Germantown/Mount Airy Properties

Physical Conditions and Needs Assessment

Premises H

40 E. Wister St

Philadelphia, PA 19144

Submitted to

PHDC

1234 Market Street, 16th Floor

Philadelphia, PA 19107

February 2021

BFW Group LLC
Construction Project Managers

MAPLE corporation

Mark Ulrick Engineers, Inc.

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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.

40 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 in the center 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.

The building is 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: ~100 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			√	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			√	Replace windows
3.3.4	Roofing and Roof Drainage		√		Future replacement of roof required
Mechanical, Plumbing, Fire Protection and Electrical Systems					
3.4.1	Plumbing		√		None
3.4.2	Heating		√		Replace all supply and return grills and filters.
3.4.3	Air Conditioning and Ventilation		√		Replace kitchen and bathroom exhaust fans.
3.4.4	Electrical		√		Replace rear exterior light adjacent to the rear door. Install GFI outlets in kitchen 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		√		None
Interior Elements					
3.7.1	Common Areas				N/A
3.7.2	Tenant Spaces		√		Repair/repaint walls and ceilings. Repair/replace flooring and carpets. Investigate water infiltration in bathroom.

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 40 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*

3.1.1 Apartment Unit Types and Unit Mix

The subject property is a single family home with four (4) bedrooms and two (2) bathrooms.The unit has a living room, dining room and kitchen on the first floor. On the second floor there are three (3) bedrooms with a single bathroom. The rear bedrooms on the second floor are mirror images of one another and each occupy half of the rear portion of the residence. The third bedroom is located at the front of the dwelling. Each bedroom is accessed off the hallway and has an individual closet. The partial third floor contains a master bedroom that occupies the back half of the dwelling under a shed roof. There is also a full bathroom located at the top of the stairs off the hallway.

3.1.2 List of Apartment Units Inspected

100% of units were inspected.

3.2 *SITE*

3.2.1 Topography

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

3.2.2 Storm Water Drainage

Not visible for assessment.

3.2.3 Access and Egress

Access to the site is from Wister Street, entrance to the building requires two steps up to a porch with a canopy. The rear yard is accessed via a door at the rear of the residence.

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

Domestic water was not visible for assessment.

3.2.8.2 Electricity

The unit has a 60amp 120/240-volt panel powered by PECO meters for lighting and power which are in poor to good condition. Electricity was on and working in the unit. Overheard pole-mounted transformers provide the PECO electric power to the building.

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.

3.2.8.4Sanitary 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 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

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

There are two steps from grade to enter the premises via a front porch. There is an interior center wood stair leading up to the second and third floors.

Observations/Comments:

The handrail at the stairs leading to the second floor is missing and needs to be replaced.
Carpeting along the wood stairs is in poor condition.
The railing to the third-floor bedroom has been damaged and will require re-anchoring and repair of the gypsum wallboard.
General repairs to the gypsum walls are required along the stair.

3.3.2.8 Exterior Doors and Entry Systems

The wooden door and trim around the rear door is in poor condition and should be replaced.

3.3.3 Facades or Curtain Wall

3.3.3.1 Sidewall System

This is a wood framed structure with a stucco front exterior. The rear façade is clad with vinyl siding which is continuous with adjacent properties.

3.3.3.2 Fenestration (Window) Systems

All windows are vinyl and appear in fair condition.

3.3.4 Roofing and Roof Drainage

The roofing for the dwelling is a 3-tab asphalt shingle consistent with adjacent units. Condition of asphalt shingles is fair.

Observations/Comments:

Future replacement of roofing will be required.

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.

Observations/Comments:

Flues were adequately connected and the system was working effectively.
Domestic water heater is in excellent condition.

3.4.1.3 Fixtures

Plumbing fixtures are in adequate condition.

3.4.2 Heating

3.4.2.1 Heating Generating Equipment

This building includes a gas-fired vertical furnace.

Observations/Comments:

Furnace flue is connected adequately and furnace is in good condition.
All supply and return grilles should be replaced, as well as all filters.

3.4.3 Air Conditioning and Ventilation

3.4.3.1 Equipment

3.4.1.1 Air Conditioning and Ventilation

There is no air conditioning in this building.

3.4.1.2 Exhaust Systems

Replace kitchen and bathroom exhaust fans.

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 the building.

3.4.4 Electrical

3.4.4.1 Service, Metering, Distribution Panels

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

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 rear exterior light adjacent to the rear door is broken and will require replacement.

3.4.4.5 Lighting - Resident Apartment

GFI outlets are required in the kitchen and bathrooms.

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*

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 the building.

3.6.2 Alarm Systems

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

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 this buiding.

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

Typical finishes throughout are gypsum wallboard ceilings and walls and carpeted floors with a 4 inch vinyl base over a plywood sub-floor. General finishes in bedrooms are good to fair. All interior doors appear to be 6-panel wooden doors with metal hinges in fair to poor condition.

Observations/Comments:

General repair and painting of sheetrock walls and ceiling is required.
Paint along the stove area along walls and ceiling is required in the kitchen.
A self-adhesive vinyl tile is provided in the bathroom and is in poor condition.
Previous repairs around the bathtub indicate water leakage. A hole was noted adjacent to the bathtub which would allow water to infiltrate into the first-floor ceiling.
There is gypsum wallboard damage behind the bed in the third bedroom which will require repair.
There is damage to the ceiling at the entry of the master bedroom on the third floor.
The railing to the third-floor bedroom requires repair of the gypsum wallboard.
General repairs to the gypsum walls are required along the stair.

3.7.2.2 Appliances

The unit is equipped with a stove, refirigerator, microwave, and range hood in the kitchen.

Observations/Comments:

The vent hood over the stove is in poor condition and requires replacement.

3.7.2.3 Bath Fixtures and Specialties

The second-floor bathroom consists of a bathtub with fiberglass surround, wood vanity, surface mounted medicine cabinet, and water closet. The third-floor bathroom consists of a wood vanity, tank style mounted water closet, a bathtub and fiberglass surround.

Observations/Comments:

Replace fiberglass tub surrounds.

3.7.2.4 Kitchen Fixtures and Specialties

Kitchen includes a stainless steel sink and faucet.

3.7.2.5 Millwork, Casework, Cabinets and Countertops

The kitchen has wood cabinets with a P-lam countertop.

Observations/Comments:

Kitchen appears fairly new and in good condition.
Replace wood vanity cabinet at both bathrooms.

3.7.2.6 Closet Systems

The unit includes a rear mechanical closet, which appears to no longer be used.

