

# Germantown/Mount Airy Properties

## Physical Conditions and Needs Assessment

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### Premises H

**44 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.

44 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 at the north end of a row of five (5) similar units. This unit consists of a single-family residence which is wood framed with a stucco exterior front and side elevation. The side and rear were inaccessible during the time of assessment. The building is two and a half (2.5) stories tall and is rectangular in shape. Entry to the first floor is approximately four (4) steps above grade on a wooden porch with a shed asphalt shingle roof. There is mold along the exterior walls on the first floor.

The building is unoccupied.

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: ~26 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			√ Replace deckboards and missing handrail on front porch
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		√		Investigate/replace portions of weak sub-floor.
3.3.3	Facades or Curtain Wall			√	Replace windows
3.3.4	Roofing and Roof Drainage		√		Future replacement of asphalt shingles 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		√		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. Investigation and replacement of sub-floor in certain areas. Replace all finishes in second-floor 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

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The purpose of this Physical Conditions and Needs Assessment (PCNA) is to identify the following: 1) Critical Repair Items; 2) Twelve-Month Physical Needs; 3) Long-Term Physical Needs; and 4) Costing. For this PCNA, representative samples of the major independent building components were observed and their physical conditions were evaluated including site and building exteriors and interiors.

The Philadelphia Housing and Development Corporation (PHDC) wants to identify the required cost to achieve the following: 1) Upgrade all occupied units to meet the Department of Housing and Urban Development's (HUD) Housing Quality Standards (HQS); 2) Stabilize and seal all vacant units/buildings; and 3) Renovate all buildings to meet standards required for the low income housing tax credit program.

The physical condition of building systems and related components are typically defined as being in one of three conditions: Good, Fair or Poor, or a combination thereof. For the purposes of this report, the following definitions are used:

*Good = Satisfactory as-is. Requires only routine maintenance over the evaluation period. Repair or replacement may be required due to a system's estimated useful life.*

*Fair = Satisfactory as-is. Repair or replacement is required due to current physical condition and/or estimated remaining useful life.*

*Poor = Immediate repair, replacement or significant maintenance is required.*

### 2.2 Site Visit

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The initial building walkthrough was conducted on August 20, 2020. The entire single family home was inspected (100%).

### 2.3 Useful Life Estimate

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It is our observation that the 44 E. Wister St constructed circa 1995, has experienced normal wear and tear for its type and age. There is evidence of mold along the exterior walls of the first floor.

### 3 SYSTEM DESCRIPTIONS & OBSERVATIONS

#### 3.1 OVERALL GENERAL DESCRIPTION

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

The subject property is a single family home. The unit has a living room, dining room and kitchen on the first floor. On the second floor there are three (3) bedrooms with a single bathroom. Two (2) bedrooms are at the rear of the building which are mirror images of each other and bisect the building equally in half. The front bedroom occupies the entire front portion and has two (2) closets. The partial third floor contains a master bedroom with a full bath accessed directly off the bedroom at the front of the residence facing the street.

##### 3.1.2 List of Apartment Units Inspected

100% of units were inspected.

#### 3.2 SITE

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##### 3.2.1 Topography

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

##### 3.2.2 Storm Water Drainage

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

##### 3.2.3 Access and Egress

Access to the site is from Wister Street, entrance to the building requires approximately four (4) steps up to a porch with a canopy. The rear yard is accessed via a door at the rear of the residence.

##### Observations/Comments:

*The porch appears to be in poor condition and will require replacement at a minimum of deck boards and missing handrail.*

*Rear door is bent and will need to be replaced.*

##### 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 rear yard.

##### 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 able to be assessed.

#### 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.

#### 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

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### 3.3.1 Foundation

Likely masonry (not visible for assessment).

### 3.3.2 Building Frame

#### 3.3.2.1 Floor Frame System

Wood frame structure.

##### *Observations/Comments:*

*A weak spot was noted in the sub-flooring immediately in front of the stairs to the second floor; it collapsed under observers weight. A portion of the sub-floor will require replacement and investigations in other sections that may or may not be sound.*

#### 3.3.2.2 Crawl Spaces and Penetrations

Not visible for assessment.

#### 3.3.2.3 Roof Frame

The roof is likely wood framed with a 10 or 12 on 12 pitch. There is also a shed style roof on the front porch of the building.



#### 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 four (4) steps from grade to enter the premises via a front porch. There is an interior wooden stair leading up to the second and third floors.

##### *Observations/Comments:*

*There is a missing handrail on the stairs to the front porch. A new handrail should be installed. The handrail to the second floor has been damaged and/or removed and replacement is required.*

#### 3.3.2.8 Exterior Doors and Entry Systems

The door to the rear yard appears to have been bent due to forced entry; replacement is required. Replacement of front entry door is also required.

### 3.3.3 Facades or Curtain Wall

#### 3.3.3.1 Sidewall System

This is a wood framed structure with a stucco exterior front. The side and rear of the dwelling was inaccessible for review, however it appears the left side of the property (north) is a stucco exterior similar to the front of the building. The rear is likely 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. There is a shed asphalt shingle roof over a wooden porch.

##### *Observations/Comments:*

*Asphalt shingles on the shed roof will require replacement in the near future.*

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## 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, but could not prove function.*

#### 3.4.1.3 Fixtures

Plumbing fixtures are in good shape.

