

Germantown/Mount Airy Properties

Physical Conditions and Needs Assessment



Premises H

42 E. Wister St

Philadelphia, PA 19144

Submitted to

PHDC

1234 Market Street, 16th Floor

Philadelphia, PA 19107

March 2021



Construction Project Managers



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1 EXECUTIVE SUMMARY

1.1 General Description

The Philadelphia Housing and Development Corporation (PHDC) commissioned BFW Group to conduct a Physical Conditions and Needs Assessment of an inventory of 25 premises in the Germantown and Mount Airy neighborhoods of Philadelphia.

42 E. Wister St is a three story building. It is a single family home in a row of five houses owned by the Philadelphia Housing and Development Corporation (PHDC) and managed by the Philadelphia Housing Authority (PHA).

The site measures approximately eighteen feet wide by fifty feet deep and is second from the north end of a five-row home development on E. Wister St. This single family unit is wood framed with a stucco exterior front elevation. The building consists of three (3) stories and is rectangular in shape.

At the time of inspection the unit was occupied by several unauthorized resident. It was noted that the premises was recently upgraded by an unauthorized entity, not PHA or PHDC.

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			None
3.2.7	Recreational Facilities			N/A
3.2.8	Utilities		√	None

Structural Frame and Building Envelope		Good	Fair	Poor	Action
3.3.1	Foundation		√		None
3.3.2	Building Frame		√		None
3.3.3	Facades or Curtain Wall		√		New glazing and/or frame will be required to repair the third floor windows.
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		√		None
3.4.3	Air Conditioning and Ventilation			√	Bathroom exhaust system needs replacement. All supply and return grilles and filters should be replaced.
3.4.4	Electrical		√		GFI outlets required in kitchens and bathrooms. Replace light fixtures in bathroom and kitchen.
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 lighting, repaint, replace bathroom flooring and carpets. Replace fixtures in kitchen.

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 September 3, 2020. The entire single family home was inspected (100%) along with stairwells and corridors.

2.3 Useful Life Estimate

It is our observation that the 42 E. Wister St, constructed circa 1920, has experienced normal wear and tear for its type and age. Fixtures and finishes within the dwellings and in the common areas, in most cases, have exceeded their useful lives.

3 SYSTEM DESCRIPTIONS & OBSERVATIONS

3.1 OVERALL GENERAL DESCRIPTION

3.1.1 Apartment Unit Types and Unit Mix

The subject property is a single family home with a living room, dining area and kitchen located on the first floor, three bedrooms and a bathroom on the second floor and a master bedroom and separate bathroom on the third floor.

At the time of inspection the building had recently been converted by an unauthorized entity to create separate, distinct living quarters.

3.1.2 List of Apartment Units Inspected

100% of the units were inspected

3.2 SITE

3.2.1 Topography

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

3.2.2 Storm Water Drainage

Not visible for assessment.

3.2.3 Access and Egress

Access to the site is from Wister Street, the building is three steps up.

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 of the house. Rear yard should be mowed and cleared of excessive vegetation.

3.2.7 Recreational Facilities

There are no recreational facilities associated with this property.

3.2.8 Utilities

Sanitary Sewer: City of Philadelphia

Storm Stewer: City of Philadelphia

Domestic Water: City of Philadelphia

Electric Service: PECO Energy Company

Natural Gas Service: Philadelphia Gas Works

3.2.8.1 Water

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

3.2.8.2 Electricity

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

3.2.8.3 Natural Gas

Incoming gas service from PGW is intact and in good condition. There is a gas meter located in a small closet at the entrance which looks to be in good condition as well.

3.2.8.4 Sanitary Sewer

Not visible for inspection.

3.2.8.5 Special Utility Systems

There are no special utility systems in the building.

3.2.8.5.1 Site Lighting

There is no site lighting at this building.

3.3 *STRUCTURAL FRAME & BUILDING ENVELOPE*

3.3.1 Foundation

Likely masonry (not visible for assessment).

3.3.2 Building Frame

3.3.2.1 Floor Frame System

The flooring appears to be a wood framing system.

3.3.2.2 Crawl Spaces and Penetrations

N/A

3.3.2.3 Roof Frame

Roof framing was not visible for assessment but appears to be an asphalt finished pitched roof with wooden framing system.

Observations/Comments:

Replacement of the asphalt roof should be considered.

3.3.2.4 Flashing & Moisture Protection

Not visible for assessment.

3.3.2.5 Attic Spaces, Draft Stops, Roof Vents & Penetrations

Not visible for assessment.

3.3.2.6 Insulation

Not visible for assessment.

3.3.2.7 Stairs, Railings & Balconies

The staircase was finished with carpet over wood floors in fair to poor condition.

Observations/Comments:

Replacement of carpets is recommended.

Replace/reinstall handrails.

3.3.2.8 Exterior Doors and Entry Systems

The entry porch appears to be in fair condition with some missing pickets.

Observations/Comments:

Replacement of missing pickets is recommended.

3.3.3 Facades or Curtain Wall

3.3.3.1 Sidewall System

The building exterior consists of a stucco-like exterior finish. The rear of the building consists of vinyl siding which is continuous with the neighboring buildings.

Observations/Comments:

Repaint and/or spot repair of stucco finish at the front facade is required.

3.3.3.2 Fenestration (Window) Systems

Windows appear to have been updated at some point to vinyl windows with 6 over 6 muntins.

Observations/Comments:

The third-floor rear bedroom windows were severely damaged. New glazing and/or frame will be required to repair.

The front and rear windows were severely damaged. New glazing and/or frame replacement will be required to repair.

3.3.4 Roofing and Roof Drainage

Asphalt pitched roof could not be fully assessed due to lack of access.

Observations/Comments:

General condition of the 3-tab asphalt roof is fair and will require replacement in the near future.

3.4 MECHANICAL AND ELECTRICAL SYSTEM

3.4.1 Plumbing

3.4.1.1 Supply and Waste Piping

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

3.4.1.2 Domestic Hot Water Production

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

3.4.1.3 Fixtures

Plumbing fixtures are in adequate condition.

3.4.2 Heating

3.4.2.1 Heating Generating Equipment

This unit is heated via gas fired vertical furnace. This is a forced air, heating only unit.

3.4.3 Air Conditioning and Ventilation

3.4.3.1 Equipment

3.4.1.1 Air Conditioning and Ventilation

There are no air conditioning systems in the building.

3.4.1.2 Exhaust Systems

Exhaust systems appear in poor condition and should be replaced.

Observations/Comments:

Replace kitchen and bathroom exhaust fans.

All supply and return grilles and filters should be replaced.

3.4.3.2 Distribution

See Section 3.4.3.1 above.