Observations/Comments:

The door has a louver finish and is in poor condition. This closet should be secured.

4 ADDITIONAL CONSIDERATIONS

4.1 *ENVIRONMENTAL HAZARDS*

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

No Lead-based paint was detected on any of the components samples.

No Lead-based water was detected on any of the components samples.

A radon sample produced a level of 1.5 picocuries per liter (pCi/L) which is below the United States Environmental Protection Agency's (US EPA) recommended indoor residential level of 4 pCi/L.

According to inspections completed by Philadelphia Asset & Property Management Corporation (PAPMC) occupied units do not have asbestos.

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									$1,336	$238
	Contingency	10% of the total cost of each respective project									$6,681	$1,190
	Overhead and Profit	2.5% of the total cost of each respective project									$1,670	$298
	SubTotal										**$9,687**	**$1,726**
		3-tab asphalt shingles consistent with adjacent units	Fair	Future replacement of roofing will be required	20	20	0	500	SF	$10.00	$5,000	
	SubTotal										**$5,000**	**$0**
Openings		Doors (interior; 6-panel hollow wood with metal hinges)	Poor-Fair	Demo and replace	20	20	0	12	EA	$900.00	$10,800	
		Wood Door (rear) and trim	Poor	Replace wood door and trim	20	20	0	1	EA	$900.00	$900	
	SubTotal										**$11,700**	**$0**
Finishes		Flooring (Carpet) throughout	Poor-Fair	Demo and replace flooring	5	10	0	800	SF	$10.00	$8,000	
		Gypsum wallboard and ceiling finishes (throughout); bedroom on second floor has wallboard damage behind the bed; damage at the ceiling of third floor master bedroom	Fair	Repair and repaint damaged areas	35	20	15	1000	SF	$4.00	$4,000	
		Flooring (self-adhesive vinyl) in bathroom	Poor	Demo and replace flooring	15	20	0	100	SF	$8.00	$800	
		Handrail missing at stairs leading to the second floor	Poor	Replace handrail	20	20	0	20	LF	$40.00	$800	$800
		Handrail leading to the third floor bedroom is damaged	Poor	Re-anchor the handrail and repair the gypsum wallboard	20	20	0	20	LF	$40.00	$800	$800
	SubTotal										**$14,400**	**$1,600**
Specialties		Bathroom tub, fiberglass surround and fixtures; hole noted adjacent to bathtub which would allow water infiltration into first-floor ceiling.	Poor	Previous repairs of tub indicate water leakage; investigate and repair cause of leak	30	20	10	2	EA	$2,000.00	$2,000	$2,000
	SubTotal										**$2,000**	**$0**
Furnishings	**Kitchen**	Kitchen plastic laminate countertop	Poor	Demo and replace countertop	15	15	0	25	LF	$75.00	$375	
		Kitchen Cabinets	Poor	Demo and replace cabinetry	20	20	0	40	LF	$150.00	$6,000	
	SubTotal										**$6,375**	**$0**
Mechanical, Plumbing and Fire Alarm/Suppression	**HVAC Equipment**	Gas fired furnace	Good	Replace at EUL	20	20	0	1	EA	$5,000.00	$5,000	
		Bathroom and kitchen exhaust fans	Poor	Replace exhaust fans	15	20	0	2	EA	$500.00	$1,000	
		Thermostat (defaced)	Poor	Replace	15	20	0	1	EA	$300.00	$300	$300
		Return and supply grills and filters	Poor	Replace all supply and return grills and filters	20	20	0	15	EA	$100.00	$1,500	
	Plumbing system	Hot Water Heater - 30 gallon gas	Excellent	Replace at EUL	12	20	2	1	EA	$2,000.00	$2,000	
		Plumbing fixtures	Fair	Replace at EUL	15	20	0	3	EA	$500.00	$1,500	
		Gas Meter located in small closet	Good	Replace at EUL	40	20	20	1	EA	$1,500.00	$1,500	
	Fire Alarm/Suppression	Battery-operated smoke detector	Good	Replace at EUL	5	10	5	6	EA	$60.00	$3,600	
		Multiple carbon monoxide detectors	Good	Replace at EUL	5	10	5	3	EA	$70.00	$210	
	SubTotal										**$16,610**	**$300**
Electrical	**Electrical**	60-amp service, panels and wiring (including outlets switches and other power controls)	Poor	Upgrade to 200-amp service, replace all panels and rewire throuought	50	20	30	N/A	N/A	$10,000.00	$10,000	$10,000
		Rear exterior light adjacent to rear door is broken	Poor	Replace light	15	15	0	1	EA	$120.00	$120	
	SubTotal										**$10,720**	**$10,000**
	Total										**$76,492**	**$13,626**

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					$1,610															
	Contingency					$8,052															
	Overhead and Profit					$2,014															
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$11,676**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
						$5,657															
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$5,657**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Openings						$12,219															
						$1,018															
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$13,237**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Finishes						$9,051															
						$4,526															
						$905															
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$14,482**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Specialties																					
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Furnishings	**Kitchen**					$424															
						$6,788															
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$7,213**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Mechanical, Plumbing and Fire Alarm/Suppression	**HVAC Equipment**					$5,657															
						$1,131															
						$1,697															
	Plumbing system					$2,263															
						$1,697															
						$1,697															
	Fire Alarm/Suppression					$4,073															
						$238															
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$18,453**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Electrical	**Electrical**					$11,314															
						$136															
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$12,129**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
	Total	**$0**	**$0**	**$0**	**$0**	**$82,847**	**$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.

