 Closet Systems

The unit includes a washer/dryer closet and mechanical closet.

## 4 ADDITIONAL CONSIDERATIONS

### 4.1 ENVIRONMENTAL HAZARDS

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

No lead-based paint was detected on any of the components sampled.

No asbestos was identified in any of the components sampled.

## 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*

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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

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**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									\$1,068	\$226
	Contingency	10% of the total cost of each respective project									\$5,340	\$1,130
	Overhead and Profit	2.5% of the total cost of each respective project									\$1,335	\$283
	SubTotal										\$7,743	\$1,639
Site Construction/Existing Conditions	Landscaping and vegetation maintenance (Allowance)	Overgrown vegetation on property	Poor	Cut/trim overgrown vegetation as needed	N/A	N/A	N/A	N/A	N/A	\$600.00	\$600	\$600
	Front Porch	Missing railing - wood or PVC	Fair	Install railings on the front porch	20 (wood) / 50(PVC)	0	0	20	LF	\$40.00	\$800	
	Debris Removal	Loose debris exists inside the property	Poor	Remove loose debris from property	N/A	N/A	N/A	N/A	N/A	\$500.00	\$500	\$500
	SubTotal										\$1,900	\$1,100
Woods, Plastics and Composites	2nd & 3rd Fl Bathrooms	Wood frame vanities; recently painted	Good	Replace at EUL	25			1	EA	\$400.00	\$400	\$0
	SubTotal										\$400	\$0
Thermal and Moisture Protection	Roof & Canopy	3-tab asphalt shingles will require replacement in the near future.	Fair	Demo & replace	20	20	0	700	SF	\$10.00	\$7,000	\$0
	SubTotal										\$7,000	\$0
Openings	Entry Door	6-panel fiberglass door that appears newer	Good	Replace at EUL	25	20	5	1	EA	\$900.00	\$900	
	Windows	Vinyl; at least one missing in rear bedroom	Fair	Install plywood sheathing at leaking and damaged/missing windows	30	20	0	1	EA	\$200.00	\$200	\$200
	SubTotal										\$1,100	\$200
Finishes	Gypsum wallboard and ceiling finishes (throughout)	Fresh paint throughout unit	Good	Replace at EUL	8	15	0	1500	SF	\$4.00	\$6,000	
	Carpeted floors with vinyl base (throughout)	Flooring	N/A	Install carpeting	6	0	0	500	SF	\$10.00	\$5,000	
	Door Hardware (throughout)	No door hardware provided throughout unit	N/A	Add hardware to all interior doors	15	20	0	15	EA	\$100.00	\$1,500	
	SubTotal										\$12,500	\$0
Specialties	Kitchen Appliances - none installed	New kitchen appliances (refrigerator, stove, range hood)	Poor	Install	15	0	0	1	N/A	\$2,000.00	\$2,000	
	SubTotal										\$2,000	\$0
Division 12-Furnishings	Kitchen Cabinets	Uninstalled, new in box; currently in living room	New	Assess new cabinets to see if usable for kitchen	20	20	0	40	LF	\$150.00	\$6,000	
	Bathroom Countertops	2nd and 3rd floor bathroom counter tops	Poor	Replace	25	20	5	2	EA	\$200.00	\$400	
	SubTotal										\$6,400	\$0
Mechanical, Plumbing and Fire Alarm/Suppression	Plumbing	Apartment Domestic Hot Water Heater - Gas	Fair	Replace at EUL	12	10	2	1	EA	\$2,000.00	\$2,000	
		Thermostat	Poor	Replace thermostat	15	15	0	1	EA	\$300.00	\$300	
		Toilets (2nd and 3rd floor)	Poor	Replace	40	20	20	2	EA	\$1,300.00	\$1,300	
		Bathub & fiberglass surround and fixtures (2nd and 3rd floor)	Fair	Replace	40	20	20	2	EA	\$1,800.00	\$1,800	
	Unit C - HVAC Equipment	Gas fired furnace	Good	Replace at EUL or if not operational	20	15	5	1	EA	\$5,000.00	\$5,000	
		Return and supply grills	Poor	Replace	20	20	0	6	EA	\$100.00	\$100	
		Bathroom exhaust fan	Poor	Replace exhaust fan	15	15	0	1	EA	\$500.00	\$500	
		Thermostat	Poor	Replace thermostat	15	15	0	1	EA	\$300.00	\$300	
	Fire Alarm	Kitchen exhaust fan	Poor	Replace exhaust fan	15	15	0	1	EA	\$500.00	\$500	
		Fire Alarm	Fire alarms hardware; could not prove operation	Poor	Install	15	20	0	5	EA	\$60.00	\$300
	SubTotal										\$12,100	\$0
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
	<b>Total</b>										<b>\$61,143</b>	<b>\$12,939</b>



DIVISION	CAPITAL EXPENSE CATEGORY	Year 20
		2040
General Requirement	Permitting	
	Contingency	
	Overhead and Profit	
	SubTotal	\$0
Site Construction/Existing Conditions	Landscaping and vegetation maintenance (Allowance)	
	Front Porch	
	Debris Removal	
	SubTotal	\$0
Woods, Plastics and Composites	2nd & 3rd Fl Bathrooms	
	SubTotal	\$0
Thermal and Moisture Protection	Roof & Canopy	
	SubTotal	\$0
Openings	Entry Door	
	Windows	
	SubTotal	\$0
Finishes	Gypsum wallboard and ceiling finishes (throughout)	
	Carpeted floors with vinyl base (throughout)	
	Door Hardware (throughout)	
	SubTotal	\$0
Specialties	Kitchen Appliances - none installed	
	SubTotal	\$0
Division 12-Furnishings	Kitchen Cabinets	
	Bathroom Countertops	
	SubTotal	\$0
Mechanical, Plumbing and Fire Alarm/Suppression	Plumbing	
	Unit C - HVAC Equipment	
	Fire Alarm	
SubTotal	\$0	
Electrical	Electrical Service	
	SubTotal	\$0
	<b>Total</b>	<b>\$0</b>

## 8.1.2 SF Cost Estimate for Full Renovation

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### **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.

<b>750 SF Renovation - Premises G 38 E Wister St</b>		
<b>ITEM</b>	<b>Total</b>	<b>\$/SF</b>
DEMOLITION	\$ 15,000.00	\$ 20.00
SITework	\$ -	\$ -
LANDSCAPE & IRRIGATION	\$ 2,250.00	\$ 3.00
CONCRETE	\$ -	\$ -
MASONRY	\$ -	\$ -
STRUCTURAL STEEL	\$ -	\$ -
METAL FABRICATIONS	\$ -	\$ -
ROUGH CARPENTRY	\$ 7,500.00	\$ 10.00
ARCHITECTURAL WOODWORK	\$ -	\$ -
THERMAL & MOISTURE PROTECTION	\$ 2,250.00	\$ 3.00
FIREPROOFING	\$ 750.00	\$ 1.00
SEALANTS	\$ 1,500.00	\$ 2.00
WINDOWS	\$ 9,000.00	\$ 12.00
DOORS / FRAMES / HARDWARE	\$ 4,500.00	\$ 6.00
STOREFRONT / GLAZING	\$ -	\$ -
INTERIOR GLASS	\$ -	\$ -
DRYWALL	\$ 4,500.00	\$ 6.00
TILE	\$ 2,250.00	\$ 3.00
ACOUSTIC CEILINGS	\$ -	\$ -
CARPET	\$ 6,000.00	\$ 8.00
PAINTING	\$ 5,250.00	\$ 7.00
WALL COVERINGS	\$ -	\$ -
SPECIALTIES	\$ 3,000.00	\$ 4.00
EQUIPMENT	\$ -	\$ -
FURNISHINGS	\$ -	\$ -
CONVEYING	\$ -	\$ -
FIRE PROTECTION	\$ 1,500.00	\$ 2.00
PLUMBING	\$ 6,000.00	\$ 8.00
HVAC	\$ 9,000.00	\$ 12.00
ELECTRICAL	\$ 9,000.00	\$ 12.00
COMMUNICATIONS	\$ 750.00	\$ 1.00
ELECTRONIC SAFETY & SECURITY	\$ -	\$ -
GENERAL REQUIREMENTS	\$ 3,000.00	\$ 4.00
<b>Subtotal</b>	<b>\$ 93,000.00</b>	<b>124</b>
Construction Contingency - 10%	\$ 9,300.00	\$ 12.40
Subcontractor Insurance - 2%	\$ 1,860.00	\$ 2.48
Design Contingency - 2%	\$ 1,860.00	\$ 6.20
Overhead & Profit - 2.5%	\$ 2,325.00	\$ 3.10
Permits - 1.5%	\$ 1,395.00	\$ 2.48
Performance & Payment Bonds - 2%	\$ 1,860.00	\$ 2.48
<b>Grand Total</b>	<b>\$ 111,600.00</b>	<b>153</b>











