Germantown/Mount Airy Properties

Physical Conditions and Needs Assessment

Premises I

63 E. Wister St

Philadelphia, PA 19144

Submitted to

PHDC

1234 Market Street, 16th Floor

Philadelphia, PA 19107

March 2021

BFW Group LLC
Construction Project Managers

MAPLE corporation

Mark Ulrick Engineers, Inc.

Criterion

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LAN ASSOCIATES

TABLE OF CONTENTS

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.

63 E. Wister St is a three-story structure located on the north side of East Wister Street just south of Lena Street owned by the Philadelphia Housing and Development Corporation (PHDC) and managed by the Philadelphia Housing Authority (PHA).

The site measures approximately eighteen feet wide by one hundred feet deep. The building has two (2) dwelling units plus basement and is rectangular in shape.

The unit is currently occupied.

This Physical Conditions and Needs Assessment is intended to document the existing conditions of the building to determine critical repair items, short- and long-term physical needs and cost estimates for the aforementioned needs of the structure to serve as an affordable rental housing building. BFW Group and their consultants were engaged by the property owner, Philadelphia Housing and Development Corporation (PHDC), to review existing physical conditions to identify opportunities for, or impediments to, renovations.

1.2 *General Physical Condition*

Building Type: Rowhouse
Property Age: ~130 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 porch railing
3.2.4	Paving, Curbing and Parking		√		None
3.2.5	Flatwork		√		None
3.2.6	Landscaping and Appurtenances			√	Cut bach and clean up overgrown vegetation
3.2.7	Recreational Facilities				N/A
3.2.8	Utilities		√		None

Structural Frame and Building Envelope		Good	Fair	Poor	Action
3.3.1	Foundation				Not Visible
3.3.2	Building Frame		√		None
3.3.3	Facades or Curtain Wall		√		Replacement of windows should be considered.
3.3.4	Roofing and Roof Drainage		√		Replacement of asphalt shingle
Mechanical, Plumbing, Fire Protection and Electrical Systems					
3.4.1	Plumbing		√		Fixtures should be replaced
3.4.2	Heating		√		All supply and return grills should be replaced.
3.4.3	Air Conditioning and Ventilation		√		None
3.4.4	Electrical		√		None
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			√	New floor treatment is required.
3.7.2	Tenant Spaces		√		Repair/replace finishes, walls and ceiling. Repainting of walls and ceilings is recommended

1.3 *Opinions of Probable Cost*

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs will probably vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested work, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc.

2 PURPOSE & SCOPE

2.1 *Purpose*

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

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

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

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

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

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

2.2 *Site Visit*

The initial building walkthrough was conducted on August 31, 2020. The entire single family home was inspected (100%) along with common areas, stairwells, corridors and basement.

2.3 *Useful Life Estimate*

It is our observation that the 63 E. Wister St constructed circa 1890, has experienced normal wear and tear for its type and age.

3 SYSTEM DESCRIPTIONS & OBSERVATIONS

3.1 *OVERALL GENERAL DESCRIPTION*

3.1.1 Apartment Unit Types and Unit Mix

The building is a three-story structure and with two dwelling units. The first floor unit (Unit A) is accessed by a set of stairs approximately 3.5' above grade. The second dwelling unit (Unit B) occupies the second and third floors. Exit to the rear yard is through a shared alley between the adjacent buildings. Basement access is from inside of Unit A. A wood stair leads down to the unfinished basement area.

UNIT A - This is a one (1) bedroom and one (1) bath unit. This unit is located immediately to the right upon entry from the front vestibule. Entry into the apartment brings you into the living area. The kitchen has an opening which leads to the living room and there is a bathroom located behind the kitchen. A bedroom is located at the rear of the unit.

UNIT B - This is a three (3) bedroom and two (2) bathroom unit. The entry to this unit is off of the first-floor lobby. This unit consists of a living room facing the front of the building and a kitchen in the center. A bedroom is located at the rear of the unit and a bathroom is located behind the kitchen. The third floor consists of a bedroom at the front and a bedroom at the back. The third floor also has a bathroom located in the hallway.