3.4.3.3. Control Systems

Thermostat was defaced and should be replaced.

3.4.3.4 Sprinkler and Standpipes

There is no sprinkler system in this building.

3.4.4 Electrical

3.4.4.1 Service, Metering, Distribution Panels

This building has 60amp 120/240 panels powered by PECO meters for lighting and power, service to the building is in poor to good condition.

Observations/Comments:

Electricity was on and working in this house.

GFI outlets are required in the kitchen and bathrooms.

Replace light fixtures in kitchen and bathroom.

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. There is emergency lighting in hallways, not in individual units.

3.4.4.5 Lighting - Resident Apartment

Electricity was on and working in this house.

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 this building.

3.6.2 Alarm Systems

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

3.6.3 Other Systems

3.6.3.1 Intercom System

There is no intercom system in the building.

3.6.3.2 Apartment Emergency Duress System

There is no emergency duress system in the building.

3.7 INTERIOR ELEMENTS

3.7.1 Common Areas

This is a single family home.

3.7.2 Tenant Spaces

3.7.2.1 Finishes, Wall, Floors

General finishes throughout the building are gypsum board ceilings and walls in fair condition. The second-floor bathroom finishes consist of a vinyl floor tile in good to fair condition. All interior doors are 6-panel hollow wood doors in good to fair condition. It appears that the first-floor floor finish is painted sub-floor with a 4" vinyl base. There is a recently constructed partition and doorway separating second and third floors.

Observations/Comments:

General painting throughout the unit is recommended.

Repairs to the wall and ceiling are suggested.

New flooring is recommended.

Replacement of all carpets is recommended.

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

The partition at the second-floor stairs leading to the third floor should be removed.

Remove unauthorized construction and repair surrounding finishes.

3.7.2.2 Appliances

Replace damaged range.

3.7.2.3 Bath Fixtures and Specialties

The bathroom consists of wooden vanity with an integral countertop sink in fair condition. A floor mounted tank style water closet and bathtub and fiberglass surround is provided.

Observations/Comments:

It is recommended that the bathtub and surround be recaulked to maintain water tightness.

3.7.2.4 Kitchen Fixtures and Specialties

The kitchen fixtures and specialties appear to be in poor condition and should be replaced.

Observations/Comments:

Replace damage kitchen faucet.

3.7.2.5 Millwork, Casework, Cabinets and Countertops

Kitchens consist of wood cabinets, plastic laminate countertop. All kitchen finishes are in poor condition.

Observations/Comments:

Replacement of the cabinets and the countertop is recommended.

Replace damaged vanity tops.

3.7.2.6 Closet Systems

The unit contains a mechanical closet.

4 ADDITIONAL CONSIDERATIONS

4.1 ENVIRONMENTAL HAZARDS

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

During the inspection, no lead-based paint was detected on any of the components sampled.

Sample results indicated an average radon level of 0.4 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.

The water samples collected from the kitchen and bathroom at 42 E. Wister Street indicated a lead concentration of <2.5 ppb, which is below the EPA Action Level.

5 OPINIONS OF PROBABLE COSTS TO REMEDY PHYSICAL DEFICIENCIES

The 20-year table of quantities and annual costs are included in Exhibit 8.1.1, 8.1.2 and 8.1.3. These cover general repairs that apply to the building components site wide and repairs that apply to specific components on site. Based upon site observations and information received from our interviews, the estimated costs are opinions of probable expenditures based upon readily observable conditions and experience with past costs for similar properties. The costs are net of construction management fees and design fees. Actual costs may vary depending on such matters as design, materials, equipment or systems selected, field conditions, phasing of work, management, and unknown factors.

6 OUT OF SCOPE CONSIDERATIONS

6.1 *Accessibility for Persons with Disabilities*

This building does not meet requirements for ADA accessibility.

7 LIMITING CONDITIONS

BFW has no control over the cost of labor, materials, equipment, or services furnished by others. It is anticipated that the annual escalation in construction costs increase would be two and a half percent (2.5%) per year.

8.1.1 20 Year Table of Quantities & Annual Estimated Costs

Vacant Units/Buildings - Estimates provided are for stabilization of unit with renovation to HQS standards in year 5.

Occupied Units - Estimates provided to bring units up to HQS standards.

[illegible]

[illegible]

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.

1,348 SF SF Renovation - Premises H 42 E Wister St		
ITEM	Total	\$/SF
DEMOLITION	\$ 13,480.00	\$ 10.00
SITEWORK	\$ -	\$ -
LANDSCAPE & IRRIGATION	\$ 674.00	\$ 0.50
CONCRETE	\$ 1,348.00	\$ 1.00
MASONRY	\$ 2,696.00	\$ 2.00
STRUCTURAL STEEL	\$ -	\$ -
METAL FABRICATIONS	\$ -	\$ -
ROUGH CARPENTRY	\$ 13,480.00	\$ 10.00
ARCHITECTURAL WOODWORK	\$ -	\$ -
THERMAL & MOISTURE PROTECTION	\$ 1,348.00	\$ 1.00
FIREPROOFING	\$ 1,348.00	\$ 1.00
SEALANTS	\$ 2,696.00	\$ 2.00
WINDOWS	\$ 9,436.00	\$ 7.00
DOORS / FRAMES / HARDWARE	\$ 8,088.00	\$ 6.00
STOREFRONT / GLAZING	\$ -	\$ -
INTERIOR GLASS	\$ -	\$ -
DRYWALL	\$ 6,740.00	\$ 5.00
TILE	\$ 2,696.00	\$ 2.00
ACOUSTIC CEILINGS	\$ -	\$ -
CARPET	\$ 6,740.00	\$ 5.00
PAINTING	\$ 4,044.00	\$ 3.00
WALL COVERINGS	\$ -	\$ -
SPECIALTIES	\$ 4,044.00	\$ 3.00
EQUIPMENT	\$ 1,348.00	\$ 1.00
FURNISHINGS	\$ 2,696.00	\$ 2.00
CONVEYING	\$ -	\$ -
FIRE PROTECTION	\$ 1,348.00	\$ 1.00
PLUMBING	\$ 6,740.00	\$ 5.00
HVAC	\$ 9.00	\$ 10.00
ELECTRICAL	\$ 6,740.00	\$ 5.00
COMMUNICATIONS	\$ 1,348.00	\$ 1.00
ELECTRONIC SAFETY & SECURITY	\$ 1,348.00	\$ 1.00
GENERAL REQUIREMENTS	\$ 4,044.00	\$ 3.00
Subtotal	\$ 104,479.00	88
Construction Contingency - 10%	\$ 10,447.90	\$ 8.75
Subcontractor Insurance - 2%	\$ 2,089.58	\$ 1.75
Design Contingency - 2%	\$ 2,089.58	\$ 4.38
Overhead & Profit - 2.5%	\$ 2,611.98	\$ 2.19
Permits - 1.5%	\$ 1,567.19	\$ 1.75
Performance & Payment Bonds - 2%	\$ 2,089.58	\$ 1.75
Grand Total	\$ 125,374.80	108