Photos by: VP on 8/27/20

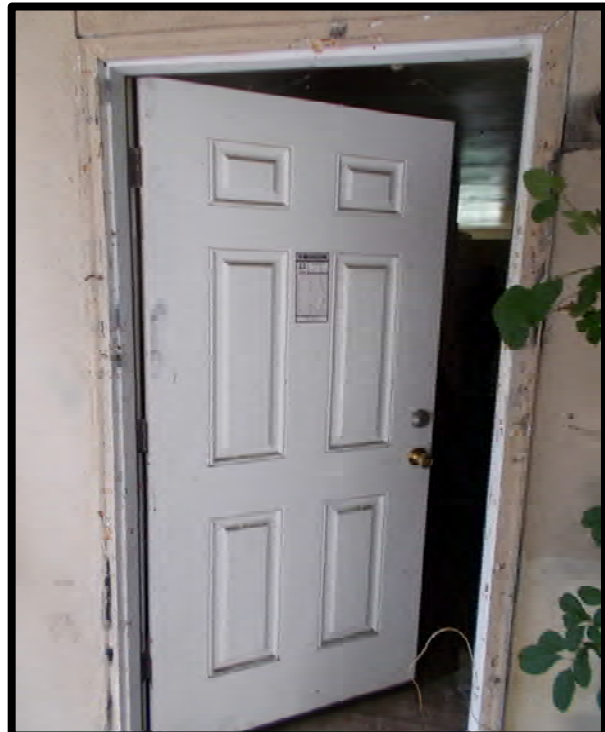
**Photo No. 1**

Depicts front entry porch for 38 Wister Street.



**Photo No. 2**

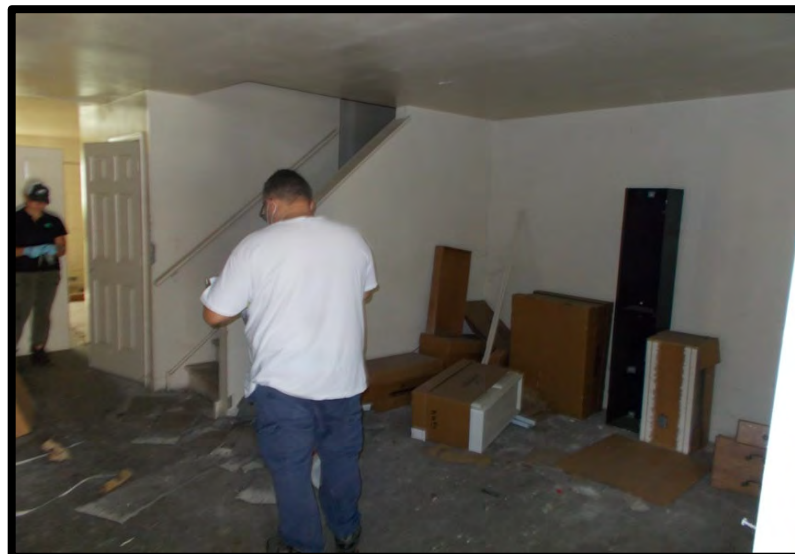
Depicts front entry door. This door appears to be new.



Photos by: VP on 8/27/20

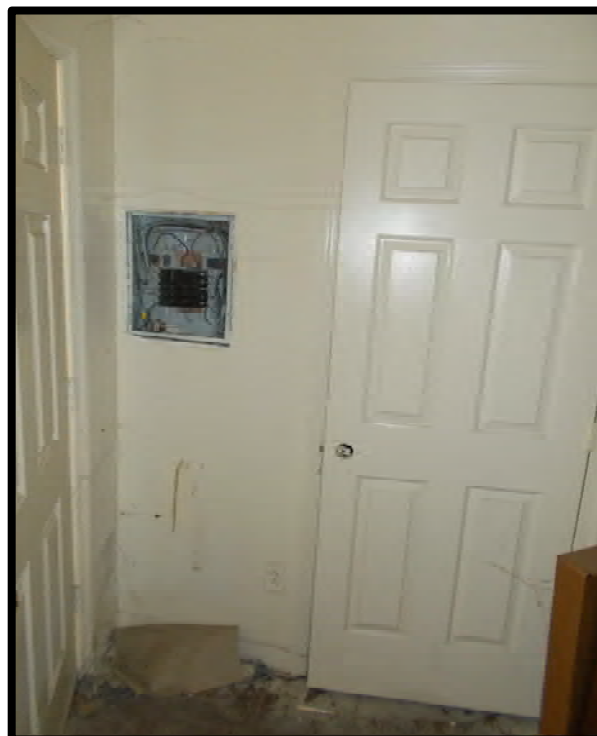
**Photo No. 3**

Depicts living room and stair to upper floor. New cabinets were noted and it appears that the unit was under renovation.



**Photo No. 4**

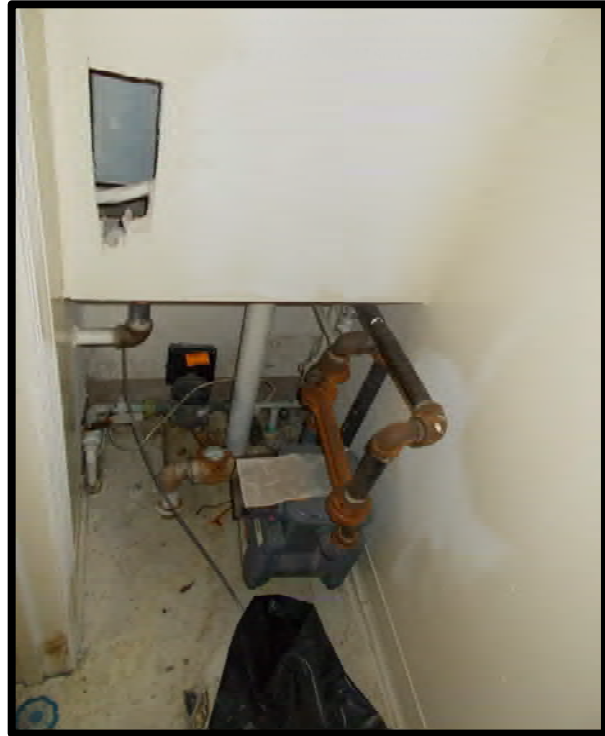
Depicts apartment electrical panel behind entry door. Closet door is for coats and meters.



Photos by: VP on 8/27/20

**Photo No. 5**

Interior view of entry closet with gas meter.



**Photo No. 6**

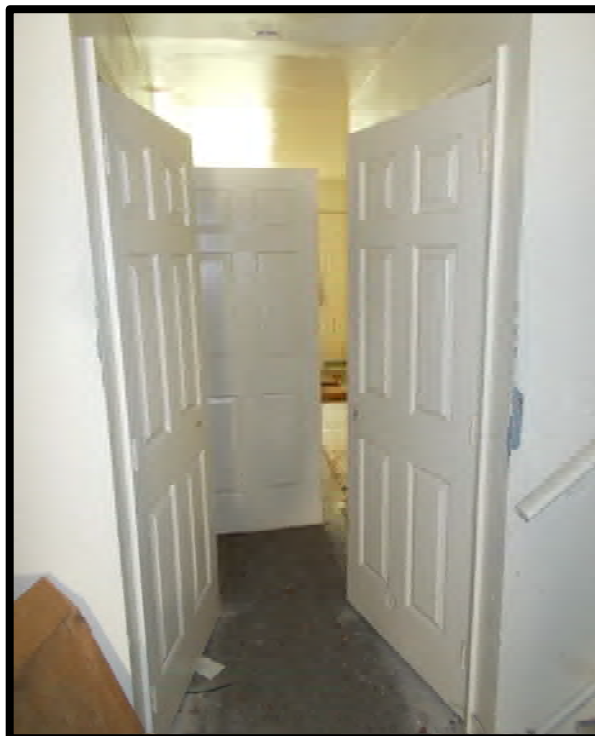
Panning left from Photo No. 3. Depicts additional view of living room and new cabinets awaiting installation.



Photos by: VP on 8/27/20

**Photo No. 7**

View of hallway to rear dining room and kitchen.



**Photo No. 8**

View of washer/dryer closet.



Photos by: VP on 8/27/20

**Photo No. 9**

View of hallway closet beneath stairs to second floor.



**Photo No. 10**

View from dining room looking towards front of unit with mechanical closet.



Photos by: VP on 8/27/20

**Photo No. 11**

Depicts overall view of kitchen area.