3.1.2 List of Apartment Units Inspected

100% of units were inspected.

3.2 *SITE*

3.2.1 Topography

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

3.2.2 Storm Water Drainage

Not visible for assessment.

3.2.3 Access and Egress

Access to the site is from Wister Street. Entrance to the building is via concrete steps leading to a door approximately 3.5 feet above grade. The concrete steps appear to be recently built due to previous vehicular damage. There is a wrought iron railing to the right of the stairs.

Observations/Comments:

The wrought iron railing is bent and rusted and should 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 some overgrowth of vegetation associated with this property which should be cut back and cleaned up.

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

Water was running effectively in the unit.

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.

3.2.8.4Sanitary Sewer

Not visible for inspection.

3.2.8.5 Special Utility Systems

There are no special utility systems in the building.

3.2.8.5.1 Site Lighting

There is no site lighting at this building.

3.3 *STRUCTURAL FRAME & BUILDING ENVELOPE*

3.3.1 Foundation

Not visible for assessment.

3.3.2 Building Frame

3.3.2.1 Floor Frame System

Appears to be a wood frame system.

3.3.2.2 Crawl Spaces and Penetrations

Not visible for assessment.

3.3.2.3 Roof Frame

Not visible for assessment.

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 wooden stairs leading to the basement, second and third floor appear to be in fair condition. A handrail is provided on the left side of the stairs. No floor treatment was provided over the stairs.

Observations/Comments:

Consider adding carpet to stairs throughout.

3.3.2.8 Exterior Doors and Entry Systems

The storm door at the rear yard facing Unit A is a 6-panel vinyl clad door and appears to be in fair condition. Entrance to the building is via concrete steps leading to a door approximately 3.5 feet above grade. Entry to Unit B is off the first floor lobby.

Observations/Comments:

Replacement of the storm door should be considered.

3.3.3 Facades or Curtain Wall

3.3.3.1 Sidewall System

The front and rear exterior facades of the building appear to have a stucco parged coat finish.

Observations/Comments:

The exterior wall consists of a wood cornice in fair condition.

3.3.3.2 Fenestration (Window) Systems

The first floor and basement windows appear to be original wood windows. The windows on the second and third floors appear to be vinyl replacement windows. These windows are smaller than the original opening and have a plywood infill panel above. This plywood infill panel is not finished in any way.

Observations/Comments:

Windows should be replaced.

3.3.4 Roofing and Roof Drainage

The roof appears to be of a slate finish in fair condition. The third-floor dormers at the rear of the building are wood and appear to have been repaired or reconstructed at some point. The wood is unfinished and left to the weather. The third-floor finish also appears to be 3-tab shingle, a vertical installation with vinyl trim. It appears that the leak to the lower bedroom is at the intersection of the second-floor roof and third floor exterior wall.

Observations/Comments:

The wood should either be painted and/or clad for weather resistance and any rotten materials should be replaced.

Replacement of asphalt shingle should be considered 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 was located behind a locked door and could not be assessed.

3.4.1.3 Fixtures

Plumbing fixtures appear to be in fair condition.

3.4.2 Heating

3.4.2.1 Heating Generating Equipment

This unit is designed to be heated via gas fired vertical furnace located in a basement room which shares the first-floor apartment. It is a forced air heating only unit. The gas meter is located in the basement facing the street. Ductwork is run uninsulated below the floor joists with flexible supply lines to floor registers.

Observations/Comments:

Wires are exposed in the back heating unit.
All supply and return grills should be replaced.

3.4.3 Air Conditioning and Ventilation

3.4.3.1 Equipment

3.4.1.1 Air Conditioning and Ventilation

There are no air conditioning systems in the building.

3.4.1.2 Exhaust Systems

Bathroom exhaust systems appear to be functioning.

3.4.3.2 Distribution

See Section 3.4.3.1 above.

3.4.3.3. Control Systems

Not visible for assessment.

3.4.3.4 Sprinkler and Standpipes

There is no sprinkler system in this building.