RFR ASSUMPTIONS	
Units	1
Beginning Year	2021
Investment Rate of Return	2.5%
Inflation Rate	2.5%
Existing Reserve Fund	\$ -
Monthly Reserve Contribution	\$ 479.17
Reserve Cost/Unit/Year	\$ 5,750
Year 1 Construction Funds	\$43,684

Reserve for Replacement (RFR)	CRITICAL REPAIRS	Year 5 Raise to HQS Standards											
		Year 1	Year 2	Year 3	Year 4	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	
Existing Reserve Fund	\$0												
Expense Sum (Projected)	\$43,684	\$0	\$0	\$0	\$0	\$36,251	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual RFR Contribution	\$5,750	\$5,750	\$5,750	\$5,750	\$5,750	\$5,750	\$5,750	\$5,750	\$5,750	\$5,750	\$5,750	\$5,750	\$5,750
Previous RFR Plus Contributions	\$5,750	\$11,644	\$17,685	\$23,877	\$30,224	\$36,729	\$7,147	\$13,076	\$19,152	\$25,381	\$31,766	\$38,310	\$45,018
RFR with 2.5% Rate of Return	\$5,894	\$11,935	\$18,127	\$24,474	\$30,979	\$37,648	\$7,326	\$13,402	\$19,631	\$26,016	\$32,560	\$39,268	\$46,143
Current Year Balance	-\$37,790	\$11,935	\$18,127	\$24,474	\$30,979	\$1,397	\$7,326	\$13,402	\$19,631	\$26,016	\$32,560	\$39,268	\$46,143
Year 1 Construction Funds	\$43,684												
Total Year 1 Funds	\$5,894												

Reserve for Replacement (RFR)

Existing Reserve Fund
Expense Sum (Projected)
Annual RFR Contribution
Previous RFR Plus Contributions
RFR with 2.5% Rate of Return
Current Year Balance
Year 1 Construction Funds
Total Year 1 Funds

Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$5,750	\$5,750	\$5,750	\$5,750	\$5,750	\$5,750	\$5,750	\$5,750
\$51,893	\$58,940	\$66,164	\$73,568	\$81,157	\$88,936	\$96,910	\$105,082
\$53,190	\$60,414	\$67,818	\$75,407	\$83,186	\$91,160	\$99,332	\$107,709
\$53,190	\$60,414	\$67,818	\$75,407	\$83,186	\$91,160	\$99,332	\$107,709

Photos by: VP on 9/3/20

Photo No. 1

Depicts entry to Unit 42.



Photo No. 2

View of soffit upon entry within the living room.



Photos by: VP on 9/3/20

Photo No. 3

Overall view of entry within unit. Closet in the foreground is a mechanical closet which houses a hot water heater.

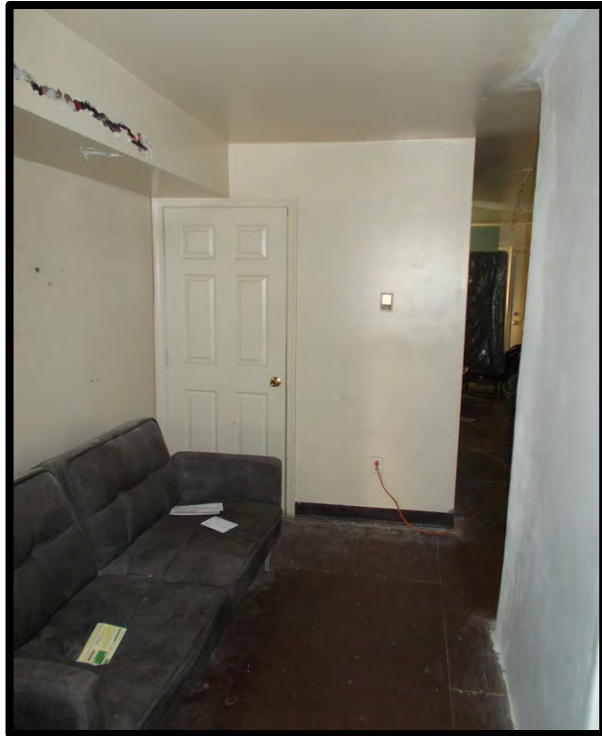


Photo No. 4

View of constructed gypsum wallboard partition where the living room should be. This living room has been converted to a bedroom.



Photos by: VP on 9/3/20

Photo No. 5

View of kitchen at rear of dwelling.



Photo No. 6

View of poorly repaired ceiling within the kitchen/
dining area.



Photo No. 7

View from within front bedroom on the first floor (living
room). This is view at room entry.



Photos by: VP on 9/3/20

Photo No. 8

View at top of second floor. Door beyond leads to bathroom.

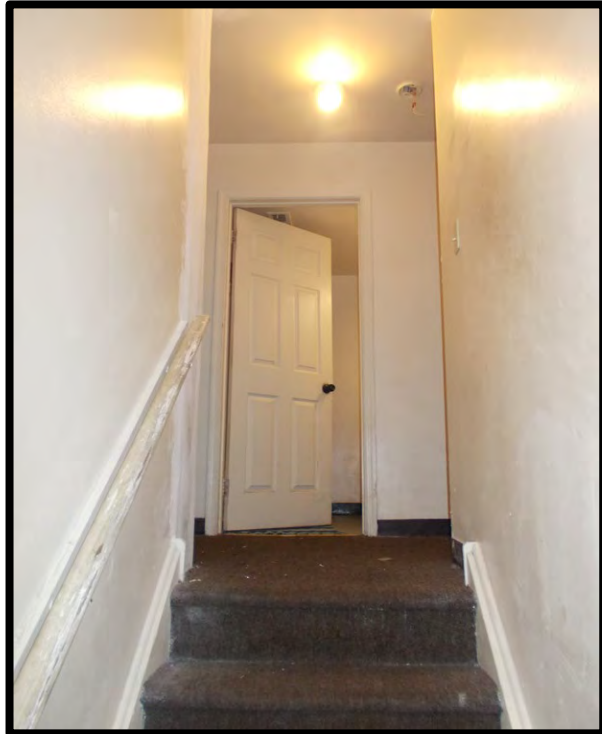
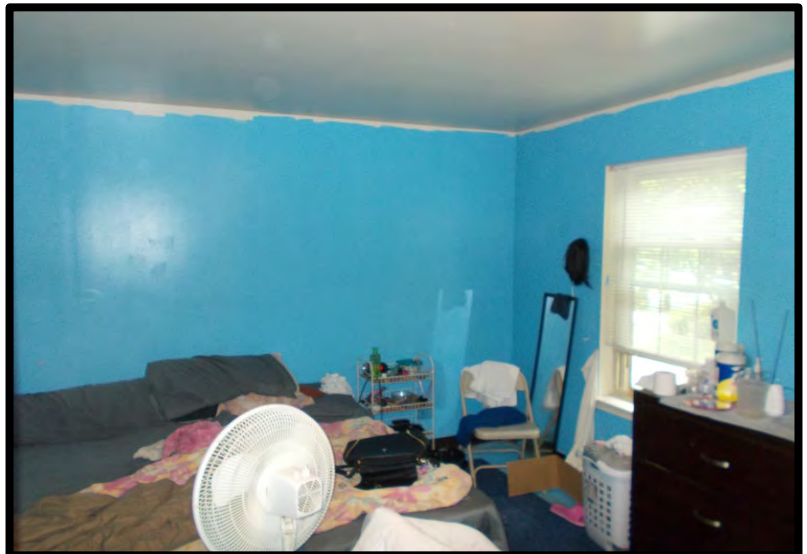