1,717 SF Renovation - Premises H 40 E Wister St		
ITEM	**Total**	**$/SF**
DEMOLITION	$ 17,170.00	$ 10.00
SITEWORK	$ -	$ -
LANDSCAPE & IRRIGATION	$ 858.50	$ 0.50
CONCRETE	$ -	$ -
MASONRY	$ -	$ -
STRUCTURAL STEEL	$ -	$ -
METAL FABRICATIONS	$ -	$ -
ROUGH CARPENTRY	$ 12,019.00	$ 7.00
ARCHITECTURAL WOODWORK	$ -	$ -
THERMAL & MOISTURE PROTECTION	$ 1,717.00	$ 1.00
FIREPROOFING	$ 1,717.00	$ 1.00
SEALANTS	$ 3,434.00	$ 2.00
WINDOWS	$ 8,585.00	$ 5.00
DOORS / FRAMES / HARDWARE	$ 8,585.00	$ 5.00
STOREFRONT / GLAZING	$ -	$ -
INTERIOR GLASS	$ -	$ -
DRYWALL	$ 8,585.00	$ 5.00
TILE	$ 1,717.00	$ 1.00
ACOUSTIC CEILINGS	$ -	$ -
CARPET	$ 8,585.00	$ 5.00
PAINTING	$ 5,151.00	$ 3.00
WALL COVERINGS	$ -	$ -
SPECIALTIES	$ 5,151.00	$ 3.00
EQUIPMENT	$ 3,434.00	$ 2.00
FURNISHINGS	$ 3,434.00	$ 2.00
CONVEYING	$ -	$ -
FIRE PROTECTION	$ 429.25	$ 0.25
PLUMBING	$ 6,868.00	$ 4.00
HVAC	$ 9.00	$ 10.00
ELECTRICAL	$ 6,868.00	$ 4.00
COMMUNICATIONS	$ 858.50	$ 0.50
ELECTRONIC SAFETY & SECURITY	$ -	$ -
GENERAL REQUIREMENTS	$ 5,151.00	$ 3.00
Subtotal	**$ 110,326.25**	**74**
Construction Contingency - 10%	$ 11,032.63	$ 7.43
Subcontractor Insurance - 2%	$ 2,206.53	$ 1.49
Design Contingency - 2%	$ 2,206.53	$ 3.71
Overhead & Profit - 2.5%	$ 2,758.16	$ 1.86
Permits - 1.5%	$ 1,654.89	$ 1.49
Performance & Payment Bonds - 2%	$ 2,206.53	$ 1.49
Grand Total	**$ 132,391.50**	**92**

RFR ASSUMPTIONS	
Units	1
Beginning Year	2021
Investment Rate of Return	2.5%
Inflation Rate	2.5%
Existing Reserve Fund	$ -
Monthly Reserve Contribution	$ 1,058
Reserve Cost/Unit/Year	$ 12,700
Year 1 Construction Funds	$13,626

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)	$13,626	$0	$0	$0	$0	$82,847	$0	$0	$0	$0	$0	$0	$0
Annual RFR Contribution	$12,700	$12,700	$12,700	$12,700	$12,700	$12,700	$12,700	$12,700	$12,700	$12,700	$12,700	$12,700	$12,700
Previous RFR Plus Contributions	$12,700	$25,718	$39,060	$52,737	$66,755	$81,124	$13,005	$26,030	$39,381	$53,066	$67,092	$81,469	$96,206
RFR with 2.5% Rate of Return	$13,018	$26,360	$40,037	$54,055	$68,424	$83,152	$13,330	$26,681	$40,366	$54,392	$68,769	$83,506	$98,611
Current Year Balance	-$609	$26,360	$40,037	$54,055	$68,424	$305	$13,330	$26,681	$40,366	$54,392	$68,769	$83,506	$98,611
Year 1 Construction Funds	$13,626												
Total Year 1 Funds	$13,018												

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	$12,700	$12,700	$12,700	$12,700	$12,700	$12,700	$12,700	$12,700
Previous RFR Plus Contributions	$111,311	$126,794	$142,664	$158,931	$175,604	$192,694	$210,211	$228,167
RFR with 2.5% Rate of Return	$114,094	$129,964	$146,231	$162,904	$179,994	$197,511	$215,467	$233,871
Current Year Balance	$114,094	$129,964	$146,231	$162,904	$179,994	$197,511	$215,467	$233,871
Year 1 Construction Funds								
Total Year 1 Funds								

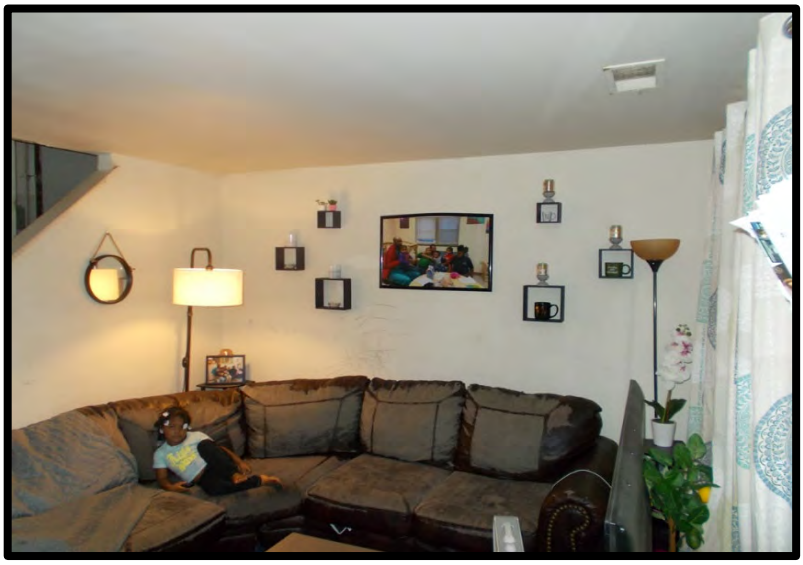
Photos by: **VP** on **8/31/20**

Photo No. 1

Depicts entry door.

Photo No. 2

View of living room from entry.



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

Photo No. 3

Panning left from previous photo. Additional view of living room and washer/dryer closet.

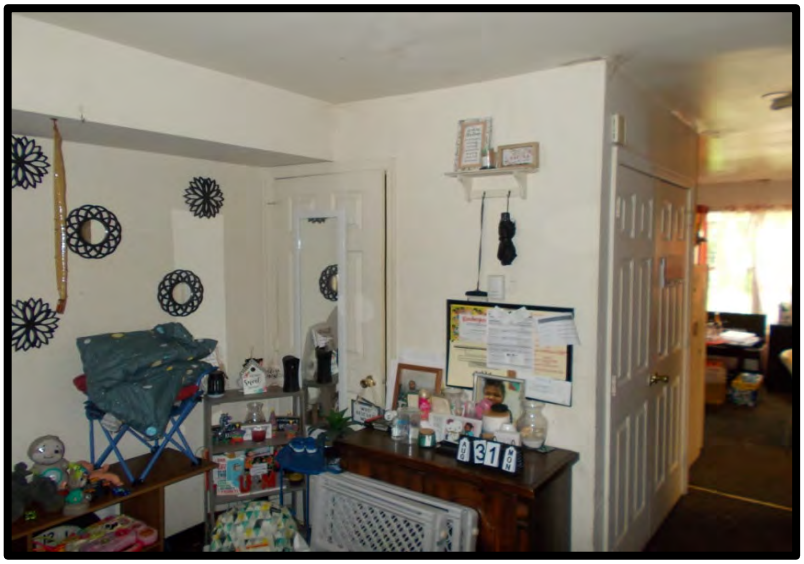


Photo No. 4

View of stairs to second and third floor bedrooms. Note handrail is not longer present.