3.4.4 Electrical

3.4.4.1 Service, Metering, Distribution Panels

The electric meters for both apartments and common area located within the basement.

3.4.4.2 Distribution

See 3.4.4.1 above

3.4.4.3 Distribution - Tenant Apartments

See 3.4.4.1 above

3.4.4.4 Lighting - Building Common Area

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

3.4.4.5 Lighting - Resident Apartment

The lights were on and working in the unit.

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

N/A

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

A common area hallway at the entry has what appears to be 12” x12” vinyl tile over sub-floor. The floor is missing several tiles and is generally in very poor condition.

Observations/Comments:

New floor treatment is required.

3.7.2 Tenant Spaces

3.7.2.1 Finishes, Wall, Floors

UNITS A & B - Typical finishes throughout are gypsum walls and ceilings and are in fair condition. The typical floor finish throughout first floor is carpet with vinyl wall base in fair to poor condition. Floors throughout the second floor appear to be a vinyl tile with a painted wood base. Floor finish within the kitchens are linoleum or vinyl tile in poor condition. 4" vinyl wall base is provided throughout.

UNIT B - There is damage to the wall along the hallway outside of the kitchen. The second-floor bedroom has a portion of ceiling above the entry door that has been taped off due to water leakage. General condition of the rear bedroom is poor. There is a leak in the lower bedroom at the intersection of the second-floor roof and third floor exterior wall. The bedroom at the front of the third floor appears to have typical finishes.

Observations/Comments:

UNITS A & B
Replacement of finishes and painting of walls and ceilings is recommended throughout.
All interior doors appear to be 6-panel wood doors with knob-type hardware.

UNIT A
Evidence of water infiltration along the ceiling in the living room was noted.
Additional sanding and painting is required to the previous repairs of the bathroom ceiling above the bathtub

UNIT B
Repair the wall along the hallway outside of the kitchen on the second floor is recommended.
The second-floor bedroom ceiling above the entry door has partially collapsed due to water damage and needs to be investigated and repaired.
All flooring finishes in the rear bedroom has been removed due to excessive damage and will require new sub-floor and repairs to the walls.
The front bedroom will require new flooring.

3.7.2.2 Appliances

Appliances appear to be in fair condition.

3.7.2.3 Bath Fixtures and Specialties

UNIT A - Bathroom finishes consist of a wood and plastic laminate vanity, tank style floor mounted toilet and bathtub with fiberglass surround. General finishes are poor and require refinishing. There is evidence of previous repairs to the ceiling above the bathtub.

UNIT B - Access to the second floor bathroom was not available at the time of the inspection, but it is likely that all finishes with the second and third-floor bathrooms are similar to the first floor bathroom and same recommendations apply.

Observations/Comments:

Refinishing of all the bathrooms should be considered.

3.7.2.4 Kitchen Fixtures and Specialties

General condition of the kitchen is fair to poor.

Observations/Comments:

UNIT A - It was noted that the kitchen sink leaks excessively which has rotted the base cabinet below.

3.7.2.5 Millwork, Casework, Cabinets and Countertops

Kitchen cabinets are wooden and the countertop is plastic laminate all throughout.

Observations/Comments:

Replacement of the wooden cabinets and the plastic countertop is required.
There are drawer faces missing from the kitchen.

3.7.2.6 Closet Systems

A washer/dryer closet is located above the stairs on the third floor.

4 ADDITIONAL CONSIDERATIONS

4.1 *ENVIRONMENTAL HAZARDS*

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

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

The water samples collected from the kitchen in Unit 1 and Unit 2 indicated a lead concentration of <2.5 ppb, which is below the EPA Action Level.

The radon sample was collected from Unit A - First Floor., results indicated an average radon level of 0.8 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 radon sample was collected from Unit B – Second Floor. Sample results indicated an average radon level of 0.6 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.T

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

5 OPINIONS OF PROBABLE COSTS TO REMEDY PHYSICAL DEFINCIENCIES

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

6 OUT OF SCOPE CONSIDERATIONS

6.1 *Accessibility for Persons with Disabilities*

This building does not meet requirements for ADA accessibility.