Photo No. 9

View of front bedroom at second floor.



Photos by: VP on 9/3/20

Photo No. 10

Panning 180 degrees from previous photo. View within bedroom at closets and bedroom entry from hallway.



Photo No. 11

View inside second floor bathroom.



Photos by: VP on 9/3/20

Photo No. 12

Panning down from previous photo. View of water closet, bathroom flooring and vanity.



Photo No. 13

View of second floor bathtub and fiberglass surround.



Photos by: VP on 9/3/20

Photo No. 14

Panning 90 degrees from previous photo. Additional view of bathtub and fiberglass surround.



Photo No. 15

View of constructed partition and doorway leading to third floor. Note that in other buildings of same type, this is an open stair to the third floor.



Photos by: VP on 9/3/20

Photo No. 16

View at top of third floor. Doorway beyond is to bathroom and storage closet on the left.

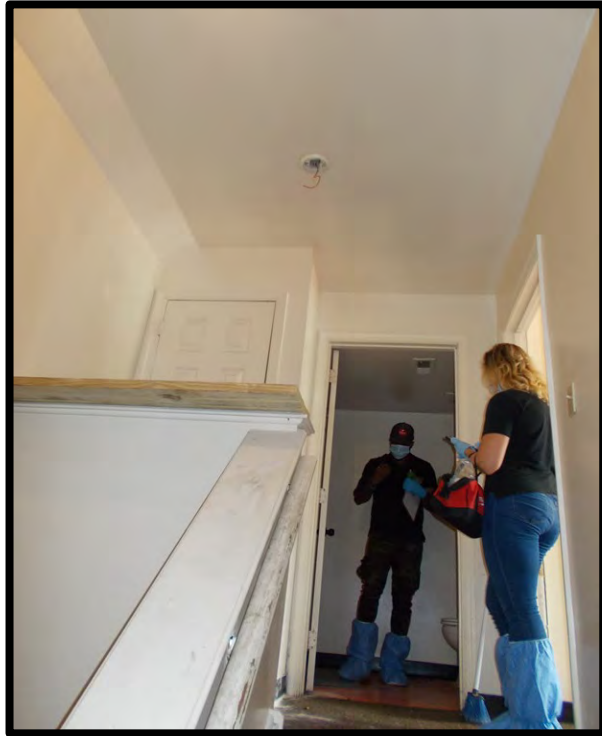


Photo No. 17

View of rear bedroom at third floor. Note that the windows at the rear have been broken due to a tenant dispute.



Photos by: VP on 9/3/20

Photo No. 18

View of third floor apartment entry and closet door.

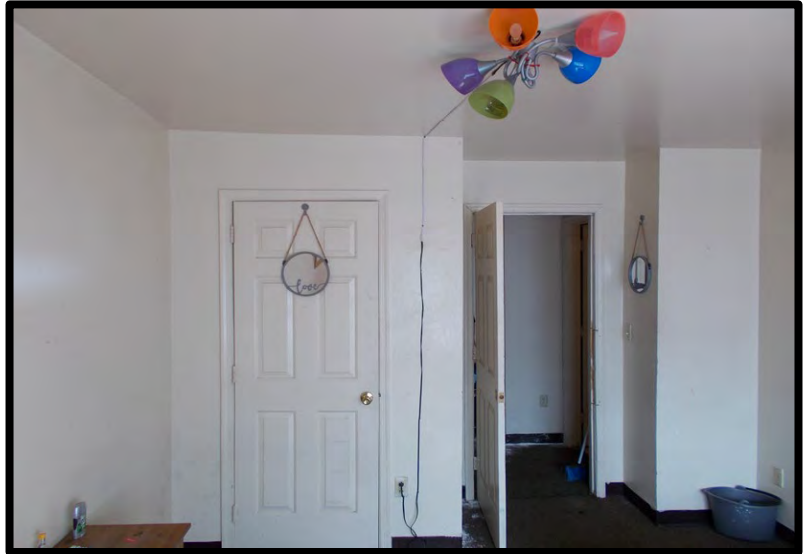


Photo No. 19

View of third floor bathroom water closet and vanity.



Photos by: VP on 9/3/20

Photo No. 20

Panning down from previous photo, additional view of
water closet, vanity and flooring.



Photo No. 21

View of bathtub and fiberglass surround with poorly
caulked joint at intersection of bathtub and surround.



Photos by: VP on 9/3/20

Photo No. 22

View of second floor rear bedroom.