### **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 seems to be in good condition.*

*All filters, supply and return grilles should be replaced.*

### **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**

N/A

#### **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.

#### **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**

N/A

#### **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.

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## **3.5 VERTICAL TRANSPORTATION**

### **3.5.1 There are no elevators in this building.**

### 3.6 LIFE SAFETY/FIRE PROTECTION

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#### 3.6.1 Sprinklers and Standpipes

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 the building.

### 3.7 INTERIOR ELEMENTS

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#### 3.7.1 Common Areas

This is a single family home.

#### 3.7.2 Tenant Spaces

##### 3.7.2.1 Finishes, Wall, Floors

General finishes throughout are gypsum wallboards and ceilings with 6-panel wood doors. It appears that carpet on the first floor has been removed down to the sub-floor.

##### *Observations/Comments:*

*General condition of gypsum wallboards and ceilings is fair with portions requiring replacement.*

*The carpeting and vinyl base throughout requires replacement.*

*A weak spot was noted in the sub-flooring immediately in front of the stairs to the second floor; it collapsed under observers weight. A portion of the sub-floor will require replacement and investigations in other sections that may or may not be sound.*

*All finishes in the second floor bathroom should be replaced.*

##### 3.7.2.2 Appliances

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

##### *Observations/Comments:*

*The refrigerator was missing. Replacement of kitchen and all kitchen appliances is required.*

##### 3.7.2.3 Bath Fixtures and Specialties

The second-floor and third- floor bathrooms are equipped with a wood vanity with top mount sink.

##### *Observations/Comments:*

*The water closet was missing.*

*The bathtub and fiberglass surround are in poor condition and will require replacement.*

##### 3.7.2.4 Kitchen Fixtures and Specialties

A stainless steel sink and faucet are provided in the kitchen.

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

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

##### *Observations/Comments:*

*Replacement all millwork, casework, cabinets and countertops in the kitchen is required.*

## 4 ADDITIONAL CONSIDERATIONS

### 4.1 *ENVIRONMENTAL HAZARDS*

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

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

No asbestos was detected on any of the components sampled.

## 5 OPINIONS OF PROBABLE COSTS TO REMEDY PHYSICAL DEFICIENCIES

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

## 6 OUT OF SCOPE CONSIDERATIONS

### 6.1 *Accessibility for Persons with Disabilities*

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This building does not meet requirements for ADA accessibility.

## 7 LIMITING CONDITIONS

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





8.1.1 *20 Year Table of Quantities & Annual Estimated Costs*

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

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

[illegible]

[illegible]



<b>1,348 SF SF Renovation - Premises H 44 E Wister St</b>		
<b>ITEM</b>	<b>Total</b>	<b>\$/SF</b>
DEMOLITION	\$ 20,220.00	\$ 15.00
SITEWORK	\$ 4,044.00	\$ 3.00
LANDSCAPE & IRRIGATION	\$ 674.00	\$ 0.50
CONCRETE	\$ 5,392.00	\$ 4.00
MASONRY	\$ 2,696.00	\$ 2.00
STRUCTURAL STEEL	\$ -	\$ -
METAL FABRICATIONS	\$ -	\$ -
ROUGH CARPENTRY	\$ 13,480.00	\$ 10.00
ARCHITECTURAL WOODWORK	\$ -	\$ -
THERMAL & MOISTURE PROTECTION	\$ 4,044.00	\$ 3.00
FIREPROOFING	\$ 1,348.00	\$ 1.00
SEALANTS	\$ 2,696.00	\$ 2.00
WINDOWS	\$ 16,176.00	\$ 12.00
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	\$ 9,436.00	\$ 7.00
PAINTING	\$ 4,044.00	\$ 3.00
WALL COVERINGS	\$ -	\$ -
SPECIALTIES	\$ 5,392.00	\$ 4.00
EQUIPMENT	\$ 5,392.00	\$ 4.00
FURNISHINGS	\$ 2,696.00	\$ 2.00
CONVEYING	\$ -	\$ -
FIRE PROTECTION	\$ 2,696.00	\$ 2.00
PLUMBING	\$ 6,740.00	\$ 5.00
HVAC	\$ 13,480.00	\$ 10.00
ELECTRICAL	\$ 6,740.00	\$ 5.00
COMMUNICATIONS	\$ 1,348.00	\$ 1.00
ELECTRONIC SAFETY & SECURITY	\$ 1,348.00	\$ 1.00
GENERAL REQUIREMENTS	\$ 5,392.00	\$ 4.00
<b>Subtotal</b>	<b>\$ 152,998.00</b>	<b>114</b>
Construction Contingency - 10%	\$ 15,299.80	\$ 11.35
Subcontractor Insurance - 2%	\$ 3,059.96	\$ 2.27
Design Contingency - 2%	\$ 3,059.96	\$ 5.68
Overhead & Profit - 2.5%	\$ 3,824.95	\$ 2.84
Permits - 1.5%	\$ 2,294.97	\$ 2.27
Performance & Payment Bonds - 2%	\$ 3,059.96	\$ 2.27
<b>Grand Total</b>	<b>\$ 183,597.60</b>	<b>140</b>

RFR ASSUMPTIONS	
Units	1
Beginning Year	2021
Investment Rate of Return	2.5%
Inflation Rate	2.5%
Existing Reserve Fund	\$ -
Monthly Reserve Contribution	\$ 892
Reserve Cost/Unit/Year	\$ 10,700
Year 1 Construction Funds	\$13,158