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

Photo No. 5

Depicts view of kitchen.

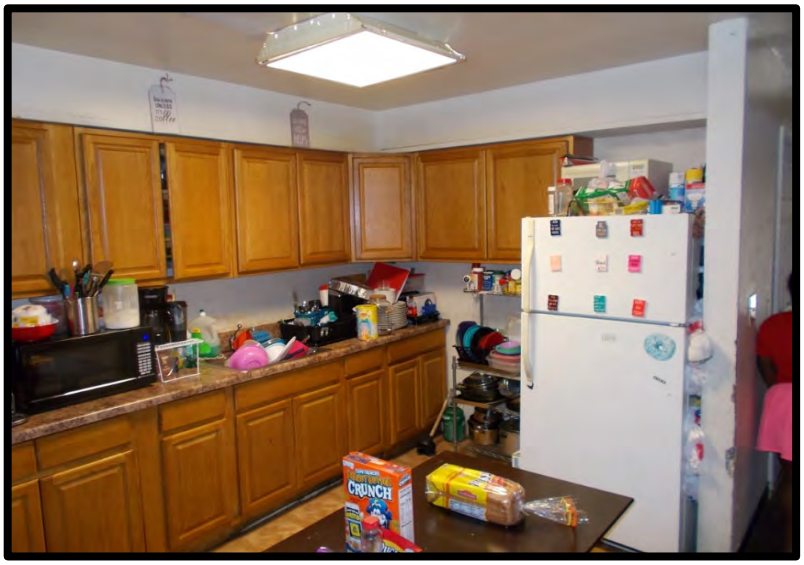


Photo No. 6

View of dining room and mechanical closet.

Photo No. 7

View of dining room.

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

Photo No. 8

Panning right from previous photo. Additional view of kitchen.

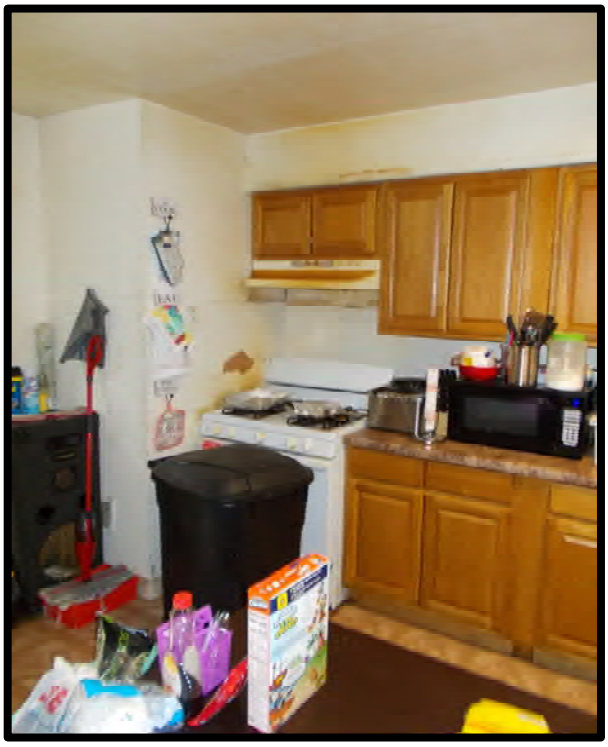


Photo No. 9

Depicts rear view of 42 East Wister Street on left and 44 East Wister Street on right. Extreme left of photo is rear of 40 East Wister Street.

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

Photo No. 10

Panning left from previous photo. Depicts rear view of 40 East Wister Street.

Photo No. 11

Depicts rear view of 38 East Wister Street.

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

Photo No. 12

Depicts rear mechanical closet that is no longer used at rear of building.

Photo No. 13

Depicts rear entry door to 40 East Wister Street.

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

Photo No. 14

Depicts bedroom #1 located at the second floor.

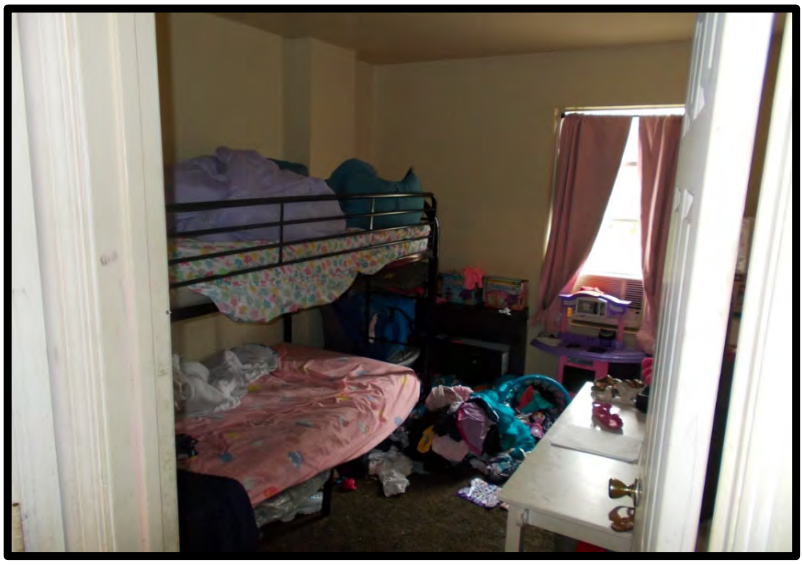
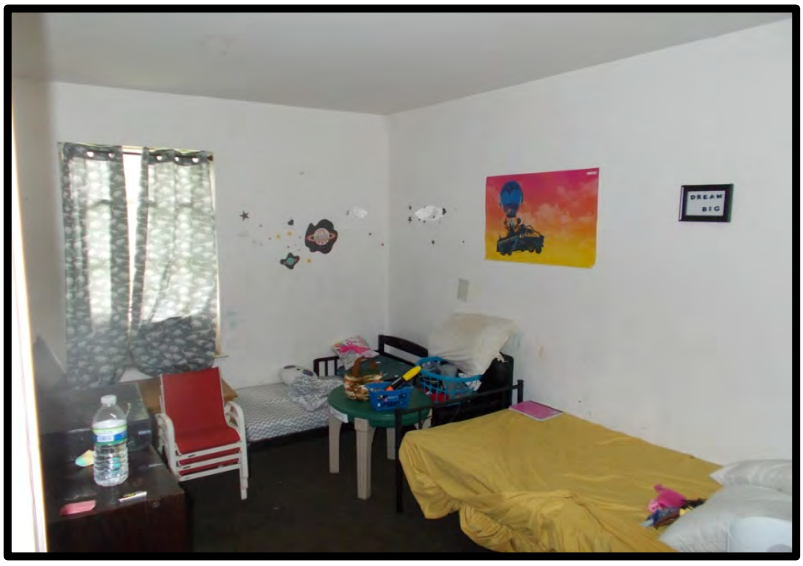


Photo No. 15

Depicts bedroom #2 which is a mirror image of bedroom #1 also located at the second floor.