7 LIMITING CONDITIONS

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

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

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

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

DIVISION	CAPITAL EXPENSE CATEGORY	DESCRIPTION / COMMENTS	CONDITION	ACTION	EUL (yr)	EFFECTIVE AGE (yr)	RUL (yr)	QUANTITY	UNIT OF MEASURE	UNIT COST	TOTAL COST	CRITICAL REPAIRS
General Requirements	Permitting	2% of the total cost of each respective project									$1,662	$718
	Contingency	10% of the total cost of each respective project									$8,310	$3,590
	Overhead and Profit	2.5% of the total cost of each respective project									$2,078	$898
	SubTotal										**$12,050**	**$5,206**
Site Construction/Existing Conditions		Concrete Stairs	Good	Replace at EUL	N/A	N/A	N/A	N/A	N/A	$800.00	$800	
		Wrought iron railing (right side only)	Poor	Replace	50	20	30	10	LF	$40.00	$400	$400
		Roof (slate)	Fair	Replace at EUL	75	20	55	600	SF	$20.00	$12,000	
		Mold (basement)	Poor	Remediation	N/A	N/A	N/A	N/A	N/A	$1,000.00	$1,000	$1,000
		Chain link fence (rear yard)	Fair	Replace at EUL	40	20	20	50	LF	30	$1,500	
		Overgrowth and vegetation	Poor	Clean up and maintenance	N/A	N/A	N/A	N/A	N/A	$400.00	$400	$400
		Wood dormers (3rd floor)	Fair	Paint and/or clad for weather resistance; repair rotten areas	N/A	N/A	N/A	N/A	N/A	$2,000.00	$2,000	
		3-tab asphalt shingle (third floor)	Poor	Replace shingles	20	20	0	500	SF	$10.00	$5,000	$5,000
	SubTotal										**$23,100**	**$1,800**
Woods, Plastics and Composites	**Unit A**	Kitchen Cabinets (wood)	Poor	Demo and replace cabinetry	20	20	0	40	LF	$150.00	$6,000	$6,000
		Kitchen plastic laminate countertop	Poor	Demo and replace countertop	15	20	0	20	LF	$75.00	$1,500	$1,500
		Bathroom Vanity (wood and plastic laminate)	Poor	Demo and replace cabinetry	25	20	5	1	EA	$400.00	$400	$400
	Unit B	Kitchen Cabinets (wood)	Poor	Demo and replace cabinetry	20	20	0	40	LF	$150.00	$6,000	$6,000
		Kitchen plastic laminate countertop	Poor	Demo and replace countertop	15	20	0	20	LF	$75.00	$1,500	$1,500
		Bathroom Vanity (wood and plastic laminate)	Poor	Demo and replace cabinetry	20	20	5	1	EA	$400.00	$400	$400
		Subfloor plywood sheathing	Poor	Repair weak and rotting areas	75	20	55	SF	$100.00	$12.00	$1,200	$1,200
	SubTotal										**$17,000**	**$17,000**
Openings	**Unit A**	Doors (storm and 6-panel vinyl clad)	Poor	Demo and replace	25	20	5	6	EA	$500.00	$3,000	$3,000
		Windows (wood)	Poor	Demo and replace windows	30	20	10	6	EA	$800.00	$4,800	$800
	Unit B	Doors (interior 6-panel wood)	Poor	Demo and replace	20	20	0	6	EA	$500.00	$3,000	$3,000
	Basement	Windows (wood)	Poor	Demo and replace windows	30	20	10	2	EA	$800.00	$1,600	$1,600
	SubTotal										**$12,400**	**$8,400**
Finishes	**Unit A**	Flooring carpet (throughout)	Poor-Fair	Demo and replace flooring	5	10	0	700	SF	$10.00	$7,000	
		Flooring 4" vinyl base (throughout)	Poor	Demo and replace vinyl base	15	20	0	400	LF	$2.00	$800	$800
		Gypsum wallboard and ceiling finishes (throughout)	Poor	Repair and repaint damaged areas	35	20	15	200	SF	$8.00	$1,600	$1,600
		Water infiltration living room ceiling	Poor	Investigate leak	N/A	N/A	N/A	N/A	N/A	$300.00	$300	$300
		Kitchen Flooring	Poor	Demo and replace flooring	15	20	0	150	SF	$8.00	$1,200	$1,200
	Unit B	Gypsum wallboard and ceiling finishes (throughout); water damage	Poor	Investigate leak and repair, repair and repaint damaged areas	35	20	15	200	SF	$9.00	$1,800	$1,800
		Flooring vinyl tile	Fair	Demo and replace vinyl base	15	20	0	400	SF	$7.00	$2,800	
	Common Area	Vinyl tile over sub-floor	Poor	Demo and replace	15	20	0	200	SF	$8.00	$1,600	$1,600
	SubTotal										**$17,100**	**$7,300**
Specialties	**Unit A**	Bathroom tub, surround and fixtures	Poor	Demo and replace	30	20	10	1	EA	$1,800.00	$1,800	$1,800
		Wooden stairs (basement to first floor)	Fair	Replace at EUL	50	20	30	15	LF	$100.00	$1,500	
		Kitchen sink and fixtures	Poor	Replace	40	20	20	1	EA	$500.00	$500	$500
	Unit B	Bathroom tub, surround and fixtures	Poor	Demo and replace	30	20	10	1	EA	$1,800.00	$1,800	$1,800
		Wooden stairs (second floor to third floor)	Fair	Install carpet	5	10	0	150	SF	$10.00	$1,500	
	SubTotal										**$7,100**	**$0**
Mechanical, Plumbing and Fire Alarm/Suppression	**Unit A HVAC Equipment**	Gas fired furnace	Good	Replace at EUL or if not operational	20	20	0	1	EA	$5,000.00	$5,000	
	Unit A	Plumbing fixtures	Poor	Investigate leak in bathroom and repair	15	20	0	2	EA	$700.00	$1,400	$1,400
	SubTotal										**$6,400**	**$1,400**
	Total										**$95,150**	**$41,106**