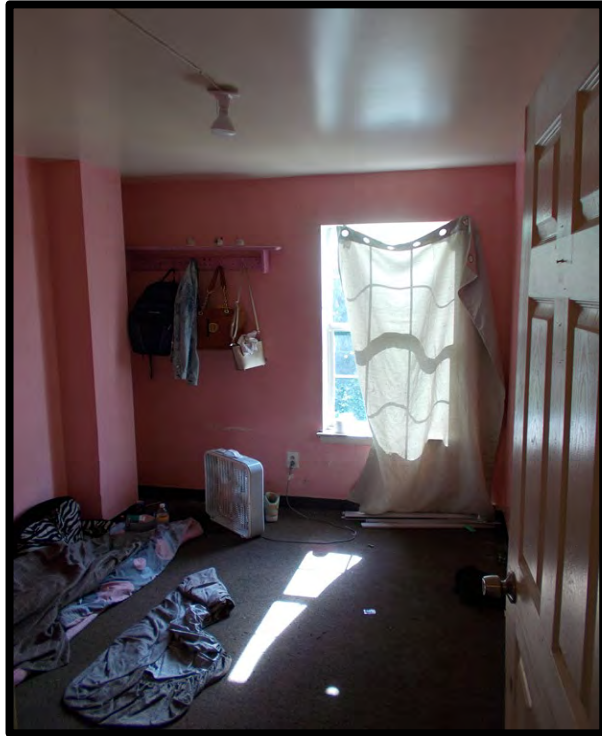
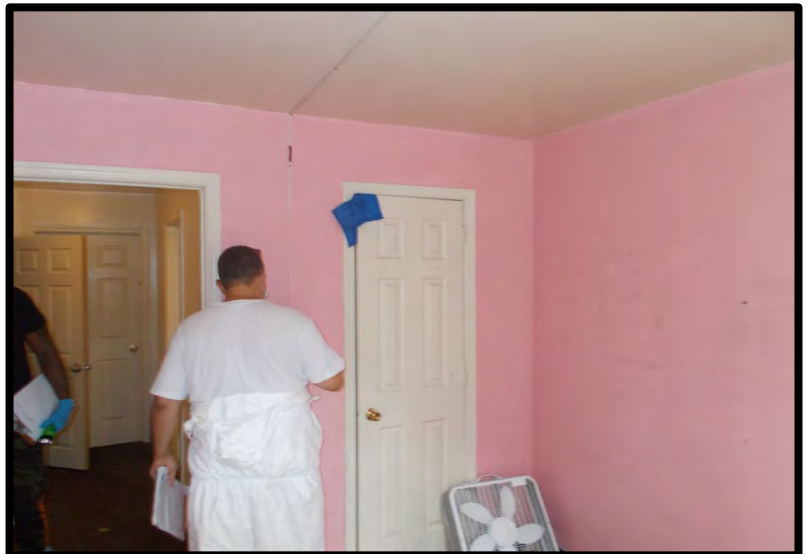


Photo No. 23

View of second floor rear bedroom entry and closet.



Photos by: VP on 9/3/20

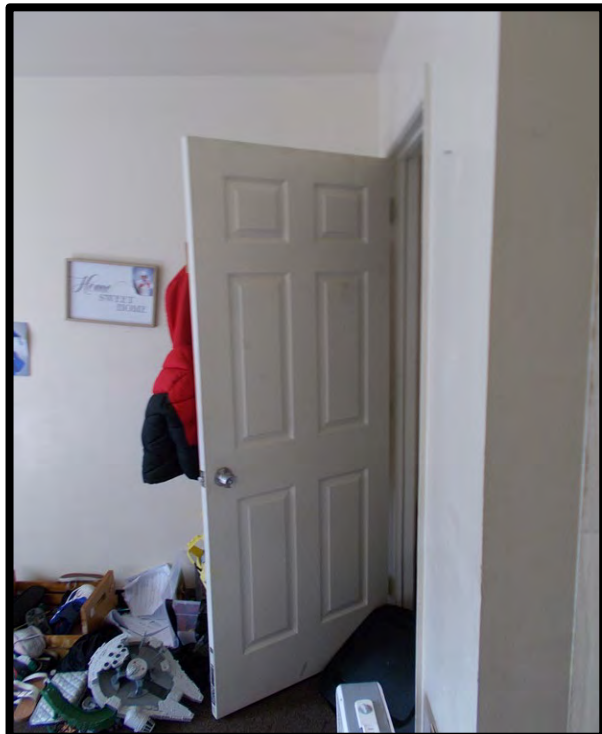
Photo No. 24

View of third bedroom at rear of second floor.



Photo No. 25

View of third bedroom second floor closet.



LAN Associates, EPAS, Inc.

LAN No.: 2.20341.01

BFW Group, LLC/PHDC PCNA of Germantown/Mount
Airy Properties - Premises H – 42 East Wister Street

Photos by: VP on 9/3/20

Photo No. 26

Overall view of building exterior and entry porch.

cc: File #2.20341.01



8.2.2 Photos MPEFP



Hot water heater



Hot water heater



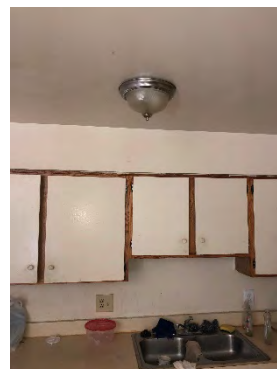
RPJ furnace



Return Grill



Electric Meter



Kitchen light and sink

8.3.1 FLOOD AND ZONING MAPS

42 E. Wister Street

FEMA Flood Zone Map



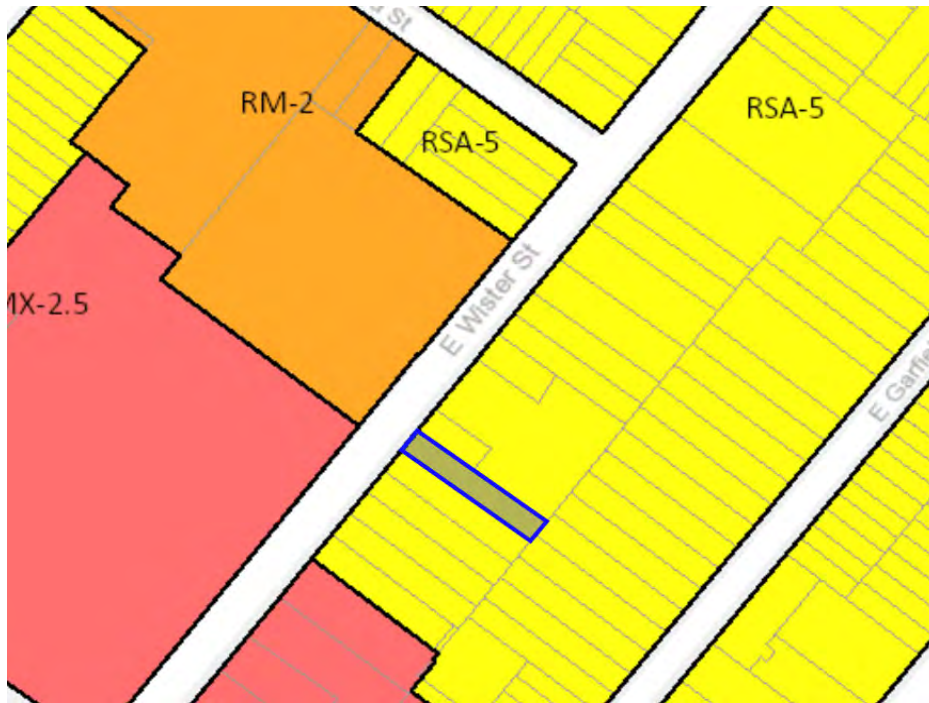
FEMA Flood Zone Information

42 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 Flood 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 View



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.