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

Photo No. 16

Depicts view of second floor bathtub surround.

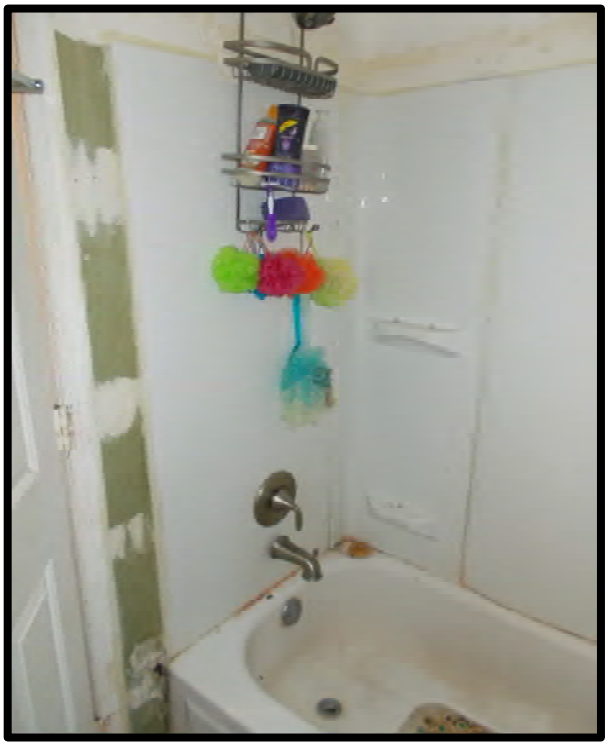
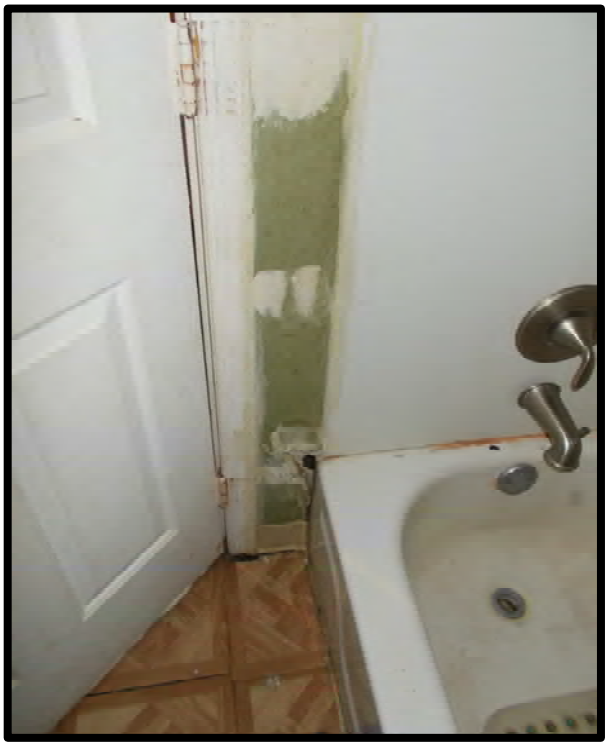


Photo No. 17

Close up view of lower section of bathtub and bathtub surround. There is evidence that water penetrates at joints and may cause a leak below.



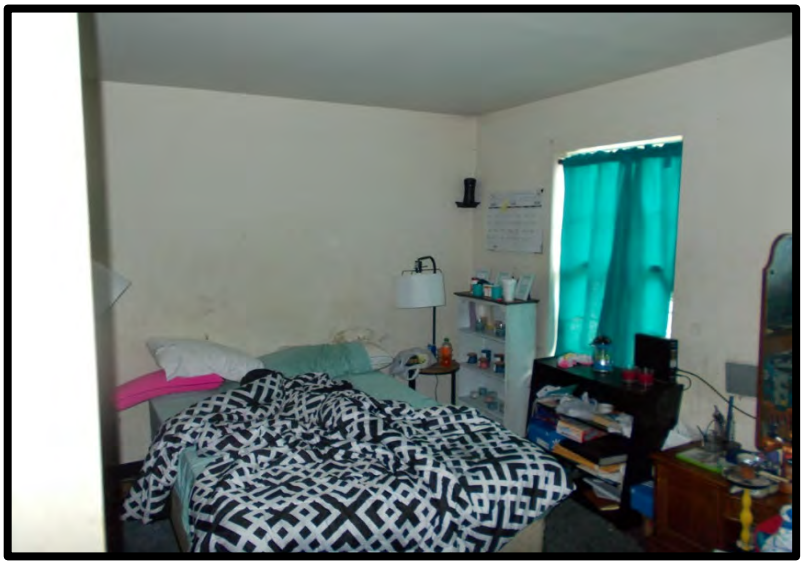
Photos by: **VP** on **8/31/20**

Photo No. 18

Depicts lavatory at second floor bathroom.

Photo No. 19

Depicts bedroom #3 at front of second floor.



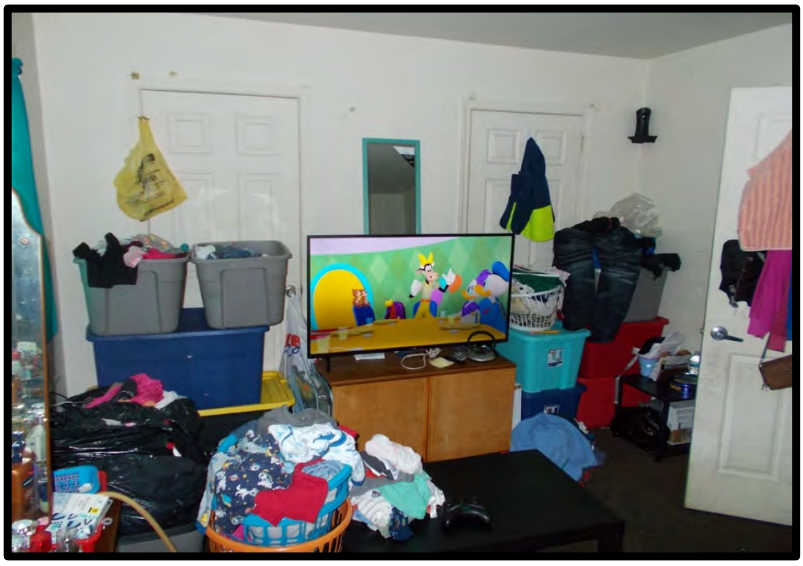
Photos by: **VP** on **8/31/20**

Photo No. 20

Depicts damaged drywall in bedroom #3.