DIVISION	CAPITAL EXPENSE CATEGORY	Year 1 12 MONTH	Year 2	Year 3	Year 4	Year 5 (Raise to HQS Standards)	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
General Requirements	Permitting					$873															
	Contingency					$4,365															
	Overhead and Profit					$1,092															
	SubTotal	$0	$0	$0	$0	$6,330	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Site Construction/Existing Conditions						$905															
						$13,577															
						$1,697															
						$2,263															
	SubTotal	$0	$0	$0	$0	$18,442	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Woods, Plastics and Composites	Unit A																				
	Unit B																				
	SubTotal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Openings	Unit A																				
	Unit B																				
	Basement																				
	SubTotal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Finishes	Unit A					$7,920															
	Unit B																				
						$3,168															
	Common Area																				
	SubTotal	$0	$0	$0	$0	$11,088	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	Unit A																				
						$1,697															
	Unit B																				
						$1,697															
	SubTotal	$0	$0	$0	$0	$3,394	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Mechanical, Plumbing and Fire Alarm/Suppression	Unit A HVAC Equipment					$5,657															
	Unit A																				
	SubTotal	$0	$0	$0	$0	$5,657	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Total	$0	$0	$0	$0	$44,911	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

8.1.2 *SF Cost Estimate for Full Renovation*

Basis of estimate

This estimate's purpose is to provide a conceptual cost basis for the renovation or replacement of a particular building or property. The estimate will include construction costs only. The costs are based on the average per square foot construction costs in the greater Philadelphia area for low income housing. Per square foot costs will differ depending on the type and function of the property, scope of work and current condition of the property.