8.3.1 *Environmental Reports*



October 9, 2020

Attention: PHDC Germantown CNA

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

On September 3, 2020, Criterion Laboratories, Inc. (Criterion) collected a water sample from 42 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 42 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,

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

Melissa Billingsley
Project Manager

Attachment



Results of Lead in Drinking Water

Client	<u>BFW Group, LLC</u>	Site Address	<u>42 E Wister Street</u>	Sample Date	<u>9/3/2020</u>
Project #	<u>201379</u>		<u>Philadelphia PA</u>	Sample Received Date	<u>9/3/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin</u>	Sample Analysis Date(s)	<u>9/9/2020</u>

Sample Number	Location / Description	Lead (ppb)	Reporting Limit (ppb)
201379-07-023-02-01	Kitchen Sink - 250 ml -1st Draw	< 2.5	2.5
201379-07-023-02-02	Kitchen Sink - 250 ml -2nd Draw	< 2.5	2.5
201379-07-023-02-03	Bathroom Sink - 250 ml -1st Draw	< 2.5	2.5
201379-07-023-02-04	Bathroom Sink - 250 ml -2nd Draw	< 2.5	2.5

Sample Count 4

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



Chain of Custody

Matrix Water - Potable
Analyte Lead
Analysis Type Graphite Furnace
Container Bottle 250 ml
Project 201379
Client BFW Group, LLC
Site Address 42 E Wister Street
Philadelphia PA
Turnaround 3 - 5 Days
Field Tech Mary Anne Lerro
Sample Notes Single Family Dwelling-One main water source
Chain of Custody Notes

Additional Analytes

Sample Number	Location	Description	Received Condition	Date	Notes
201379-07-023-02-01	Kitchen Sink	250 ml -1st Draw	Good	9/4/2020	
201379-07-023-02-02	Kitchen Sink	250 ml -2nd Draw	Good	9/4/2020	
201379-07-023-02-03	Bathroom Sink	250 ml -1st Draw	Good	9/4/2020	
201379-07-023-02-04	Bathroom Sink	250 ml -2nd Draw	Good	9/4/2020	

Sample Count 4

Handling Chain Type	Handled By	Date	Time	Notes
Report Results To	Melissa Billingsley	9/3/2020	10:25	
Send Reports To	BFW Group, LLC	9/3/2020	10:25	
Samples Taken By	Mary Anne Lerro	9/3/2020	10:25	
Received By	Mary Anne Lerro	9/3/2020	00:00	
Relinquished By	Mary Anne Lerro	9/3/2020	00:00	
Transported By	Mary Anne Lerro	9/4/2020	00:00	
Received By	Zack Somershoe	9/4/2020	15:42	
Analyzed By	Collin Marrs	9/9/2020	13:36	



October 22, 2020

Attention: PHDC Germantown CNA

Reference: Lead XRF Testing Results
42 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 42 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 September 3, 2020. Painted surfaces were analyzed for lead using an X-ray Fluorescence Spectrometer (XRF) manufactured by Thermo Scientific-NITON.

The Environmental Protection Agency (E.P.A.) considers 1.0 milligrams of lead per square centimeter of painted surface, or greater, to be lead-based paint ($\geq 1.0 \text{ mg/cm}^2$).

The City of Philadelphia's Department of Public Health document entitled "Regulations Relating to Labeling, Application and Removal of Lead Paint", dated December 26, 1977, states that any paint lacquer or other applied liquid surface coating, and putty or caulking or other sealing compound with a lead content of 0.7 mg/cm^2 or greater, is considered lead-based.

During the inspection, **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.



Calibration Check Test Results

Client: BFW

Address: 42 E. Wister Street

Philadelphia, PA

Date: 09-03-2020 XRF Serial #: 25357

Project Number: 201379

Inspector: Michael Martin

Inspector Signature: Michael A. Martin

Lead Paint Standards Surface Lead mg/cm ²	Start of Job 1 st Calibration Check		2 nd Calibration Check		3 rd Calibration Check		4 th Calibration Check	
	Reading #	Result	Reading #	Result	Reading #	Result	Reading #	Result
<0.01	1	0.00	76	0.00				
1.04 ± 0.06	2	1.1	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	374.4							

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.



KRF Testing Report

Criterion

Client:

BFW LLC

Sampling Location:

42 E. Wister Street
Phila PA

Room Equivalent:

Room #:

KRF Serial No.:

25357

Date:

9/3/2020

Signature:

[Signature]

Project No.:

201379

Color	Substrate	Component	Reading No.	Wall	Test Location	KRF Reading mg/cm ²	Results mg/cm ²	Class-ification	Surface/Condition	Recommendation
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Beams	4		Front Porch	0.00	0.00	POS (NEG)	FRICITION (NON- FRICITION) (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Parting	5		Front Porch	0.00	0.00	POS (NEG)	FRICITION (NON- FRICITION) (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Ballast	6		Front Porch	0.00	0.00	POS (NEG)	FRICITION (NON- FRICITION) (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	7		Front Porch	0.00	0.00	POS (NEG)	FRICITION (NON- FRICITION) (INTACT) 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)	FRICITION (NON- FRICITION) (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A



Criterion

Client:

BFU LLC

XRF Testing Report

Page 2 of 10

Sampling Location:

425 Wister Street
Pittsboro, NC

Room Equivalent:

Room #:

Project No.:

201379

XRF Serial No.:

25357

Date:

9/3/2020

Signature:

Blair K. Hitt

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Class-ification	Surface/Condition	Recommendation
Tim	Wood Brick Sheetrock Plaster Metal Concrete	Meter Box	9		Front Porch	0.00	0.00	POS	FRIC (INTACT) NON-FR (FAIR) POOR	HR AR A ENCL CA OSHA A ENCL N/A
Brown	Wood Brick Sheetrock Plaster Metal Concrete	Floor	10		Front Porch	0.00	0.00	POS	FRIC (INTACT) NON-FR (FAIR) POOR	HR AR A ENCL CA OSHA A ENCL N/A
Tim	Wood Brick Sheetrock Plaster Metal Concrete	Windows Frame	11		Front Windows	0.00	0.00	POS	FRIC (INTACT) NON-FR (FAIR) POOR	HR AR A ENCL CA OSHA A ENCL N/A
Red	Wood Brick Sheetrock Plaster Metal Concrete	Door	12		Front Door (exterior)	0.00	0.00	POS	FRIC (INTACT) NON-FR (FAIR) POOR	HR AR A ENCL CA OSHA A ENCL N/A
Red	Wood Brick Sheetrock Plaster Metal Concrete	Door	13		Front Door	0.00	0.00	POS	FRIC (INTACT) NON-FR (FAIR) POOR	HR AR A ENCL CA OSHA A ENCL N/A