Photo No. 21

Panning 180 degrees from Photo #19. View of bedroom entry and closets.



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

Photo No. 22

Depicts view of stairs from second floor to third floor.

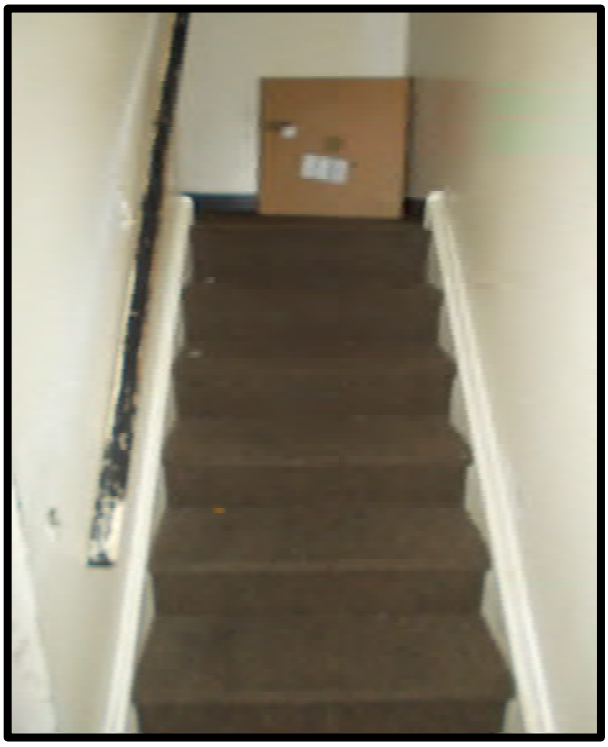


Photo No. 23

Depicts damaged anchorage of the handrail. Handrail is no longer secure.

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

Photo No. 24

Depicts master bedroom located at the third floor.

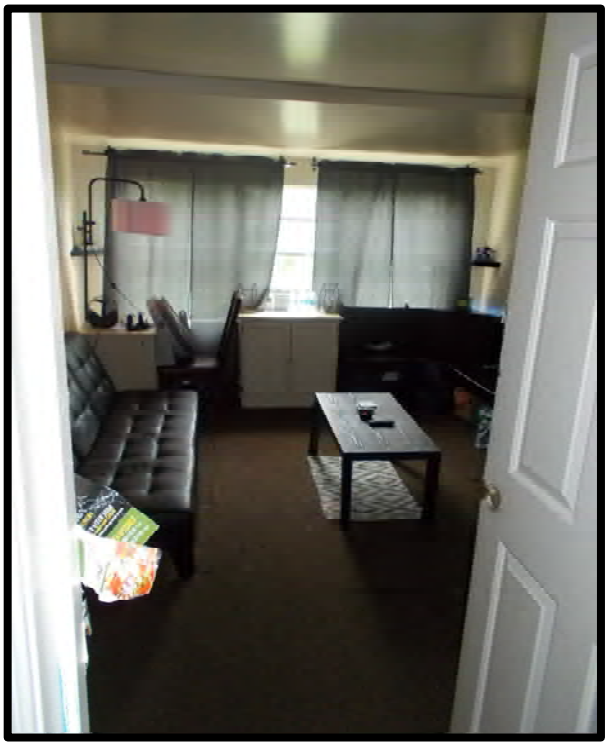


Photo No. 25

Depicts damaged ceiling and probable water infiltration at third floor bedroom.

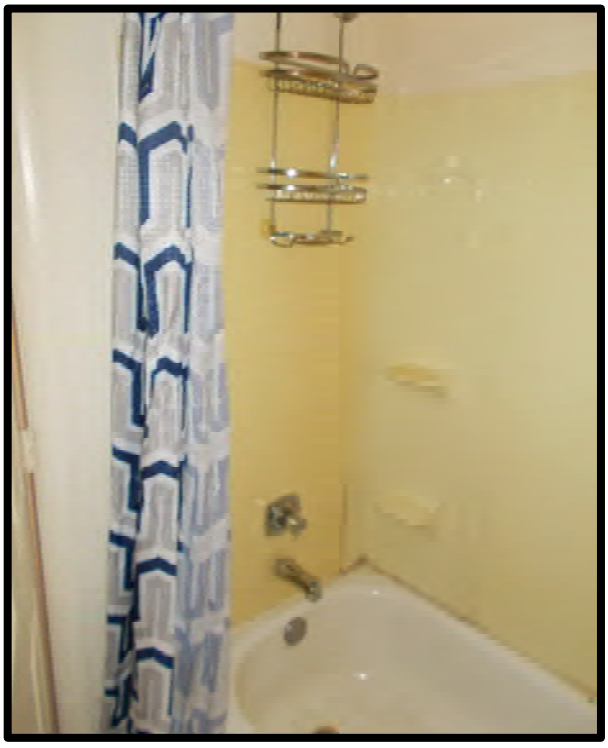
Photos by: **VP** on **8/31/20**

Photo No. 26

Depicts third floor bathroom vanity and water closet with missing door.

Photo No. 27

Depicts bathtub and shower and tub surround in third floor bathroom.



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

Photo No. 28

View of lighting and missing smoke detector located at top of third floor.