1,700 SF Renovation - Premises I 63 E Wister				
ITEM	**Total**		**$/SF**	
DEMOLITION	$	17,000.00	$	10.00
SITEWORK	$	-	$	-
LANDSCAPE & IRRIGATION	$	850.00	$	0.50
CONCRETE	$	850.00	$	0.50
MASONRY	$	1,700.00	$	1.00
STRUCTURAL STEEL	$	-	$	-
METAL FABRICATIONS	$	-	$	-
ROUGH CARPENTRY	$	13,600.00	$	8.00
ARCHITECTURAL WOODWORK	$	-	$	-
THERMAL & MOISTURE PROTECTION	$	3,400.00	$	2.00
FIREPROOFING	$	850.00	$	0.50
SEALANTS	$	3,400.00	$	2.00
WINDOWS	$	6,800.00	$	4.00
DOORS / FRAMES / HARDWARE	$	8,500.00	$	5.00
STOREFRONT / GLAZING	$	-	$	-
INTERIOR GLASS	$	-	$	-
DRYWALL	$	10,200.00	$	6.00
TILE	$	2,550.00	$	1.50
ACOUSTIC CEILINGS	$	-	$	-
CARPET	$	10,200.00	$	6.00
PAINTING	$	8,500.00	$	5.00
WALL COVERINGS	$	-	$	-
SPECIALTIES	$	5,100.00	$	3.00
EQUIPMENT	$	3,400.00	$	2.00
FURNISHINGS	$	-	$	-
CONVEYING	$	-	$	-
FIRE PROTECTION	$	850.00	$	0.50
PLUMBING	$	10,200.00	$	6.00
HVAC	$	13,600.00	$	8.00
ELECTRICAL	$	8,500.00	$	5.00
COMMUNICATIONS	$	1,700.00	$	1.00
ELECTRONIC SAFETY & SECURITY	$	-	$	-
GENERAL REQUIREMENTS	$	6,800.00	$	4.00
Subtotal	**$**	**138,550.00**	**82**	
Construction Contingency - 10%	$	13,855.00	$	8.15
Subcontractor Insurance - 2%	$	2,771.00	$	1.63
Design Contingency - 2%	$	2,771.00	$	4.08
Overhead & Profit - 2.5%	$	3,463.75	$	2.04
Permits - 1.5%	$	2,078.25	$	1.63
Performance & Payment Bonds - 2%	$	2,771.00	$	1.63
Grand Total	**$**	**166,260.00**	**101**	

RFR ASSUMPTIONS	
Units	2
Beginning Year	2021
Investment Rate of Return	2.5%
Inflation Rate	2.5%
Existing Reserve Fund	$ -
Monthly Reserve Contribution	$ 575.00
Reserve Cost/Unit/Year	$ 3,450
Year 1 Construction Funds	$41,106

Reserve for Replacement (RFR)

	CRITICAL REPAIRS	Year 1	Year 2	Year 3	Year 4	Year 5 Raise to HQS Standards	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
Existing Reserve Fund	$0												
Expense Sum (Projected)	$41,106	$0	$0	$0	$0	$44,911	$0	$0	$0	$0	$0	$0	$0
Annual RFR Contribution	$6,900	$6,900	$6,900	$6,900	$6,900	$6,900	$6,900	$6,900	$6,900	$6,900	$6,900	$6,900	$6,900
Previous RFR Plus Contributions	$6,900	$13,973	$21,222	$28,652	$36,269	$44,075	$7,166	$14,245	$21,502	$28,939	$36,563	$44,377	$52,386
RFR with 2.5% Rate of Return	$7,073	$14,322	$21,752	$29,369	$37,175	$45,177	$7,345	$14,602	$22,039	$29,663	$37,477	$45,486	$53,696
Current Year Balance	-$34,034	$14,322	$21,752	$29,369	$37,175	$266	$7,345	$14,602	$22,039	$29,663	$37,477	$45,486	$53,696
Year 1 Construction Funds	$41,106												
Total Year 1 Funds	$7,073												

8.1.3 Reserve for Replacement

Reserve for Replacement (RFR)	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Existing Reserve Fund								
Expense Sum (Projected)	$0	$0	$0	$0	$0	$0	$0	$0
Annual RFR Contribution	$6,900	$6,900	$6,900	$6,900	$6,900	$6,900	$6,900	$6,900
Previous RFR Plus Contributions	$60,596	$69,011	$77,636	$86,477	$95,539	$104,827	$114,348	$124,106
RFR with 2.5% Rate of Return	$62,111	$70,736	$79,577	$88,639	$97,927	$107,448	$117,206	$127,209
Current Year Balance	$62,111	$70,736	$79,577	$88,639	$97,927	$107,448	$117,206	$127,209
Year 1 Construction Funds								
Total Year 1 Funds								

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

Photo No. 1

Depicts exterior view.