Criterion

Client:

BFW LLC

XRF Testing Report

Page 3 of 16

Sampling Location:

40 E. WILSON STREET
PHILIA PA.

Room Equivalent:

Room #:

Project No.:

201973

XRF Serial No.:

25257

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
Red	Wood Brick Sheetrock Plaster Metal Concrete	Door Casing	14		Front Door	0.00	0.00	POS	FRICITION NON- FRICITION POOR	HR AR A ENCL. A ENCF CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	15		Front Door (Interior)	0.00	0.00	POS	FRICITION NON- FRICITION POOR	HR AR A ENCL. A ENCF CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Walls	16	1	1st Living Room / Bedroom	0.00	0.00	POS	FRICITION NON- FRICITION POOR	HR AR A ENCL. A ENCF CA OSHA N/A
			17	2		0.00	0.00	NEG	FRICITION NON- FRICITION POOR	HR AR A ENCL. A ENCF CA OSHA N/A
			18	3		0.00	0.00	NEG	FRICITION NON- FRICITION POOR	HR AR A ENCL. A ENCF CA OSHA N/A
			19	4		0.00	0.00	INC	FRICITION NON- FRICITION POOR	HR AR A ENCL. A ENCF CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Walls	20		1st Living Room / Bedroom	0.00	0.00	POS	FRICITION NON- FRICITION POOR	HR AR A ENCL. A ENCF CA OSHA N/A
			21			0.00	0.00	POS	FRICITION NON- FRICITION POOR	HR AR A ENCL. A ENCF CA OSHA N/A
			22			0.00	0.00	POS	FRICITION NON- FRICITION POOR	HR AR A ENCL. A ENCF CA OSHA N/A
			23			0.00	0.00	POS	FRICITION NON- FRICITION POOR	HR AR A ENCL. A ENCF CA OSHA N/A
			24			0.00	0.00	POS	FRICITION NON- FRICITION POOR	HR AR A ENCL. A ENCF CA OSHA N/A



Criterion

Client:

R Fuel LLC

XRF Testing Report

Page 4 of 10

Sampling Location:

424 Webster Street
Phila PA

Room Equivalent:

Room #:

Date:

9/3/2020

Signature:

Michael A. Miller

Project No.:

201973

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Class-ification	Surface/Condition	Recommendation
white	Wood Brick Sheetrock Plaster Metal Concrete	Windows Sill	25		Kitchen/ Dining Room	0.00	0.00	POS (NEG)	FRICITION (NON-FRICITION) (INTACT) (FAIR) (POOR)	HR AR A ENCL A ENCP CA OSHA N/A
white	Wood Brick Sheetrock Plaster Metal Concrete	Door	26		Rear Door	0.00	0.00	POS (NEG)	FRICITION (NON-FRICITION) (INTACT) (FAIR) (POOR)	HR AR A ENCL A ENCP CA OSHA N/A
white	Wood Brick Sheetrock Plaster Metal Concrete	Door JAM	27		Rear Door	0.00	0.00	POS (NEG)	FRICITION (NON-FRICITION) (INTACT) (FAIR) (POOR)	HR AR A ENCL A ENCP CA OSHA N/A
white	Wood Brick Sheetrock Plaster Metal Concrete	Door	28		Rear Door	0.00	0.00	POS (NEG)	FRICITION (NON-FRICITION) (INTACT) (FAIR) (POOR)	HR AR A ENCL A ENCP CA OSHA N/A
Brick	Wood Brick Sheetrock Plaster Metal Concrete	Floor	29		Floor in Living Room/Kitchen	0.00	0.00	POS (NEG)	FRICITION (NON-FRICITION) (INTACT) (FAIR) (POOR)	HR AR A ENCL A ENCP CA OSHA N/A



Criterion

Client:

BFW LLC

XRF Testing Report

Page 5 of 10

Sampling Location:

49 E. Wister Street
Philadelphia

Room Equivalent:

Room #:

Project No.:

201923

XRF Serial No.:

95357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Class-ification	Surface/Condition	Recommendation
Brown	Wood Brick Sheetrock Plaster Metal Concrete	STAIR Tread	30		STAIRwell	0.00	0.00	POS	FRICITION NON- FAIR POOR	HR AR A ENCL A ENCF CA OSHA N/A
Brown	Wood Brick Sheetrock Plaster Metal Concrete	STAIRwell	31		STAIRwell	0.00	0.00	POS	FRICITION NON- FAIR POOR	HR AR A ENCL A ENCF CA OSHA N/A
Brown	Wood Brick Sheetrock Plaster Metal Concrete	STAIRwell	32	1	2nd Fl Front Bedroom	0.00	0.00	POS	FRICITION NON- FAIR POOR	HR AR A ENCL A ENCF CA OSHA N/A
Blue	Wood Brick Sheetrock Plaster Metal Concrete	WALLS	33	2	2nd Fl Front Bedroom	0.00	0.00	POS	FRICITION NON- FAIR POOR	HR AR A ENCL A ENCF CA OSHA N/A
			34	3		0.00	0.00	POS	FRICITION NON- FAIR POOR	HR AR A ENCL A ENCF CA OSHA N/A
			35	4		0.00	0.00	POS	FRICITION NON- FAIR POOR	HR AR A ENCL A ENCF CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	WALLS	36		2nd Fl Front Bedroom	0.00	0.00	POS	FRICITION NON- FAIR POOR	HR AR A ENCL A ENCF CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Sill				0.00	0.00	POS	FRICITION NON- FAIR POOR	HR AR A ENCL A ENCF CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	37		2nd Fl Front Bedroom	0.00	0.00	POS	FRICITION NON- FAIR POOR	HR AR A ENCL A ENCF CA OSHA N/A



Criterion

Client:

BTW LLC

XRF Testing Report

Sampling Location:

425 Wister Street
Phila PA

Room Equivalent:

Room #:

Project No.:

201379

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Class-ification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Door SAM	36		2nd Floor Bedroom	0.000	0.00	POS	FRICITION NON-FRICITION INTACT FAIR POOR	HR A ENCL CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Casings	39		2nd Floor Bedroom	0.00	0.00	POS	FRICITION NON-FRICITION INTACT FAIR POOR	HR A ENCL CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	40	1	2nd Floor Bedroom	0.00	0.00	POS	FRICITION NON-FRICITION INTACT FAIR POOR	HR A ENCL CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	41	2	2nd Floor Bedroom	0.00	0.00	POS	FRICITION NON-FRICITION INTACT FAIR POOR	HR A ENCL CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	42	3	2nd Floor Bedroom	0.00	0.00	POS	FRICITION NON-FRICITION INTACT FAIR POOR	HR A ENCL CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	43		2nd Floor Bedroom	0.00	0.00	POS	FRICITION NON-FRICITION INTACT FAIR POOR	HR A ENCL CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	44		2nd Floor Bedroom	0.00	0.00	POS	FRICITION NON-FRICITION INTACT FAIR POOR	HR A ENCL CA OSHA N/A

Date:

9/3/2020

Signature:

[Signature]

Page 6 of 10



Criterion

Client:

BFW LLC

XRF Testing Report

Page 7 of 10

Sampling Location:

42 E. Webster Street
Pittsburgh, PA

Room Equivalent:

Room #:

Date:

9/3/2020

Signature:

Michael A. Miller

Project No.:

201379

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm	Results mg/cm ²	Class-ification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Casings	45		2nd Fl Bathroom			POS	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Walls	46 47 48 49 50	1 2 3 4	2nd Fl Bedrm / Left Side Bedroom	0.00 0.00 0.00 0.00 0.00	0.00	POS	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Windows Sill			2nd Fl Bedrm / Left Side Bedroom	0.00	0.00	POS	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	51		2nd Fl Bedrm / Left Side Bedroom	0.00	0.00	POS	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Trim	52		2nd Fl Bedrm / Left Side Bedroom	0.00	0.00	POS	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A



Criterion

Client:

XRF Testing Report

Page 8 of 10

Sampling Location:

42 E. Wister Street
Phila PA

Date:

9/3/2020

Room Equivalent:

Signature:

Michael A. Hest

Room #:

Project No.:

201379

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Well	Test Location	XRF Reading mg/cm	Results mg/cm ²	Class-ification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Door casing	53		2nd Fl Rm / Left Side Bedroom	0.00	0.00	POS	FRICITION NON-FAIR POOR	HR A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Walls	54 55 56 57	1 2 3 4	2nd Fl Rm / Right Side Bedroom	0.00 0.00 0.00 0.00	0.00	POS	FRICITION NON-FAIR POOR	HR A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	56		2nd Fl Rm / Right Side Bedroom	0.00	0.00	POS	FRICITION NON-FAIR POOR	HR A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	59		2nd Fl Rm / Right Side Bedroom	0.00	0.00	POS	FRICITION NON-FAIR POOR	HR A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	60		2nd Fl Rm / Right Side Bedroom	0.00	0.00	POS	FRICITION NON-FAIR POOR	HR A ENCP CA OSHA N/A



Criterion

Client:

BFW LLC

XRF Testing Report

Sampling Location:

44 E. Wister Street
Phila PA

Room Equivalent:

Room #:

Date:

9/3/2020 9 of 10

Signature:

Michael A. Butty

Project No.:

201374

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Casings	61		Bedroom / Right Side Bedroom	0.00	0.00	POS	FRICITION NON-FAIR POOR	HR AR A ENCL CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Walls	62 63 64 65	1 2 3 4	Bedroom	0.00 0.00 0.00 0.00	0.00	POS NEG NEG INC	FRICITION NON-FAIR POOR	HR AR A ENCL CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	66		Bedroom	0.00	0.00	POS	FRICITION NON-FAIR POOR	HR AR A ENCL CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	67		Bedroom	0.00	0.00	POS	FRICITION NON-FAIR POOR	HR AR A ENCL CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Jam	68		Bedroom	0.00	0.00	POS	FRICITION NON-FAIR POOR	HR AR A ENCL CA OSHA N/A



Criterion

Client:

BFW LLC

XRF Testing Report

Page 10 of 16

Sampling Location:

42 E. Wister Street
Phila PA

Room Equivalent:

Room #:

Project No.:

201879

XRF Serial No.:

25357

Date:

9/8/2020

Signature:

[Signature]

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Class. Ilication	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Casing	69		3rd Fl Bed Room	0.00	0.00	POS (NEG)	FRICITION (INTACT) NON-FRICITION (FAIR) POOR	HR A ENCP CA OSHA A ENCL (N/A)
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Casing	70	1	3rd Fl Bathroom	0.00	0.00	POS (NEG)	FRICITION (INTACT) NON-FRICITION (FAIR) POOR	HR A ENCP CA OSHA A ENCL (N/A)
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Casing	71	2	3rd Fl Bathroom	0.00	0.00	POS (NEG)	FRICITION (INTACT) NON-FRICITION (FAIR) POOR	HR A ENCP CA OSHA A ENCL (N/A)
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Casing	72	3	3rd Fl Bathroom	0.00	0.00	POS (NEG)	FRICITION (INTACT) NON-FRICITION (FAIR) POOR	HR A ENCP CA OSHA A ENCL (N/A)
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Casing	73		3rd Fl Bathroom	0.00	0.00	POS (NEG)	FRICITION (INTACT) NON-FRICITION (FAIR) POOR	HR A ENCP CA OSHA A ENCL (N/A)
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Casing	74		3rd Fl Bathroom	0.00	0.00	POS (NEG)	FRICITION (INTACT) NON-FRICITION (FAIR) POOR	HR A ENCP CA OSHA A ENCL (N/A)
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Casing	75		3rd Fl Bathroom	0.00	0.00	POS (NEG)	FRICITION (INTACT) NON-FRICITION (FAIR) POOR	HR A ENCP CA OSHA A ENCL (N/A)



October 9, 2020

Attention: PHDC Germantown CNA

Reference: Radon Testing Results
42 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 42 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 0.4 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



SAFE SHELTER ENVIRONMENTAL

RADON TEST RESULTS

Test # 200913144

REPORT DATE: 9/25/2020

CLIENT INFORMATION

TEST LOCATION

NAME	Ms. Melissa Billingsley			NAME	
ADDRESS	Criterion Labs, Inc.			ADDRESS	42 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
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DEVICE ID #	DEVICE LOCATION	START DATE	START TIME	FINISH DATE	FINISH TIME	RESULT	UNIT
SLW037	first floor	9/22/2020	10:30	9/24/2020	10:10	0.4	pCi/L
SLW152	first floor DUP	9/22/2020	10:30	9/24/2020	10:10	0.4	pCi/L

AVERAGE RADON LEVEL	0.4	pCi/L
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The average radon level of **0.4 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
www.safeshelter.com**

610-594-0350