**Photo No. 12**

View of dining room and rear door to rear yard.





Photos by: VP on 8/27/20

**Photo No. 13**

Depicts bedroom #1 at second floor.



**Photo No. 14**

View looking 180 degrees from previous photo at bedroom entry and closet.



Photos by: VP on 8/27/20

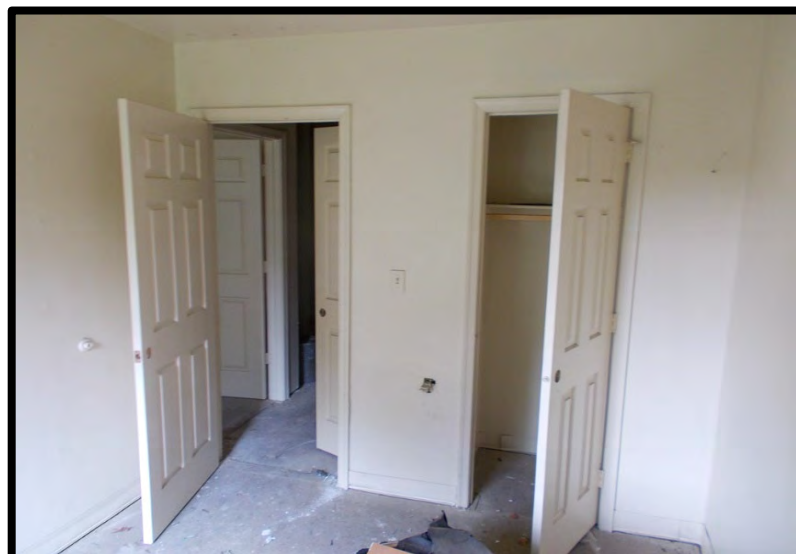
**Photo No. 15**

Depicts bedroom #2 which is identical but mirror  
opposite to bedroom #1.



**Photo No. 16**

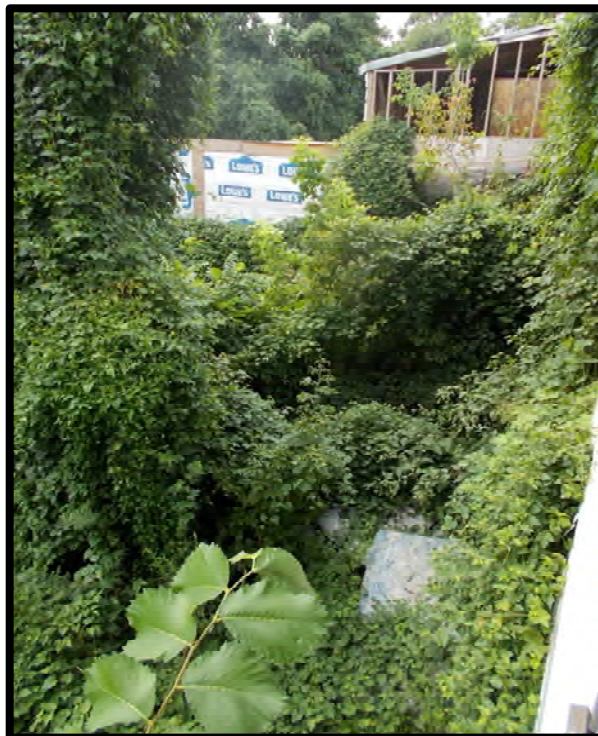
Panning 180 degrees from previous photo. View of  
bedroom entry and closet.



Photos by: VP on 8/27/20

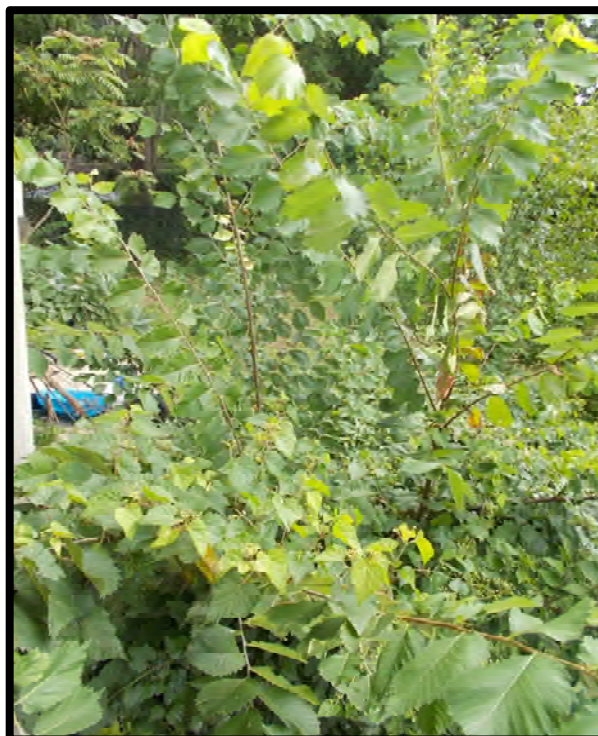
**Photo No. 17**

Depicts view of overgrown rear yard looking south.



**Photo No. 18**

View of overgrown rear yard looking north along  
Wister Street properties.



Photos by: VP on 8/27/20

**Photo No. 19**

View of linen closet and bathroom from second floor hallway.



**Photo No. 20**

View of water closet location and lavatory.

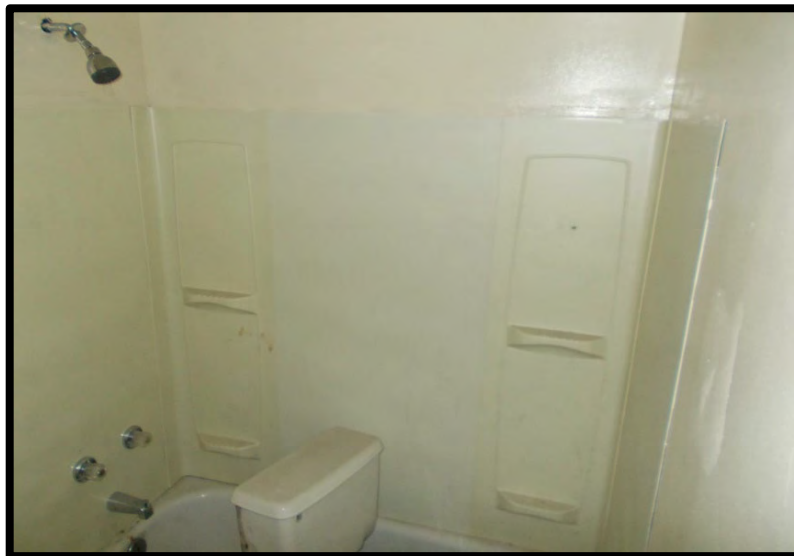




Photos by: VP on 8/27/20

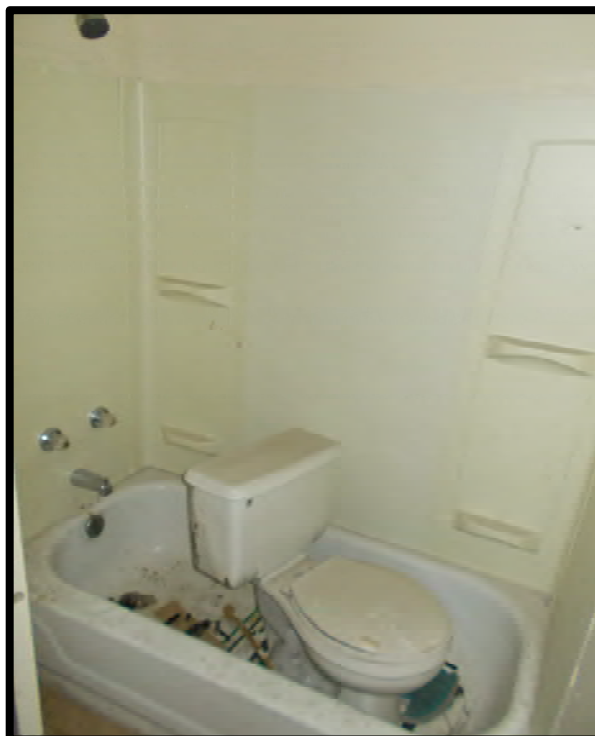
**Photo No. 21**

View of bathtub surround.



**Photo No. 22**

Panning down from previous. Depicts additional view of bathtub.



Photos by: VP on 8/27/20

**Photo No. 23**

View of bedroom #3 located on second floor at front of property.



**Photo No. 24**

Panning 180 degrees from previous photo. View of bedroom closets and entry door on right. Again, it appears that the rooms were freshly painted.