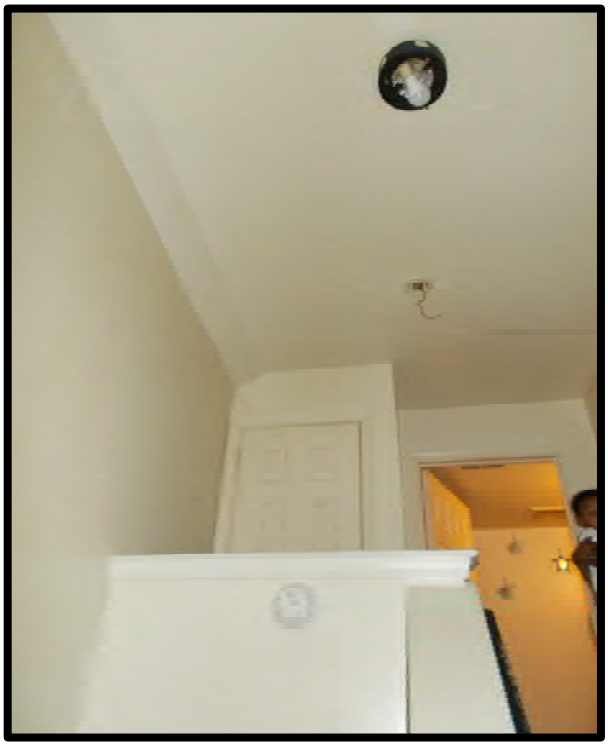
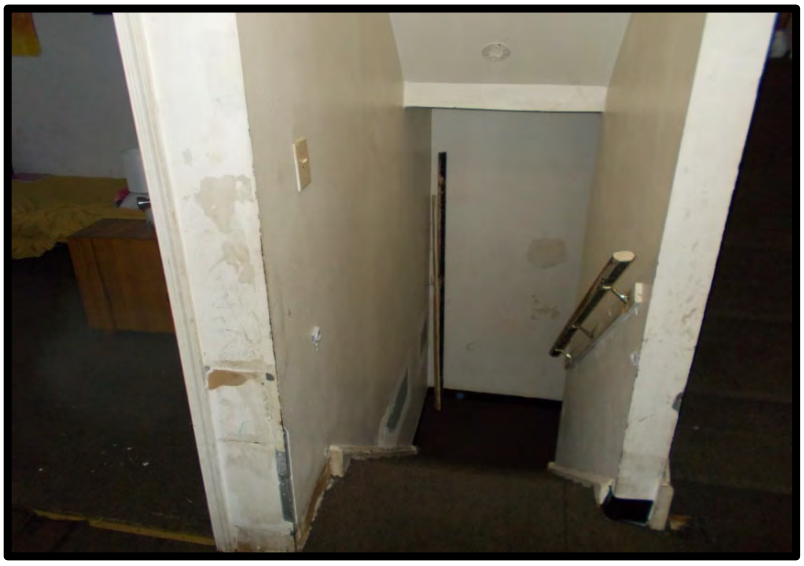


Photo No. 29

View looking towards first floor from second floor landing.



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

Photo No. 30

Additional view of stairs from living room.

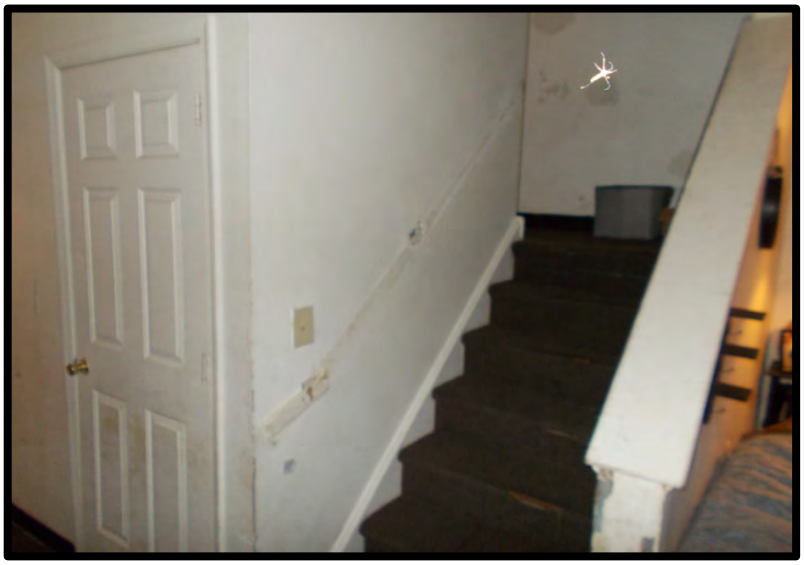


Photo No. 31

Depicts view of roofing of 44 East Wister Street.

cc: File #2.20341.01

8.2.2 *Photos MPEFP*

Hot water heater fairley.

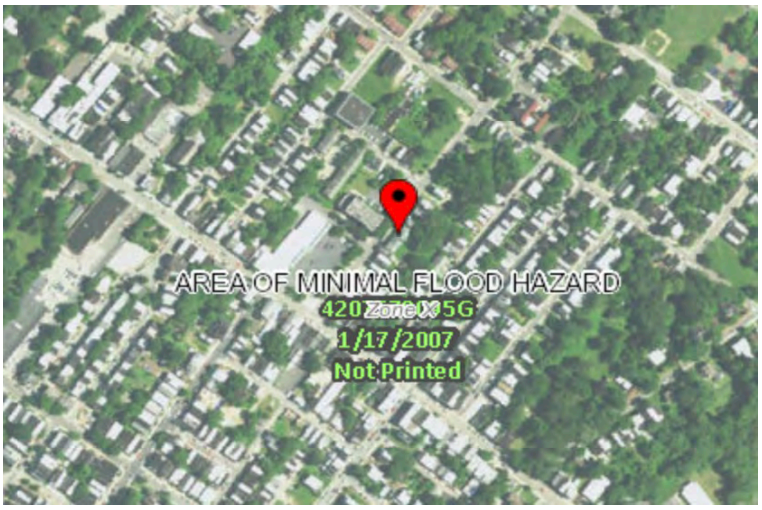
Supply grill.

Thermostat with exposed wire.

Light switch in good shape.

Side of furnace.