Reserve for Replacement (RFR)	CRITICAL	Year 5											
	REPAIRS	Year 1	Year 2	Year 3	Year 4	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)	\$13,158	\$0	\$0	\$0	\$0	\$69,536	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual RFR Contribution	\$10,700	\$10,700	\$10,700	\$10,700	\$10,700	\$10,700	\$10,700	\$10,700	\$10,700	\$10,700	\$10,700	\$10,700	\$10,700
Previous RFR Plus Contributions	\$10,700	\$21,668	\$32,909	\$44,432	\$56,243	\$68,349	\$11,222	\$22,202	\$33,457	\$44,994	\$56,818	\$68,939	\$81,362
RFR with 2.5% Rate of Return	\$10,968	\$22,209	\$33,732	\$45,543	\$57,649	\$70,058	\$11,502	\$22,757	\$34,294	\$46,118	\$58,239	\$70,662	\$83,396
Current Year Balance	-\$2,191	\$22,209	\$33,732	\$45,543	\$57,649	\$522	\$11,502	\$22,757	\$34,294	\$46,118	\$58,239	\$70,662	\$83,396
Year 1 Construction Funds	\$13,158												
Total Year 1 Funds	\$10,968												

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
\$10,700	\$10,700	\$10,700	\$10,700	\$10,700	\$10,700	\$10,700	\$10,700
\$94,096	\$107,149	\$120,528	\$134,241	\$148,297	\$162,704	\$177,472	\$192,609
\$96,449	\$109,828	\$123,541	\$137,597	\$152,004	\$166,772	\$181,909	\$197,424
\$96,449	\$109,828	\$123,541	\$137,597	\$152,004	\$166,772	\$181,909	\$197,424







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

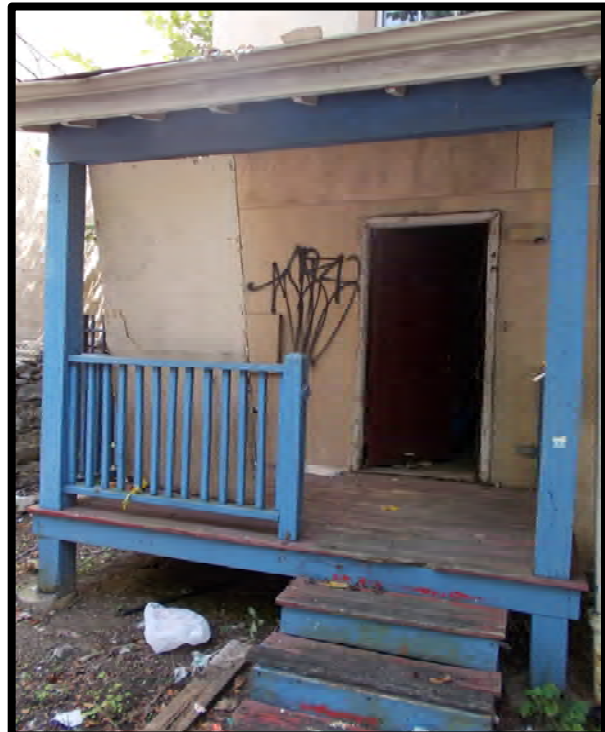
**Photo No. 1**

Depicts overall exterior view of 44 East Wister Street.



**Photo No. 2**

Depicts entry porch and entry door.



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

**Photo No. 3**

Depicts entry door.



**Photo No. 4**

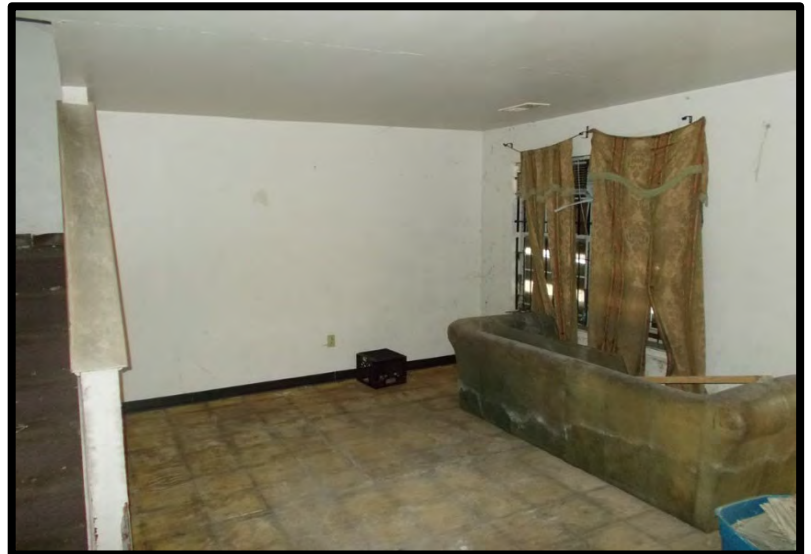
Depicts living room looking north from entry. Closet on the left is entry closet and meter location.



Photos by: VP on 8/27/20

**Photo No. 5**

Depicts view of living room with windows facing East Wister Street.