Photos by: VP on 8/27/20

**Photo No. 25**

View of second floor hallway with stairs leading down to first floor and up to third floor.



**Photo No. 26**

View of wood stairs leading to third floor.



Photos by: VP on 8/27/20

**Photo No. 27**

View of closet at top of third floor. Access hatch is the back of bathtub at third floor bathroom.



**Photo No. 28**

Depicts view of third floor master bedroom, bedroom #4 overlooking the rear yard.

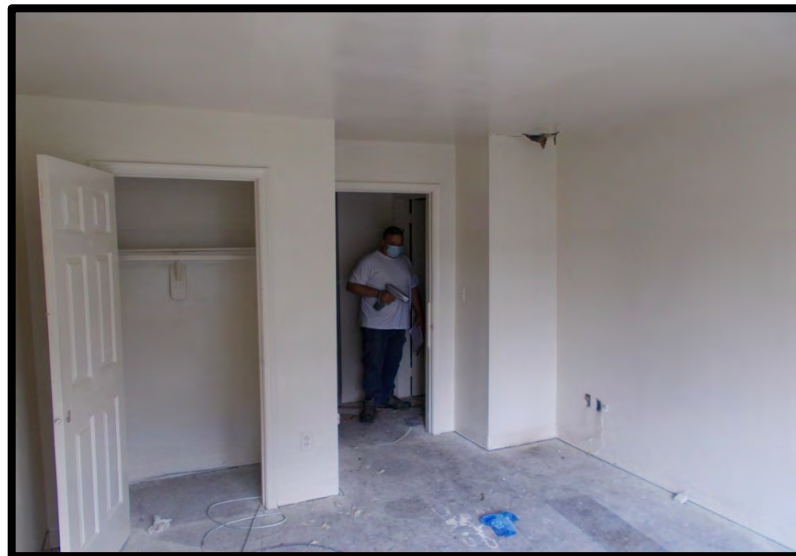




Photos by: VP on 8/27/20

**Photo No. 29**

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



**Photo No. 30**

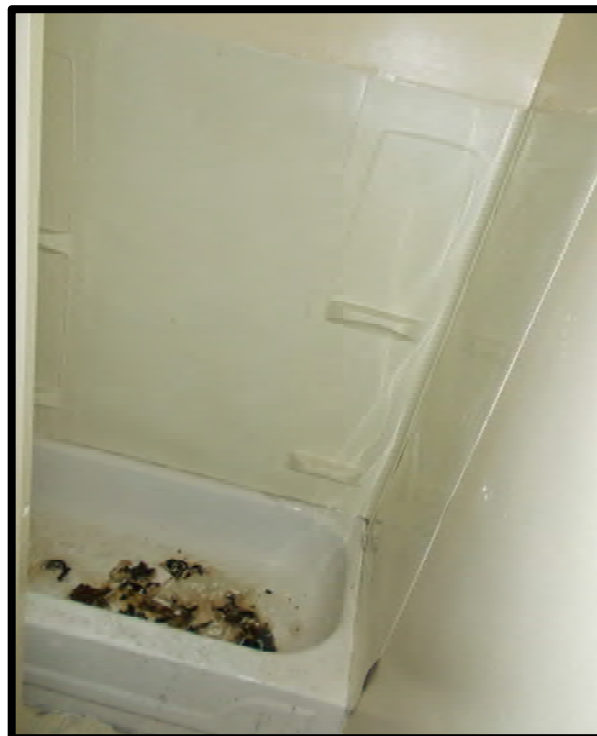
View of bathroom at third floor.



Photos by: VP on 8/27/20

**Photo No. 31**

Depicts view of bathtub in third floor bathroom.



**Photo No. 32**

View looking up from midway between second and third floors at third floor landing bedroom entry on right, bathroom straight ahead.



LAN Associates, EPAS, Inc.

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

Photos by: **VP** on **8/27/20**

**Photo No. 33**

Depicts overall view of front of 38 Wister Street including entry porch. Note railing is missing upon entry to porch.

cc: File #2.20341.01



MEP PHOTOS



Hot water heater



Return grill



Furnace closet



Exhaust fan not working



### 8.3.1 FLOOD AND ZONING MAPS

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38 E Wister Street

#### FEMA Flood Zone Map



#### FEMA Flood Zone Information

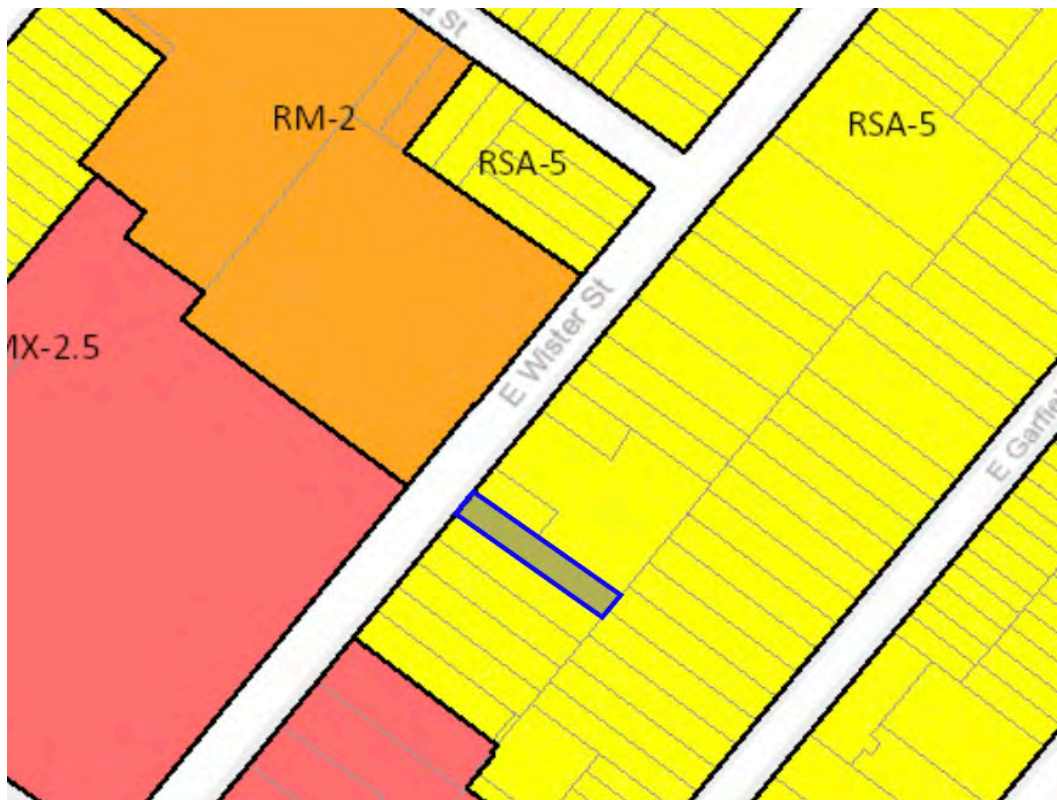
38 E. Wister Street is located in Flood Zone X which represents areas determined to be outside the 0.2% annual chance floodplain as identified by Floor Insurance Rate (FIRM) map number 4207570095G issued by the National Flood Insurance Program (NFIP). 38 E. Wister Street is located in EPA Radon Zone 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.

### 8.3.2 *Environmental Reports*

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October 22, 2020

**Attention:** PHDC Germantown CNA

**Reference:** Lead XRF Testing Results  
38 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 38 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 paint inspection on August 27, 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<sup>2</sup>).

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<sup>2</sup> 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,

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

Melissa Billingsley  
Project Manager

Attachments

## Testing Report Legend

### Recommendations

#### **HR – Hazard Reduction**

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

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

#### **AR – Abatement Replacement**

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

#### **A Encp – Abatement Encapsulation**

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

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

#### **A Encl – Abatement Enclosure**

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

#### **CA – Complete Abatement**

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

#### **OSHA**

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

#### **NA – Non-applicable**

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

## **Surface/Condition**

### **Surface**

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

### **Condition**

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

### **Wall**

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



**Calibration Check Test Results**

**Client:** BFW LLC.

**Address:** 38 E. Wister Street

Philadelphia, PA

**Date:** 08/27/2020

**XRF Serial #:** 25357

**Project Number:** 201379

**Inspector:** Michael A. Martin

**Inspector Signature:** *Michael A. Martin*

Lead Paint Standards Surface Lead mg/cm <sup>2</sup>	Start of Job 1 <sup>st</sup> Calibration Check		2 <sup>nd</sup> Calibration Check		3 <sup>rd</sup> Calibration Check		4 <sup>th</sup> Calibration Check	
	Reading #	Result	Reading #	Result	Reading #	Result	Reading #	Result
<0.01	1	0.0	83	0.0				
1.04 ± 0.06	2	1.0	84	0.9				
0.71 ± 0.08	3	0.7	85	0.7				
3.58 ± 0.39								
1.53 ± 0.09								
0.31 ± 0.02								
<b>Detector Resolution</b>	377.2							

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.