Photo No. 2

Depicts view of recently repaired front entry steps and damaged railing.

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

Photo No. 3

Unit A, first floor.

Photo No. 4

Depicts view of bedroom entry and bedroom closet.

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

Photo No. 5

Depicts view of door leading to stairs to basement located at rear of residence.

Photo No. 6

Depicts view beneath kitchen sink. There is a known plumbing issue and drainage problems with the sink.

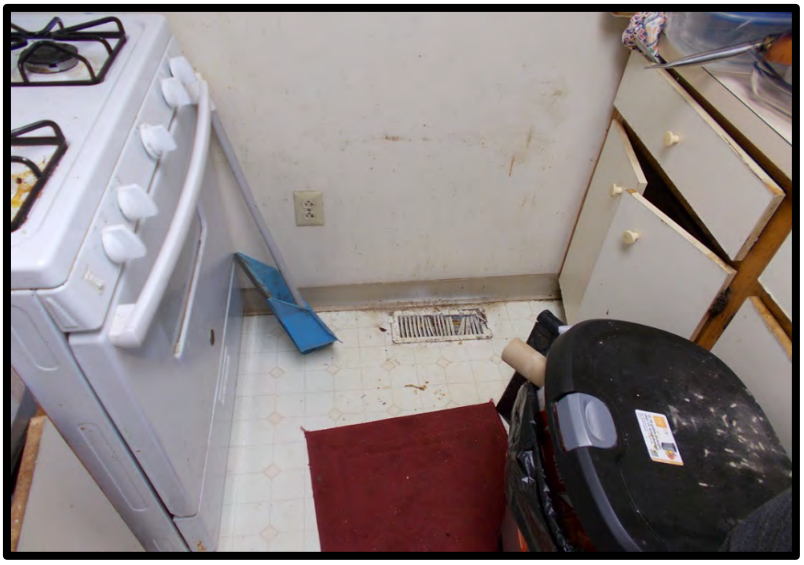
Photos by: **VP** on **8/31/20**

Photo No. 7

Depicts view of kitchen faucet which leaks during operation.

Photo No. 8

View of heating vent located in kitchen.



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

Photo No. 9

Depicts overall view of kitchen in Unit A.

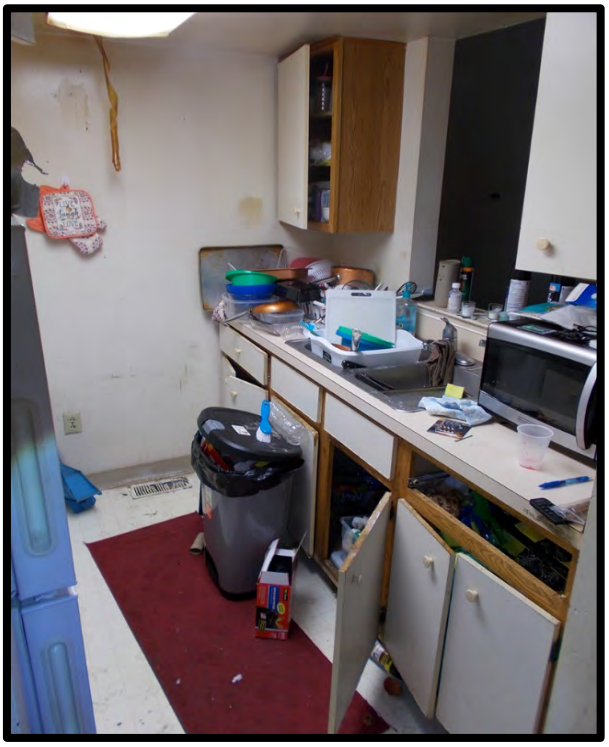


Photo No. 10

View of ceiling in Unit A at living room. There is noted water staining along the ceiling near stairs.