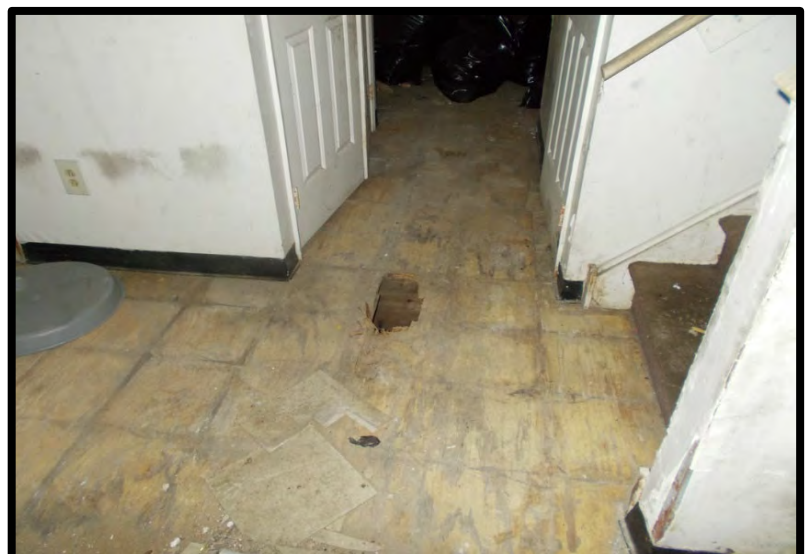
**Photo No. 6**

Depicts hallway leading to rear kitchen and dining room area. Stair to the right leads to the second and third floor bedrooms.



**Photo No. 7**

Depicts location of weakened sub-floor.





Photos by: VP on 8/27/20

**Photo No. 8**

Depicts kitchen.



**Photo No. 9**

Depicts additional view of kitchen and rear door to rear yard from dining room.



**Photo No. 10**

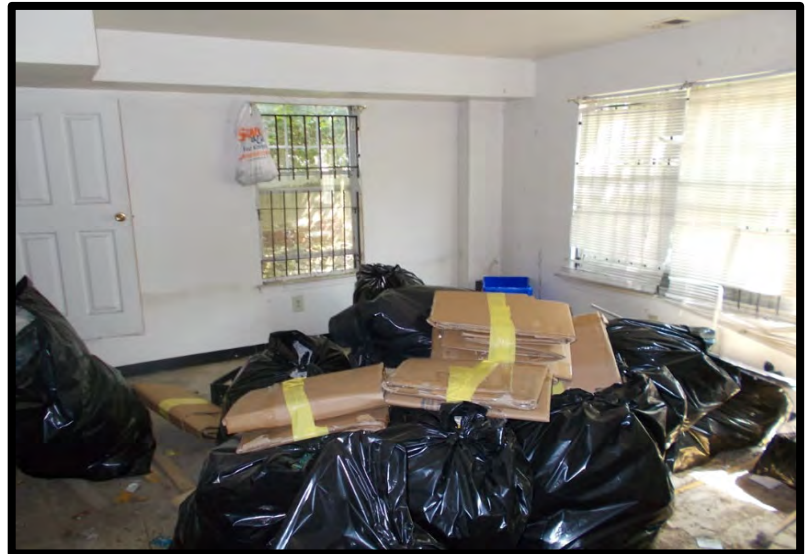
Depicts view from dining room looking towards living area at mechanical closet.



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

**Photo No. 11**

Depicts view of dining area as viewed from kitchen.



**Photo No. 12**

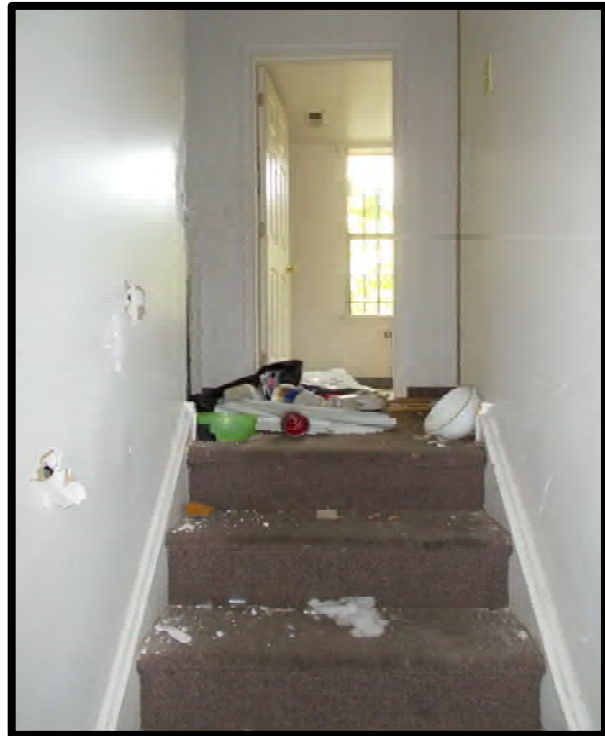
Depicts washer/dryer closet on first floor.



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

**Photo No. 13**

View at top of stairs to second floor. Note handrail has been forcibly removed.



**Photo No. 14**

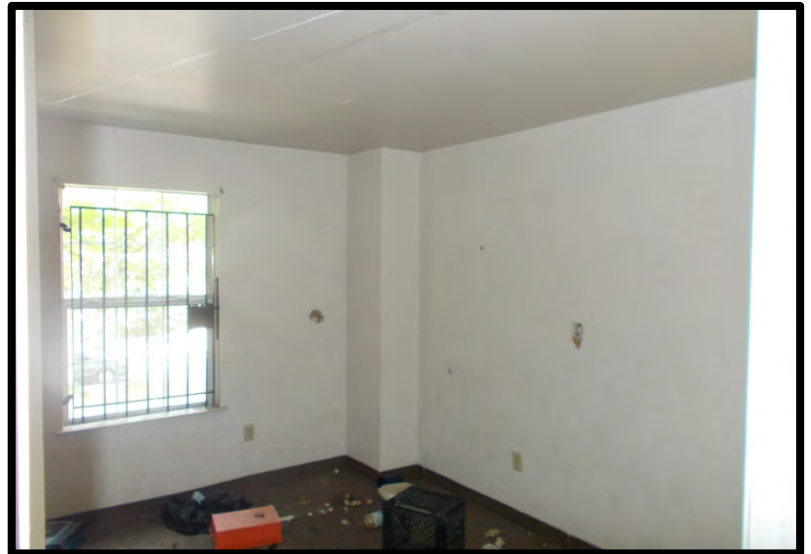
View of front bedroom on second floor facing East Wister Street with bedroom closets on left.