# XRF Testing Report

Client: BFW Group LLC

Date: 8/27/2020

Sampling Location: 38 E. Wister Street

Signature: *[Handwritten Signature]*

Project No.: 201379

XRF Serial No.: 25357

Room #: \_\_\_\_\_

Test Location: Front Porch

Results mg/cm<sup>2</sup>: 0.00

Classification: POS

Surface/Condition: (FRICITION) INTACT

Recommendation: A ENCP, CA, OSHA, (N/A)

Component: Post

Wall: \_\_\_\_\_

Test Location: Front Porch

Results mg/cm<sup>2</sup>: 0.00

Classification: POS

Surface/Condition: (FRICITION) INTACT

Recommendation: A ENCP, CA, OSHA, (N/A)

Component: Railing

Wall: \_\_\_\_\_

Test Location: Front Porch

Results mg/cm<sup>2</sup>: 0.00

Classification: POS

Surface/Condition: (FRICITION) INTACT

Recommendation: A ENCP, CA, OSHA, (N/A)

Component: Spindles

Wall: \_\_\_\_\_

Test Location: Front Porch

Results mg/cm<sup>2</sup>: 0.00

Classification: POS

Surface/Condition: (FRICITION) INTACT

Recommendation: A ENCP, CA, OSHA, (N/A)

Component: Floor

Wall: \_\_\_\_\_

Test Location: Front Porch

Results mg/cm<sup>2</sup>: 0.00

Classification: POS

Surface/Condition: (FRICITION) INTACT

Recommendation: A ENCP, CA, OSHA, (N/A)

Component: Ceiling

Wall: \_\_\_\_\_

Test Location: Front Porch

Results mg/cm<sup>2</sup>: 0.00

Classification: POS

Surface/Condition: (FRICITION) INTACT

Recommendation: A ENCP, CA, OSHA, (N/A)

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm <sup>2</sup>	Results mg/cm <sup>2</sup>	Classification	Surface/Condition	Recommendation
Blue	Wood Brick Sheetrock Plaster Metal Concrete	Post	4		Front Porch	0.00	0.00	POS	(FRICITION) INTACT	HR AR A ENCL A ENCP CA OSHA (N/A)
Blue	Wood Brick Sheetrock Plaster Metal Concrete	Railing	5		Front Porch	0.00	0.00	POS	(FRICITION) INTACT	HR AR A ENCL A ENCP CA OSHA (N/A)
Blue	Wood Brick Sheetrock Plaster Metal Concrete	Spindles	6		Front Porch	0.00	0.00	POS	(FRICITION) INTACT	HR AR A ENCL A ENCP CA OSHA (N/A)
Red	Wood Brick Sheetrock Plaster Metal Concrete	Floor	7		Front Porch	0.00	0.00	POS	(FRICITION) INTACT	HR AR A ENCL A ENCP CA OSHA (N/A)
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	8		Front Porch	0.00	0.00	POS	(FRICITION) INTACT	HR AR A ENCL A ENCP CA OSHA (N/A)





# XRF Testing Report

Criterion Client: BFW Group LLC

Date: 8/27/2020

Sampling Location: 33 E. Wister Street

Signature: [Signature]

Room Equivalent: PHILA PA

Project No.: 201379

Room #: \_\_\_\_\_

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm <sup>2</sup>	Results mg/cm <sup>2</sup>	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Joints	9		Front Porch	0.00	0.00	POS NEG INC	FRICION NON-FRICION POOR	HR AR A ENCL A ENCP CA OSHA N/A
Yellow	Wood Brick Sheetrock Plaster Metal Concrete	Meter Box	10		Front Porch	0.00	0.00	POS NEG INC	FRICION NON-FRICION POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	11		Front Door Entry	0.00	0.00	POS NEG INC	FRICION NON-FRICION POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door JAM	12		Front Door	0.00	0.00	POS NEG INC	FRICION NON-FRICION POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door CASING	13		Front Door	0.00	0.00	POS NEG INC	FRICION NON-FRICION POOR	HR AR A ENCL A ENCP CA OSHA N/A





# XRF Testing Report

Client:

BFW Group LLC

Date:

8/27/2020

Sampling Location:

38 E Wistress Street  
Phila PA

Signature:

Room Equivalent:

Project No.: 201379

Room #:

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm <sup>2</sup>	Results mg/cm <sup>2</sup>	Classification	Surface/Condition	Recommendation
TAN	Wood Brick Sheetrock Plaster Metal Concrete	WALLS	14	1	Living Room	0.00		POS	FRICITION NON-FRICITION	HR AR A ENCL A ENCP CA OSHA N/A
			15	2		0.00	NEG			
			16	3		0.00	INC			
			17	4		0.00				
White	Wood Brick Sheetrock Plaster Metal Concrete	SILLS	18		Living Room	0.00		POS	FRICITION NON-FRICITION	HR AR A ENCL A ENCP CA OSHA N/A
			19		Dining Room	0.00	NEG			
			20		KITCHEN	0.00	INC			
White	Wood Brick Sheetrock Plaster Metal Concrete	DOOR	21		1ST FL UTILITY CLOSET	0.00		POS	FRICITION NON-FRICITION	HR AR A ENCL A ENCP CA OSHA N/A
							NEG			
							INC			
White	Wood Brick Sheetrock Plaster Metal Concrete	DOOR JAM	22		1ST FLOOR UTILITY CLOSET	0.00		POS	FRICITION NON-FRICITION	HR AR A ENCL A ENCP CA OSHA N/A
			23		KITCHEN	0.00	NEG			
			24		REAR DOOR	0.00	INC			
White	Wood Brick Sheetrock Plaster Metal Concrete	DOOR CASING	25		1ST FL UTILITY CLOSET	0.00		POS	FRICITION NON-FRICITION	HR AR A ENCL A ENCP CA OSHA N/A
			26		KITCHEN	0.00	NEG			
			27		REAR DOOR	0.00	INC			





# XRF Testing Report

Criterion Client: BFW GROUP LLC

Date: 8/27/2020

Sampling Location: 38 E. Wister Street

Signature: [Signature]

Room Equivalent: \_\_\_\_\_

Project No.: 201379

Room #: \_\_\_\_\_

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm <sup>2</sup>	Results mg/cm <sup>2</sup>	Classification	Surface/Condition	Recommendation
white	Wood Brick Sheetrock Plaster Metal Concrete	Door	28		Rear Door	0.00	0.00	POS NEG INC	FRICITION NON-FRICITION POOR	HR AR A ENCL A ENCP CA OSHA N/A
TAN	Wood Brick Sheetrock Plaster Metal Concrete	WALLS	29 30 31 32	1 2 3 4	Dining Room ↓	0.00 0.00 0.00 0.00	0.00	POS NEG INC	FRICITION NON-FRICITION POOR	HR AR A ENCL A ENCP CA OSHA N/A
TAN	Wood Brick Sheetrock Plaster Metal Concrete	WALLS	33 34	1 2	Kitchen ↓	0.00 0.00	0.00	POS NEG INC	FRICITION NON-FRICITION POOR	HR AR A ENCL A ENCP CA OSHA N/A
white	Wood Brick Sheetrock Plaster Metal Concrete	HAND RAIL	35		STAIRWELL	0.00		POS NEG INC	FRICITION NON-FRICITION POOR	HR AR A ENCL A ENCP CA OSHA N/A
white	Wood Brick Sheetrock Plaster Metal Concrete	STRINGER	36		STAIRWELL	0.00		POS NEG INC	FRICITION NON-FRICITION POOR	HR AR A ENCL A ENCP CA OSHA N/A





# XRF Testing Report

Client: BFW Group LLC

Date: 8/27/2020

Sampling Location: 38 E. Wister Street  
Phila PA

Signature: *[Handwritten Signature]*

Room Equivalent:

Project No.: 201379

Room #:

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm <sup>2</sup>	Results mg/cm <sup>2</sup>	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Floor TOP RAIL	37		STAIRWELL	0.00	0.00	POS NEG INC	FRICION NON-FRICION POOR	A ENCP CA OSHA A ENCL N/A
TAN	Wood Brick Sheetrock Plaster Metal Concrete	WNLS	38 39 40 41	1 2 3 4	REAR LEFT BEDROOM - 2nd Fl ↓	0.00 0.00 0.00 0.00	0.00	POS NEG INC	INTACT FRICION NON-FRICION POOR	A ENCP CA OSHA A ENCL N/A
TAN	Wood Brick Sheetrock Plaster Metal Concrete	WNLS	42 43 44	1 2 3	2nd Fl BATHROOM ↓	0.00 0.00 0.00	0.00	POS NEG INC	FRICION NON-FRICION POOR	A ENCP CA OSHA A ENCL N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	SILLS	45 46 47 48		REAR LEFT BED ROOM - 2nd Fl REAR RIGHT BEDROOM - 2nd Fl FRONT BED ROOM - 2nd Fl 2nd Fl BATHROOM	0.00 0.00 0.00 0.00	0.00	POS NEG INC	INTACT FRICION NON-FRICION POOR	A ENCP CA OSHA A ENCL N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	DOOR	49 50 51 52		REAR LEFT BEDROOM - 2nd Fl REAR RIGHT BEDROOM - 2nd Fl FRONT BEDROOM - 2nd Fl 2nd Fl BATHROOM	0.00 0.00 0.00 0.00	0.00	POS NEG INC	INTACT FRICION NON-FRICION POOR	A ENCP CA OSHA A ENCL N/A





# XRF Testing Report

Criterion Client: BFW GROUP LLC

Date: 8/27/2020

Sampling Location: 38 E. Wister Street  
Phila PA

Signature: *Walter A. D...*

Room Equivalent:

Project No.: 201379

Room #:

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm <sup>2</sup>	Results mg/cm <sup>2</sup>	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Door SAM	53		REAR LEFT Bedroom - 2nd Fl	0.00	0.00	POS	FRICITION NON-FRICITION	HR AR A ENCL A ENCP CA OSHA N/A
			54		REAR RIGHT Bedroom - 2nd Fl	0.00		INTACT FAIR POOR		
			55		FRONT Bedroom - 2nd Fl	0.00		NEG		
			56		2nd Fl Bathroom	0.00		INC		
White	Wood Brick Sheetrock Plaster Metal Concrete	Door CASING	57		REAR LEFT Bedroom - 2nd Fl	0.00	0.00	POS	FRICITION NON-FRICITION	HR AR A ENCL A ENCP CA OSHA N/A
			58		REAR RIGHT Bedroom - 2nd Fl	0.00		INTACT FAIR POOR		
			59		FRONT Bedroom - 2nd Fl	0.00		NEG		
			60		2nd Fl Bathroom	0.00		INC		
TAN	Wood Brick Sheetrock Plaster Metal Concrete	WALLS	61	1	REAR RIGHT Bedroom - 2nd Fl	0.00	0.00	POS	FRICITION NON-FRICITION	HR AR A ENCL A ENCP CA OSHA N/A
			62	2		0.00		INTACT FAIR POOR		
			63	3		0.00		NEG		
			64	4		0.00		INC		
TAN	Wood Brick Sheetrock Plaster Metal Concrete	WALLS	65	1	FRONT Bedroom - 2nd Fl	0.00	0.00	POS	FRICITION NON-FRICITION	HR AR A ENCL A ENCP CA OSHA N/A
			66	2		0.00		INTACT FAIR POOR		
			67	3		0.00		NEG		
			68	4		0.00		INC		
TAN	Wood Brick Sheetrock Plaster Metal Concrete	WALLS	69	1	3rd Floor Bedroom	0.00	0.00	POS	FRICITION NON-FRICITION	HR AR A ENCL A ENCP CA OSHA N/A
			70	2		0.00		INTACT FAIR POOR		
			71	3		0.00		NEG		
			72	4		0.00		INC		





# XRF Testing Report

Criterion Client: BFW Group LLC

Date: 8/27/2020

Sampling Location: 38 E. Wister Street  
Phila PA

Signature: *[Handwritten Signature]*

Room Equivalent:

Project No.: 201979

Room #:

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm <sup>2</sup>	Results mg/cm <sup>2</sup>	Classification	Surface/Condition	Recommendation
TAN	Wood Brick Sheetrock Plaster Metal Concrete	WALLS	73	1	3rd Floor Bathroom	0.00	0.00	POS	FRICITION NON-FRICITION	HR AR A ENCL A ENCP CA OSHA N/A
			74	2		0.00		NEG		
			75	3		0.00		INC		
White	Wood Brick Sheetrock Plaster Metal Concrete	Sill	76		3rd Fl Bedroom	0.00	0.00	POS	FRICITION NON-FRICITION	HR AR A ENCL A ENCP CA OSHA N/A
								NEG		
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	77		3rd Floor Bedroom	0.00	0.00	POS	FRICITION NON-FRICITION	HR AR A ENCL A ENCP CA OSHA N/A
			78		3rd Floor Bathroom	0.00		NEG		
White	Wood Brick Sheetrock Plaster Metal Concrete	Door SJM	79		3rd Floor Bedroom	0.00	0.00	POS	FRICITION NON-FRICITION	HR AR A ENCL A ENCP CA OSHA N/A
			80		3rd Floor Bathroom	0.00		NEG		
White	Wood Brick Sheetrock Plaster Metal Concrete	Door CASING	81		3rd Fl Bedroom	0.00	0.00	POS	FRICITION NON-FRICITION	HR AR A ENCL A ENCP CA OSHA N/A
			82		3rd Floor Bathroom	0.00		NEG		



October 19, 2020

**Attention:** PHDC Germantown CNA

**Reference:** Asbestos Bulk Sampling  
38 E. Wister 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 27, 2020. The analytical method employed was Polarized Light Microscopy (PLM) with Dispersion Staining following the EPA "Interim Method" for the determination of asbestos in bulk building materials (EPA-600/M4-82-020, or 40 CFR Part 763, Appendix E to Subpart E). Our laboratory is certified by the National Institute of Standards and Technology's NVLAP Program (Lab Code No. 102046-0).

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

As indicated on the attached certificate for samples (201379-02-002-05-13 to -22), **no** asbestos was identified in the following materials.

- Drywall and Joint Compound
- Beige Linoleum
- Asphalt Roofing Shingle
- 12'x12" Beige 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>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>8/27/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>9/1/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin Mitchell, Lauren</u>	Sample Analysis Date(s)	<u>9/10/2020 9/9/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
<b>201379-02-002-05-01</b> Drywall and Joint Compound Material 4951 Germantown Unit A(First FI) Throughout	Gray Drywall	1	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-05-01</b> Drywall and Joint Compound Material 4951 Germantown Unit A(First FI) Throughout	White Joint Compound	2	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-05-02</b> Drywall and Joint Compound Material 4951 Germantown Unit A(First FI) Throughout	Gray Drywall <sup>1</sup>	1	Cellulose - 4%	96%	None Detected	---
<b>201379-02-002-05-03</b> Drywall and Joint Compound Material 4951 Germantown Unit A(First FI) Throughout	Gray Drywall	1	Cellulose - 4%	96%	None Detected	---
<b>201379-02-002-05-03</b> Drywall and Joint Compound Material 4951 Germantown Unit A(First FI) Throughout	White Joint Compound	2	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-05-04</b> White Paper Backing a/w Beige Linoleum Flooring 4951 Germantown Unit A(First FI)Kitchen	Beige Linoleum	1	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-05-04</b> White Paper Backing a/w Beige Linoleum Flooring 4951 Germantown Unit A(First FI)Kitchen	White Backing	2	Cellulose - 95%	5%	None Detected	---
<b>201379-02-002-05-05</b> White Paper Backing a/w Beige Linoleum Flooring 4951 Germantown Unit A(First FI) Bathroom	Beige Linoleum	1	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-05-05</b> White Paper Backing a/w Beige Linoleum Flooring 4951 Germantown Unit A(First FI) Bathroom	White Backing	2	Cellulose - 95%	5%	None Detected	---



## Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>8/27/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>9/1/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin Mitchell, Lauren</u>	Sample Analysis Date(s)	<u>9/10/2020 9/9/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
<b>201379-02-002-05-06</b> White 12x12 Floor Tile/ Yellow Mastic 4951 Germantown Unit A(First Fl) Bedroom Master	White Tile	1	Cellulose - 2%	98%	None Detected	---
<b>201379-02-002-05-06</b> White 12x12 Floor Tile/ Yellow Mastic 4951 Germantown Unit A(First Fl) Bedroom Master	Yellow Mastic	2	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-05-07</b> White 12x12 Floor Tile/ Yellow Mastic 4951 Germantown Unit A(First Fl) 1st Floor Foyer	Tan Tile	1	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-05-07</b> White 12x12 Floor Tile/ Yellow Mastic 4951 Germantown Unit A(First Fl) 1st Floor Foyer	Yellow Mastic	2	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-05-08</b> White 12x12 Floor Tile/ Yellow Mastic 4951 Germantown Unit A(First Fl) 1st Floor Foyer	White Tile	1	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-05-08</b> White 12x12 Floor Tile/ Yellow Mastic 4951 Germantown Unit A(First Fl) 1st Floor Foyer	Yellow Mastic	2	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-05-09</b> Drywall and Joint Compound Material 4951 Germantown Unit B(Second Fl) Throughout	Gray Drywall	1	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-05-09</b> Drywall and Joint Compound Material 4951 Germantown Unit B(Second Fl) Throughout	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---





## Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>8/27/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>9/1/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin Mitchell, Lauren</u>	Sample Analysis Date(s)	<u>9/10/2020 9/9/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
<b>201379-02-002-05-10</b> Drywall and Joint Compound Material 4951 Germantown Unit B(Second Fl) Throughout	Gray Drywall	1	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-05-10</b> Drywall and Joint Compound Material 4951 Germantown Unit B(Second Fl) Throughout	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---
<b>201379-02-002-05-11</b> White Paper Backing a/w Beige Linoleum Flooring 4951 Germantown Unit B(Second Fl) Kitchen	Beige Linoleum	1	Cellulose - 4%	96%	None Detected	---
<b>201379-02-002-05-11</b> White Paper Backing a/w Beige Linoleum Flooring 4951 Germantown Unit B(Second Fl) Kitchen	White Backing	2	Cellulose - 75%	25%	None Detected	---
<b>201379-02-002-05-12</b> White Paper Backing a/w Beige Linoleum Flooring 4951 Germantown Unit B(Second Fl)Water Heater Utility Closet	Beige Linoleum	1	Cellulose - 4%	96%	None Detected	---
<b>201379-02-002-05-12</b> White Paper Backing a/w Beige Linoleum Flooring 4951 Germantown Unit B(Second Fl)Water Heater Utility Closet	White Backing	2	Cellulose - 95%	5%	None Detected	---
<b>201379-02-002-05-13</b> Drywall and Joint Compound Material 38 E Wister Street Throughout	Gray Drywall	1	Cellulose - 4%	96%	None Detected	---
<b>201379-02-002-05-13</b> Drywall and Joint Compound Material 38 E Wister Street Throughout	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---



## Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>8/27/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>9/1/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin Mitchell, Lauren</u>	Sample Analysis Date(s)	<u>9/10/2020 9/9/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
<b>201379-02-002-05-14</b> Drywall and Joint Compound Material 38 E Wister Street Throughout	Gray Drywall	1	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-05-14</b> Drywall and Joint Compound Material 38 E Wister Street Throughout	White Joint Compound	2	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-05-15</b> Drywall and Joint Compound Material 38 E Wister Street Throughout	Gray Drywall	1	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-05-15</b> Drywall and Joint Compound Material 38 E Wister Street Throughout	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---
<b>201379-02-002-05-16</b> Drywall and Joint Compound Material 38 E Wister Street Throughout	Gray Drywall	1	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-05-16</b> Drywall and Joint Compound Material 38 E Wister Street Throughout	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---
<b>201379-02-002-05-16</b> Drywall and Joint Compound Material 38 E Wister Street Throughout	Gray Drywall	3	Cellulose - 4%	96%	None Detected	---
<b>201379-02-002-05-17</b> Drywall and Joint Compound Material 38 E Wister Street Throughout	Gray Drywall	1	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-05-17</b> Drywall and Joint Compound Material 38 E Wister Street Throughout	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---
<b>201379-02-002-05-18</b> White Paper Backing a/w Beige Linoleum Flooring 38 E Wister Street 3rd Floor Bathroom	Beige Linoleum	1	Cellulose - 3%	97%	None Detected	---





## Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>8/27/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>9/1/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin Mitchell, Lauren</u>	Sample Analysis Date(s)	<u>9/10/2020 9/9/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
<b>201379-02-002-05-18</b> White Paper Backing a/w Beige Linoleum Flooring 38 E Wister Street 3rd Floor Bathroom	White Backing	2	Cellulose - 95%	5%	None Detected	---
<b>201379-02-002-05-19</b> White Paper Backing a/w Beige Linoleum Flooring 38 E Wister Street Utility Closet	Beige Linoleum	1	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-05-19</b> White Paper Backing a/w Beige Linoleum Flooring 38 E Wister Street Utility Closet	White Backing	2	Cellulose - 95%	5%	None Detected	---
<b>201379-02-002-05-20</b> Asphalt Roofing Shingle 38 E Wister Street Roof	Black Roofing	1	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-05-20</b> Asphalt Roofing Shingle 38 E Wister Street Roof	Black Roofing	2	Cellulose - 2%	98%	None Detected	---
<b>201379-02-002-05-21</b> Beige 12x12 Floor Tile w/Yellow Mastic 38 E Wister Street 2nd Floor Bathroom	Beige Tile	1	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-05-21</b> Beige 12x12 Floor Tile w/Yellow Mastic 38 E Wister Street 2nd Floor Bathroom	Yellow Mastic	2	Cellulose - 4%	96%	None Detected	---
<b>201379-02-002-05-22</b> Beige 12x12 Floor Tile w/Yellow Mastic 38 E Wister Street 2nd Floor Bathroom	Tan Tile	1	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-05-22</b> Beige 12x12 Floor Tile w/Yellow Mastic 38 E Wister Street 2nd Floor Bathroom	Yellow Mastic	2	Cellulose - 5%	95%	None Detected	---



# Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>8/27/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>9/1/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin Mitchell, Lauren</u>	Sample Analysis Date(s)	<u>9/10/2020 9/9/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
<b>201379-02-002-05-23</b> White Paper Backing a/w Beige Linoleum Flooring 4951 Germantown Unit C Bathroom	Beige Linoleum	1	Cellulose - 8%	92%	None Detected	---
<b>201379-02-002-05-23</b> White Paper Backing a/w Beige Linoleum Flooring 4951 Germantown Unit C Bathroom	White Backing	2	Cellulose - 95%	5%	None Detected	---
<b>201379-02-002-05-24</b> Drywall and Joint Compound Material 4951 Germantown Unit C Throughout	Gray Drywall	1	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-05-24</b> Drywall and Joint Compound Material 4951 Germantown Unit C Throughout	White Joint Compound	2	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-05-25</b> Drywall and Joint Compound Material 44 E Wister Street Throughout	Gray Drywall	1	Cellulose - 4% Synthetic - 1%	95%	None Detected	---
<b>201379-02-002-05-25</b> Drywall and Joint Compound Material 44 E Wister Street Throughout	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---
<b>201379-02-002-05-26</b> Drywall and Joint Compound Material 44 E Wister Street Throughout	Gray Drywall	1	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-05-26</b> Drywall and Joint Compound Material 44 E Wister Street Throughout	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---
<b>201379-02-002-05-27</b> Drywall and Joint Compound Material 44 E Wister Street Throughout	Gray Drywall	1	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-05-27</b> Drywall and Joint Compound Material 44 E Wister Street Throughout	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---



# Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>8/27/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>9/1/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin Mitchell, Lauren</u>	Sample Analysis Date(s)	<u>9/10/2020 9/9/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
<b>201379-02-002-05-28</b> Drywall and Joint Compound Material 44 E Wister Street Throughout	White Drywall	1	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-05-28</b> Drywall and Joint Compound Material 44 E Wister Street Throughout	White Joint Compound	2	Cellulose - 1%	99%	None Detected	---
<b>201379-02-002-05-28</b> Drywall and Joint Compound Material 44 E Wister Street Throughout	Beige Floor Tile	3	Cellulose - 2%	98%	None Detected	---
<b>201379-02-002-05-29</b> Drywall and Joint Compound Material 44 E Wister Street Throughout	White Drywall	1	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-05-29</b> Drywall and Joint Compound Material 44 E Wister Street Throughout	White Joint Compound	2	Cellulose - 1%	99%	None Detected	---
<b>201379-02-002-05-30</b> Asphalt Roofing Shingle 44 E Wister Street Roof	Black Roofing	1	Cellulose - 1% Fiber Glass - 5%	94%	None Detected	---
<b>201379-02-002-05-31</b> Asphalt Roofing Shingle 44 E Wister Street Roof	Black Roofing	1	Cellulose - 1% Fiber Glass - 5%	94%	None Detected	---
<b>201379-02-002-05-32</b> Paper Backing a/w Beige Linoleum Flooring 44 E Wister Street 2nd Floor Bathroom	White Paper Backing	1	Cellulose - 75% Fiber Glass - 1%	24%	None Detected	---
<b>201379-02-002-05-33</b> Paper Backing a/w Beige Linoleum Flooring 44 E Wister Street 3rd Floor Bathroom	White Paper Backing	1	Cellulose - 75% Fiber Glass - 3%	22%	None Detected	---
<b>201379-02-002-05-34</b> Beige 12x12 Floor Tile w/Dark Yellow Mastic 44 E Wister Street 1st Floor Living Room	Beige Floor Tile	1	Cellulose - 2%	98%	None Detected	---



# Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>8/27/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>9/1/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin Mitchell, Lauren</u>	Sample Analysis Date(s)	<u>9/10/2020 9/9/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
<b>201379-02-002-05-34</b> Beige 12x12 Floor Tile w/Dark Yellow Mastic 44 E Wister Street 1st Floor Living Room	Yellow Mastic	2	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-05-35</b> Beige 12x12 Floor Tile w/Dark Yellow Mastic 44 E Wister Street 1st Floor Kitchen	Beige Floor Tile	1	Cellulose - 1%	99%	None Detected	---
<b>201379-02-002-05-35</b> Beige 12x12 Floor Tile w/Dark Yellow Mastic 44 E Wister Street 1st Floor Kitchen	Yellow Mastic	2	Cellulose - 2%	98%	None Detected	---
<b>201379-02-002-05-36</b> Paper Backing a/w Beige Linoleum Flooring 44 E Wister Street Closet	White Paper Backing	1	Cellulose - 75% Fiber Glass - 3%	22%	None Detected	---
<b>201379-02-002-05-36</b> Paper Backing a/w Beige Linoleum Flooring 44 E Wister Street Closet	Yellow Glue	2	None Detected	100%	None Detected	---

Sample Count 36      1 - No Joint Compound

James A. Wultz, 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.



# Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>8/27/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>9/1/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin Mitchell, Lauren</u>	Sample Analysis Date(s)	<u>9/10/2020 9/9/2020</u>



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**



# Chain of Custody

**Matrix** Bulk/Building Material  
**Analyte** Asbestos  
**Analysis Type** PLM  
**Container** Bag  
**Project** 201379  
**Client** BFW Group, LLC  
**Site Address** Germantown Properties  
 Philadelphia, PA  
**Turnaround** 3 - 5 Days  
**Field Tech** Mary Anne Lerro  
**Sample Notes** Unit B and C (2nd and 3rd Floor) had mostly carpet throughout and nothing under carpet was found in select random areas throughout. Extensive amounts of mold and drooping ceilings were located throughout due to a major sewage pipe leak. Basement was made of concrete and wood joists-no suspicious acm noted. Roof not accessible at 4951 Germantown Avenue during the site visit. 4951 Germantown Ave has 3 Units 38 and 44 E Wister are single family dwellings. 38 and 44 E Wister Street Share the same roofing material.

## Chain of Custody Notes

## Additional Analytes

Sample Number	Location	Material Description	Received Condition	Date	Notes
201379-02-002-05-01	4951 Germantown Unit A(First FI) Throughout	Drywall and Joint Compound Material	Good	8/31/2020	
201379-02-002-05-02	4951 Germantown Unit A(First FI) Throughout	Drywall and Joint Compound Material	Good	8/31/2020	
201379-02-002-05-03	4951 Germantown Unit A(First FI) Throughout	Drywall and Joint Compound Material	Good	8/31/2020	
201379-02-002-05-04	4951 Germantown Unit A(First FI)Kitchen	White Paper Backing a/w Beige Linoleum Flooring	Good	8/31/2020	
201379-02-002-05-05	4951 Germantown Unit A(First FI) Bathroom	White Paper Backing a/w Beige Linoleum Flooring	Good	8/31/2020	
201379-02-002-05-06	4951 Germantown Unit A(First FI) Bedroom Master	White 12x12 Floor Tile/ Yellow Mastic	Good	8/31/2020	
201379-02-002-05-07	4951 Germantown Unit A(First FI) 1st Floor Foyer	White 12x12 Floor Tile/ Yellow Mastic	Good	8/31/2020	
201379-02-002-05-08	4951 Germantown Unit A(First FI) 1st Floor Foyer	White 12x12 Floor Tile/ Yellow Mastic	Good	8/31/2020	



# Chain of Custody

201379-02-002-05-09	4951 Germantown Unit B(Second Fl) Throughout	Drywall and Joint Compound Material	Good	8/31/2020
201379-02-002-05-10	4951 Germantown Unit B(Second Fl) Throughout	Drywall and Joint Compound Material	Good	8/31/2020
201379-02-002-05-11	4951 Germantown Unit B(Second Fl) Kitchen	White Paper Backing a/w Beige Linoleum Flooring	Good	8/31/2020
201379-02-002-05-12	4951 Germantown Unit B(Second Fl)Water Heater Utility Closet	White Paper Backing a/w Beige Linoleum Flooring	Good	8/31/2020
201379-02-002-05-13	38 E Wister Street Throughout	Drywall and Joint Compound Material	Good	8/31/2020
201379-02-002-05-14	38 E Wister Street Throughout	Drywall and Joint Compound Material	Good	8/31/2020
201379-02-002-05-15	38 E Wister Street Throughout	Drywall and Joint Compound Material	Good	8/31/2020
201379-02-002-05-16	38 E Wister Street Throughout	Drywall and Joint Compound Material	Good	8/31/2020
201379-02-002-05-17	38 E Wister Street Throughout	Drywall and Joint Compound Material	Good	8/31/2020
201379-02-002-05-18	38 E Wister Street 3rd Floor Bathroom	White Paper Backing a/w Beige Linoleum Flooring	Good	8/31/2020
201379-02-002-05-19	38 E Wister Street Utility Closet	White Paper Backing a/w Beige Linoleum Flooring	Good	8/31/2020
201379-02-002-05-20	38 E Wister Street Roof	Asphalt Roofing Shingle	Good	8/31/2020
201379-02-002-05-21	38 E Wister Street 2nd Floor Bathroom	Beige 12x12 Floor Tile w/Yellow Mastic	Good	8/31/2020
201379-02-002-05-22	38 E Wister Street 2nd Floor Bathroom	Beige 12x12 Floor Tile w/Yellow Mastic	Good	8/31/2020
201379-02-002-05-23	4951 Germantown Unit C Bathroom	White Paper Backing a/w Beige Linoleum Flooring	Good	8/31/2020
201379-02-002-05-24	4951 Germantown Unit C Throughout	Drywall and Joint Compound Material	Good	8/31/2020
201379-02-002-05-25	44 E Wister Street Throughout	Drywall and Joint Compound Material	Good	8/31/2020
201379-02-002-05-26	44 E Wister Street Throughout	Drywall and Joint Compound Material	Good	8/31/2020
201379-02-002-05-27	44 E Wister Street Throughout	Drywall and Joint Compound Material	Good	8/31/2020
201379-02-002-05-28	44 E Wister Street Throughout	Drywall and Joint Compound Material	Good	8/31/2020
201379-02-002-05-29	44 E Wister Street Throughout	Drywall and Joint Compound Material	Good	8/31/2020
201379-02-002-05-30	44 E Wister Street Roof	Asphalt Roofing Shingle	Good	8/31/2020
201379-02-002-05-31	44 E Wister Street Roof	Asphalt Roofing Shingle	Good	8/31/2020
201379-02-002-05-32	44 E Wister Street 2nd Floor Bathroom	Paper Backing a/w Beige Linoleum Flooring	Good	8/31/2020





# Chain of Custody

201379-02-002-05-33	44 E Wister Street 3rd Floor Bathroom	Paper Backing a/w Beige Linoleum Flooring	Good	8/31/2020
201379-02-002-05-34	44 E Wister Street 1st Floor Living Room	Beige 12x12 Floor Tile w/Dark Yellow Mastic	Good	8/31/2020
201379-02-002-05-35	44 E Wister Street 1st Floor Kitchen	Beige 12x12 Floor Tile w/Dark Yellow Mastic	Good	8/31/2020
201379-02-002-05-36	44 E Wister Street Closet	Paper Backing a/w Beige Linoleum Flooring	Good	8/31/2020

**Sample Count**   36  

<b>Handling Chain Type</b>	<b>Handled By</b>	<b>Date</b>	<b>Time</b>	<b>Notes</b>
Report Results To	Melissa Billingsley	8/27/2020	15:01	
Send Reports To	BFW Group, LLC	8/27/2020	15:01	
Samples Taken By	Mary Anne Lerro	8/27/2020	15:01	
Relinquished By	Mary Anne Lerro	8/27/2020	17:00	
Received By	Zack Somershoe	9/1/2020	08:33	
Analyzed By	Lauren Mitchell	9/10/2020	11:01	
Analyzed By	Collin Marrs	9/10/2020	11:27	