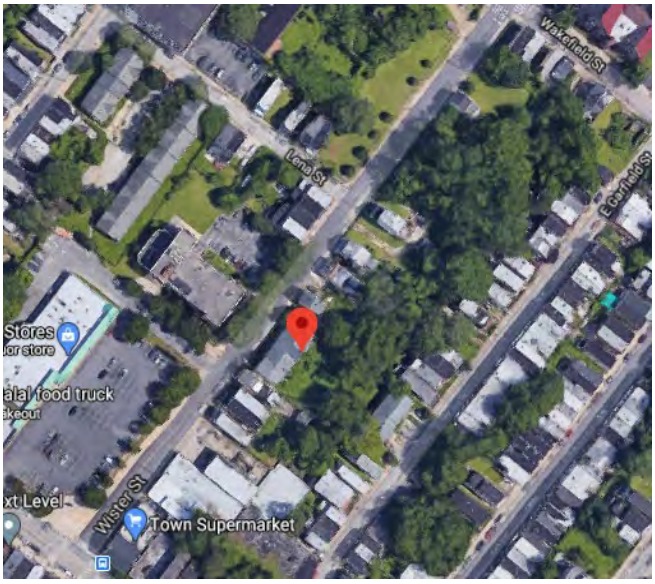
FEMA Flood Zone Map



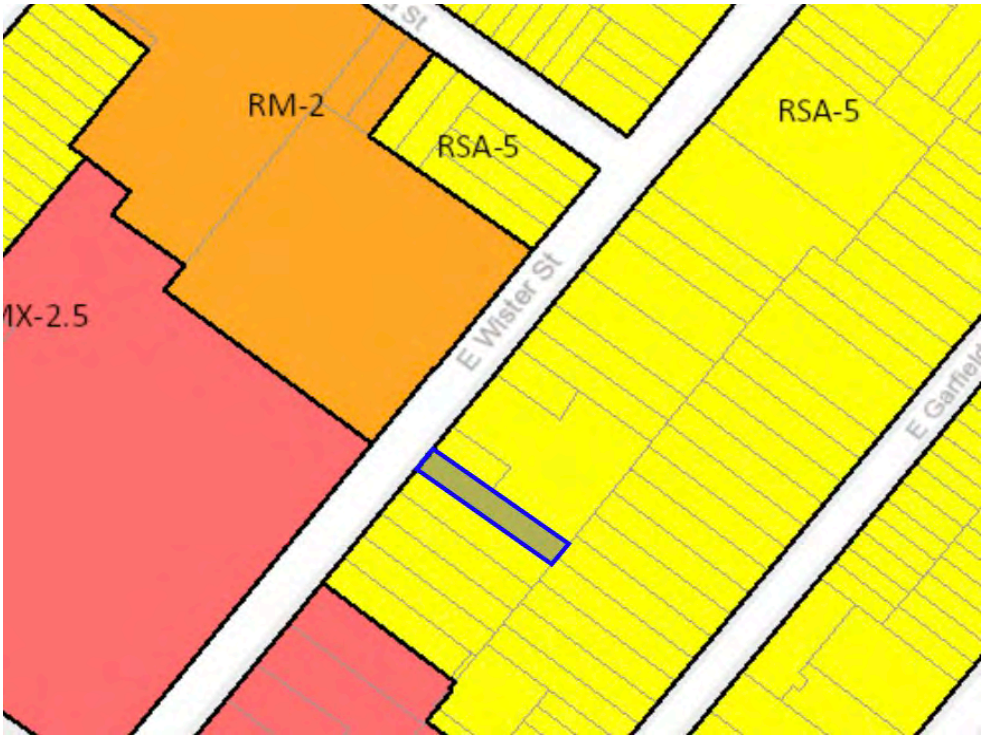
FEMA Flood Zone Information

40 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). 40-46 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.

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

October 9, 2020

Attention: PHDC Germantown CNA

Reference: Radon Testing Results
40 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 40 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. Sample results indicated an average radon level of 1.5 picocuries per liter (pCi/L). This is **below** the United States Environmental Protection Agency's (US EPA) recommended indoor residential level of 4 pCi/L.

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 / Fax 212-244-0155
www.criterionlabs.com

SSE SAFE SHELTER ENVIRONMENTAL

RADON TEST RESULTS

Test # 200913143

REPORT DATE: 9/25/2020

CLIENT INFORMATION				TEST LOCATION	
NAME	Ms. Melissa Billingsley			**NAME**	
ADDRESS	Criterion Labs, Inc.			**ADDRESS**	40 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*
SLW139	first floor	9/22/2020	10:30	9/24/2020	10:05	**0.4**	**pCi/L**
SLW039	first floor DUP	9/22/2020	10:30	9/24/2020	10:05	**2.6**	**pCi/L**

AVERAGE RADON LEVEL	**1.5**	**pCi/L**

The average radon level of **1.5 pCi/L** falls **BELOW** 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

October 9, 2020

Attention: PHDC Germantown CNA

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

On August 31, Criterion Laboratories, Inc. (Criterion) collected a water sample from 40 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 40 E. Wister Street indicated a lead concentration of <2.5 ppb, which is below the EPA Action Level.

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

Sincerely,

Melissa Billingsley
Project Manager

Attachment

Results of Lead in Drinking Water

Client	*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
40 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 40 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**

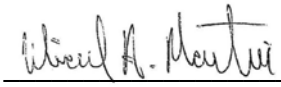
Address: **40 E. Wister Street**

Philadelphia, PA

Date: **8-31-2020** **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	76	0.00				
1.04 ± 0.06	2	1.0	77	1.0				
0.71 ± 0.08	3	0.7	78	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

Date: 8/31/2020

Sampling Location: 40 E. Wister Street Phila PA

Signature:

Room Equivalent:

Project No.: 201379

Room #: Front Porch

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

Date: 8/31/2020

Sampling Location: 40 E. Custer Street Phila PA

Signature: Michael A Martin

Room Equivalent:

Project No.: 201379

Room #: Front Porch

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 (INTACT) NON-FRICTION 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) (INTACT) NON-FRICTION FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION INTACT NON-FRICTION FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION INTACT NON-FRICTION FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							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

Date: 8/31/2020

Sampling Location: 40 E. Wister Street Phila PA

Signature: [signature]

Room Equivalent:

Project No.: 201379

Room #:

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

Date: 8/31/2020

Sampling Location: 40 E. Wister Street Phila PA

Signature: [signature]

Room Equivalent:

Project No.: 20379

Room #:

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: 40 Ewister Street Phila PA

Room Equivalent:

Room #:

Date: 8/31/2020

Signature: Michael A Mitt

Project No.: 20137G

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

Date: 8/31/2020

Sampling Location: 40 E. Wister 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/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		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		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		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: 40 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: 405 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	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: 40 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	Class-ification	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	54		2nd Fl Bathroom		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	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	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: 40 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	62	1	3rd Fl Bedroom	0.00	0.00	POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			63	2		0.00						
			64	3		0.00						
			65	4		0.00						
TAN	Wood Brick Sheetrock Plaster Metal Concrete	DOOR	66		3rd Floor 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	67		3rd Fl 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	68		3rd Fl 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	69		3rd Fl 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

Date: 8/31/2020

Sampling Location: 40 E. Wister Street Phila PA

Signature: [signature]

Room Equivalent:

Project No.: 201379

Room #:

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	70	1	3rd Floor BATHROOM	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION	(INTACT) FAIR POOR	HR AR A ENCL	A ENCP CA OSHA (N/A)
			71	2	↓	0.00						
			72	3		0.00						
TAN	(Wood) Brick Sheetrock Plaster Metal Concrete	DOOR	73		3rd 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	74		3rd 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	75		3rd 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