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

**Photo No. 15**

Panning right from previous photo. Additional view of bedroom facing the front of East Wister Street.



**Photo No. 16**

View of second floor bathroom.





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

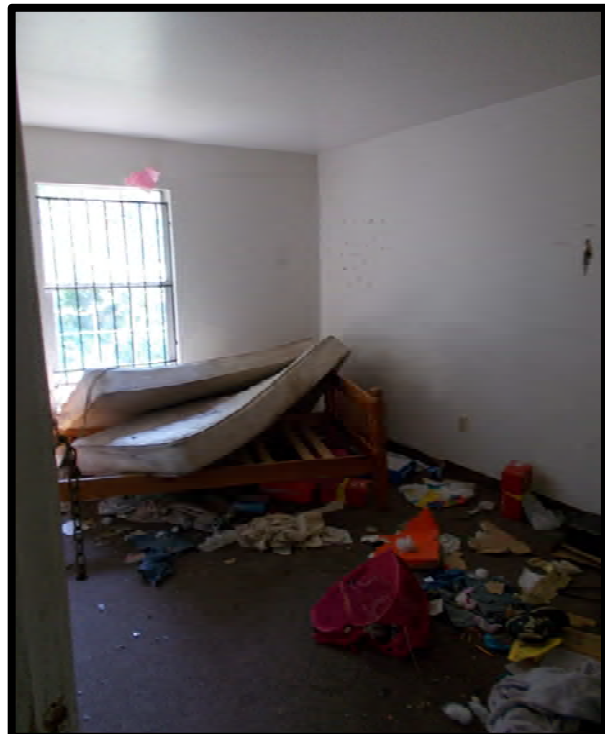
**Photo No. 17**

Panning 180 degrees from previous photo. View of  
bathtub surround at second floor bathroom.



**Photo No. 18**

Depicts bedroom #2 located at the second floor.



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

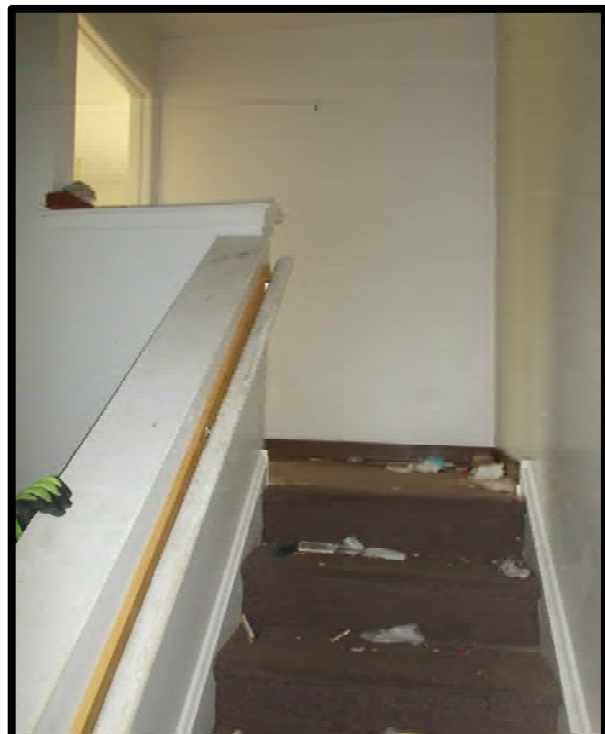
**Photo No. 19**

Depicts bedroom #3 which is mirror image of bedroom #2.



**Photo No. 20**

Depicts top of third floor landing.



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

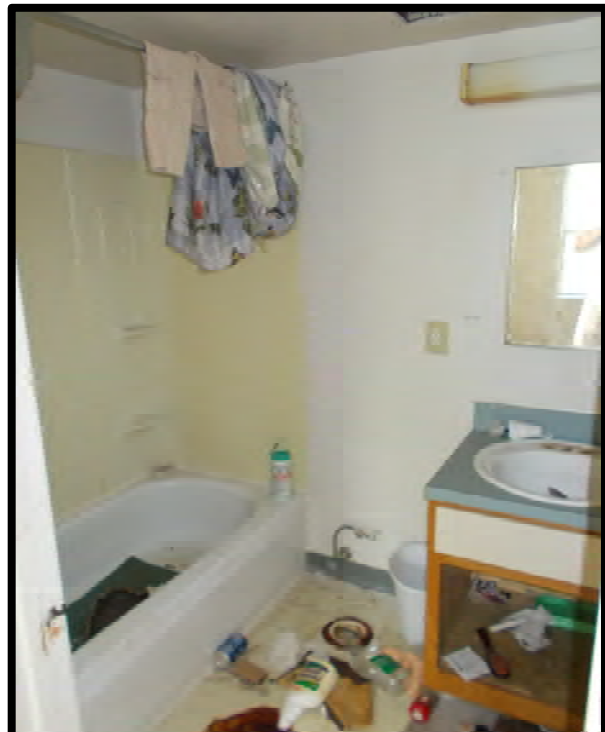
**Photo No. 21**

Depicts view of master bedroom area with bathroom on left and closet on right.



**Photo No. 22**

Interior view of third floor master bathroom.



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

**Photo No. 23**

Panning 180 degrees from previous photo. View of master bedroom closets.



**Photo No. 24**

View along north side of property.



LAN Associates, EPAS, Inc.

LAN No.: **2.20341.01**

BFW Group, LLC/PHDC PCNA of Germantown/Mount  
Airy Properties - Premises H - 44 East Wister Street

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

**Photo No. 25**

Panning up from previous photo also along north side  
of property.

cc: File #2.20341.01







## 8.2.2 PHOTO EXHIBITS



Return grill



Exhaust fan not working



Furnace closet



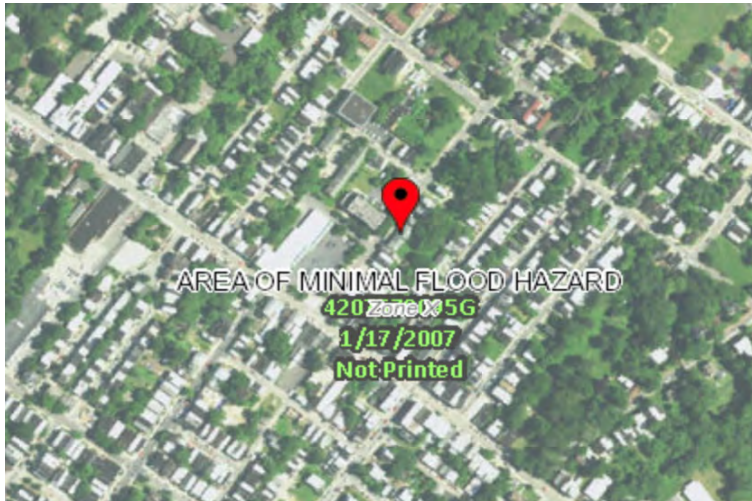


### 8.3.1 FLOOD AND ZONING MAPS

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44 E Wister Street

#### FEMA Flood Zone Map



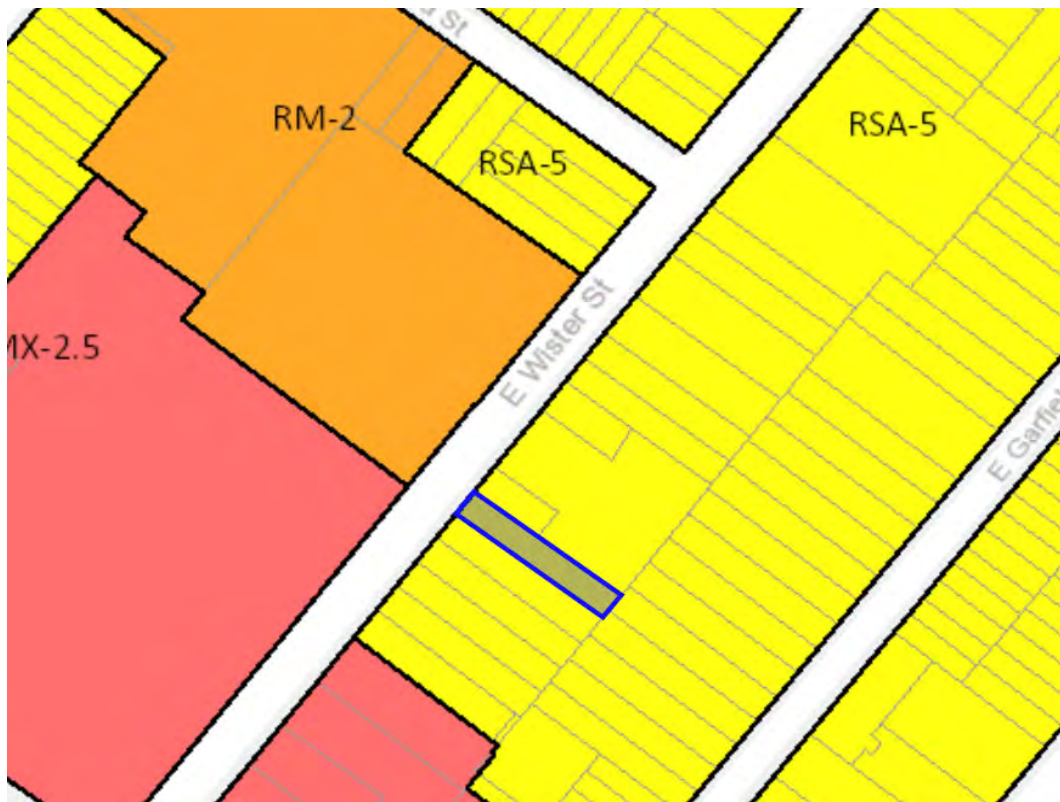
#### FEMA Flood Zone Information

44 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.

### 8.3.2 *Environmental Reports*

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October 22, 2020

**Attention:** PHDC Germantown CNA

**Reference:** Lead XRF Testing Results  
44 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 44 E. Wister Street in Philadelphia, PA. The purpose of the inspection was to confirm the presence, if any, and condition of lead-based painted surfaces.

Criterion performed a lead-based paint inspection on August 27, 2020. Painted surfaces were analyzed for lead using an X-ray Fluorescence Spectrometer (XRF) manufactured by Thermo Scientific-NITON.

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

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  $0.7 \text{ mg/cm}^2$  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: 44 E. Wister Street

Philadelphia, PA

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

Project Number: 201379

Inspector: Michael Martin

Inspector Signature: 

Lead Paint Standards Surface Lead mg/cm <sup>2</sup>	Start of Job 1 <sup>st</sup> Calibration Check		2 <sup>nd</sup> Calibration Check		3 <sup>rd</sup> Calibration Check		4 <sup>th</sup> Calibration Check	
	Reading #	Result	Reading #	Result	Reading #	Result	Reading #	Result
<0.01	1	0.00	83	0.00				
1.04 ± 0.06	2	1.1	84	1.0				
0.71 ± 0.08	3	0.7	85	0.7				
3.58 ± 0.39								
1.53 ± 0.09								
0.31 ± 0.02								
Detector Resolution	377.2							

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





# XRF Testing Report

Page 1 of 7

Criterion

Client:

RFW Group LLC

Date:

8/27/2020

Sampling Location:

44 E. Wister Street  
Phila PA

Signature:

Michael A. Miller

Room Equivalent:

Project No.:

201379

Room #:

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm <sup>2</sup>	Results mg/cm <sup>2</sup>	Class-ification	Surface/Condition	Recommendation
Blue	Wood Brick Sheetrock Plaster Metal Concrete	Post	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
Blue	Wood Brick Sheetrock Plaster Metal Concrete	Painting	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
Blue	Wood Brick Sheetrock Plaster Metal Concrete	Spindles	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
Red	Wood Brick Sheetrock Plaster Metal Concrete	Floor	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
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	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





# XRF Testing Report

Page 2 of 7

Criterion

Client:

RFW Group LLC

Date:

8/27/2020

Sampling Location:

414 E. Wister Street  
Phila PA

Signature:

Michael A. Hutto

Room Equivalent:

Project No.:

201879

Room #:

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm <sup>2</sup>	Results mg/cm <sup>2</sup>	Class-ification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Joices	9		Front Porch	0.00	0.00	POS (NEG)	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
Yellow	Wood Brick Sheetrock Plaster Metal Concrete	Meter Box	10		Front Porch	0.00	0.00	POS (NEG)	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
Red	Wood Brick Sheetrock Plaster Metal Concrete	Door	11		Front Door Entry	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	12		Front 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	13		Front Door	0.00	0.00	POS (NEG)	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A





# XRF Testing Report

Page 3 of 7

Criterion

Client:

BFW Group LLC

Date:

8/27/2020

Sampling Location:

44 E. Wister Street  
Philadelphia

Signature:

*Michael A. Miller*

Room Equivalent:

Project No.:

201379

Room #:

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm <sup>2</sup>	Results mg/cm <sup>2</sup>	Class-ification	Surface/Condition	Recommendation
TAN	Wood Brick Sheetrock Plaster Metal Concrete	Walls	14	1	Living Room	0.00	0.00	POS	FRICITION NON-FRICITION INTACT FAIR POOR	HR A ENCP CA OSHA A ENCL N/A
			15	2		0.00	0.00	NEG	FRICITION NON-FRICITION INTACT FAIR POOR	HR A ENCP CA OSHA A ENCL N/A
			16	3		0.00	0.00	NEG	FRICITION NON-FRICITION INTACT FAIR POOR	HR A ENCP CA OSHA A ENCL N/A
			17	4		0.00	0.00	INC	FRICITION NON-FRICITION INTACT FAIR POOR	HR A ENCP CA OSHA A ENCL N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Sills	18		Living Room	0.00	0.00	POS	FRICITION NON-FRICITION INTACT FAIR POOR	HR A ENCP CA OSHA A ENCL N/A
			19		Dining Room	0.00	0.00	NEG	FRICITION NON-FRICITION INTACT FAIR POOR	HR A ENCP CA OSHA A ENCL N/A
			20		Kitchen	0.00	0.00	INC	FRICITION NON-FRICITION INTACT FAIR POOR	HR A ENCP CA OSHA A ENCL N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	21		1st Utility Closet	0.00	0.00	POS	FRICITION NON-FRICITION INTACT FAIR POOR	HR A ENCP CA OSHA A ENCL N/A
						0.00	0.00	NEG	FRICITION NON-FRICITION INTACT FAIR POOR	HR A ENCP CA OSHA A ENCL N/A
						0.00	0.00	INC	FRICITION NON-FRICITION INTACT FAIR POOR	HR A ENCP CA OSHA A ENCL N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	22		1st Floor Utility Closet	0.00	0.00	POS	FRICITION NON-FRICITION INTACT FAIR POOR	HR A ENCP CA OSHA A ENCL N/A
			23		Kitchen	0.00	0.00	NEG	FRICITION NON-FRICITION INTACT FAIR POOR	HR A ENCP CA OSHA A ENCL N/A
			24		Back Door	0.00	0.00	INC	FRICITION NON-FRICITION INTACT FAIR POOR	HR A ENCP CA OSHA A ENCL N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	25		1st Utility Closet	0.00	0.00	POS	FRICITION NON-FRICITION INTACT FAIR POOR	HR A ENCP CA OSHA A ENCL N/A
			26		Kitchen	0.00	0.00	NEG	FRICITION NON-FRICITION INTACT FAIR POOR	HR A ENCP CA OSHA A ENCL N/A
			27		Back Door	0.00	0.00	INC	FRICITION NON-FRICITION INTACT FAIR POOR	HR A ENCP CA OSHA A ENCL N/A





# XRF Testing Report

Page 7 of 7

Criterion

Client:

BFU Group LLC

Date:

8/21/2020

Sampling Location:

44 E. Wister Street  
Phila PA

Signature:

Michael A. Hitt

Room Equivalent:

Project No.:

201379

Room #:

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm <sup>2</sup>	Results mg/cm <sup>2</sup>	Class-ification	Surface/Condition	Recommendation
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Walls	73 74 75	1 2 3	3rd Floor Bathroom ↓	0.00 0.00 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	Sill	76		3rd Fl Bedroom	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	77 78		3rd Floor Bedroom 3rd Floor Bathroom	0.00 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	79 80		3rd Floor Bedroom 3rd Floor Bathroom	0.00 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	81 82		3rd Fl Bedroom 3rd Floor Bathroom	0.00 0.00	0.00	POS (NEG)	FRICITION (NON- FRICITION) INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A



October 19, 2020

**Attention:** PHDC Germantown CNA

**Reference:** Asbestos Bulk Sampling  
44 E. Wister Street, Philadelphia, PA  
Criterion's Project Number: **201379**

We are pleased to provide you with the results of our asbestos inspection and bulk sampling, which was conducted by Criterion Laboratories, Inc. (Criterion) on August 27, 2020. The analytical method employed was Polarized Light Microscopy (PLM) with Dispersion Staining following the EPA "Interim Method" for the determination of asbestos in bulk building materials (EPA-600/M4-82-020, or 40 CFR Part 763, Appendix E to Subpart E). Our laboratory is certified by the National Institute of Standards and Technology's NVLAP Program (Lab Code No. 102046-0).

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

As indicated on the attached certificate for samples (201379-02-002-05-25 to -36), **no** asbestos was identified in the following materials.

- Drywall and Joint Compound
- Beige Linoleum
- Asphalt Roofing Shingle
- 12'x12" Beige Floor Tile with Dark Yellow Mastic

Sincerely,

Melissa Billingsley  
Project Manager

#### Attachment

#### Disclaimer

Information contained herein was obtained by means of onsite observations, bulk sampling and analytical data. Conclusions will be based upon the data obtained. This is not to imply that the data gathered is all the information that exists which may be pertinent to the site. Any areas inaccessible to the inspection team due to reasons beyond the control of Criterion (i.e., hidden pipe chases, behind hard walls, above hard ceilings, secured spaces, etc.) will not be included in this inspection.

This report is intended to strictly comply with EPA, OSHA and State of Pennsylvania regulations governing asbestos. This report should be referenced prior to disturbing any materials that may contain asbestos.

All identified asbestos-containing materials (ACM) should be removed by a Pennsylvania-licensed asbestos abatement contractor prior to renovations that impact these materials.



## Results of Polarized Light Microscopy

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

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



## Results of Polarized Light Microscopy

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

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





## Results of Polarized Light Microscopy

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

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



## Results of Polarized Light Microscopy

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

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





## Results of Polarized Light Microscopy

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

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



## Results of Polarized Light Microscopy

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

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



## Results of Polarized Light Microscopy

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

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



## Results of Polarized Light Microscopy

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

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
<b>201379-02-002-05-34</b> Beige 12x12 Floor Tile w/Dark Yellow Mastic 44 E Wister Street 1st Floor Living Room	Yellow Mastic	2	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-05-35</b> Beige 12x12 Floor Tile w/Dark Yellow Mastic 44 E Wister Street 1st Floor Kitchen	Beige Floor Tile	1	Cellulose - 1%	99%	None Detected	---
<b>201379-02-002-05-35</b> Beige 12x12 Floor Tile w/Dark Yellow Mastic 44 E Wister Street 1st Floor Kitchen	Yellow Mastic	2	Cellulose - 2%	98%	None Detected	---
<b>201379-02-002-05-36</b> Paper Backing a/w Beige Linoleum Flooring 44 E Wister Street Closet	White Paper Backing	1	Cellulose - 75% Fiber Glass - 3%	22%	None Detected	---
<b>201379-02-002-05-36</b> Paper Backing a/w Beige Linoleum Flooring 44 E Wister Street Closet	Yellow Glue	2	None Detected	100%	None Detected	---
Sample Count	<u>36</u>		1 - No Joint Compound			

James A. Wultz, CIH, Technical Director

Criterion Laboratories, Inc. bears no responsibility for sample collection activities of non-Criterion personnel. Results apply to sample(s) as received. This report relates only to the samples reported above, and when reproduced, must be in its entirety. Estimated accuracy, precision and uncertainty data available on request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting Limit is 1%. QC data associated with this sample set is within acceptable limits. Samples were received in good condition, unless otherwise noted.

Note: If your project number ends with an "R", it is a revised report and replaces the original document in full. The above results represent the analysis of bulk sample(s) by Criterion Laboratories, Inc. according to EPA 40 CFR Part 763 Appendix E to Subpart E - Polarized Light Microscopy. The concentration of asbestos is determined by visual estimation.



## Results of Polarized Light Microscopy

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



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

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# Chain of Custody

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

## Chain of Custody Notes

## Additional Analytes

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

# Chain of Custody

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



# Chain of Custody

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

**Sample Count**    36

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