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

Photo No. 11

Additional view of kitchen in Unit A.

Photo No. 12

View of Unit A bathroom.

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

Photo No. 13

View of bathtub and shower surround.

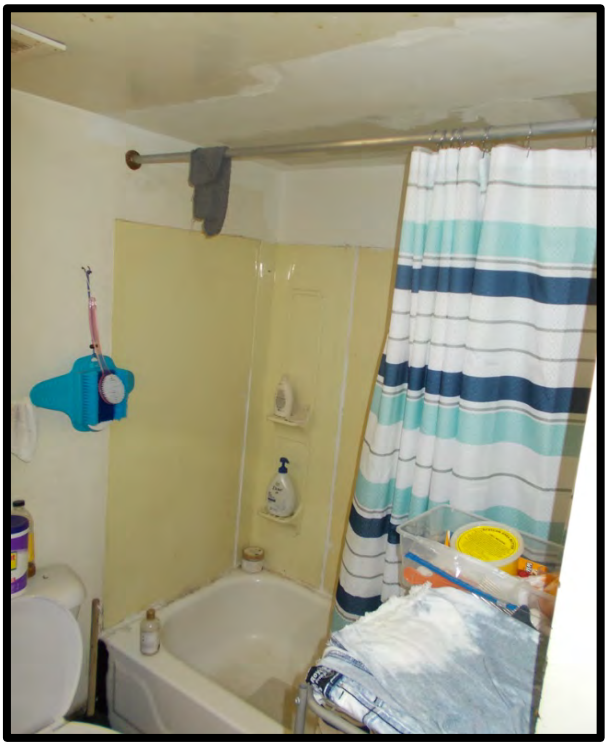


Photo No. 14

Depicts basement electrical service.

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

Photo No. 15

Depicts view of basement gas meters and waste piping.

Photo No. 16

Panning left from previous photo. Depicts view of basement ductwork and hot air furnace located for Unit A.

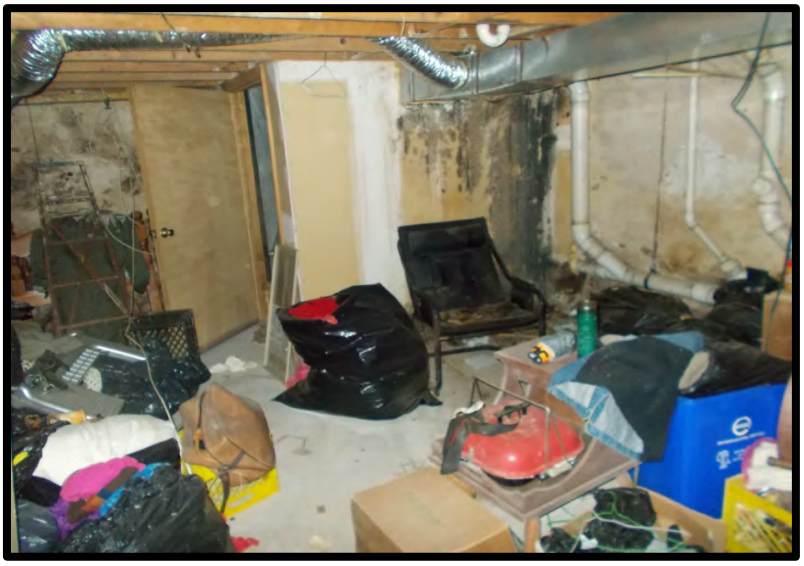


Photo No. 17

Depicts rear wall of basement behind stairs with a large evidence of mold growth.

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

Photo No. 18

Depicts view of installed hot air furnace and hot water heater.

Photo No. 19

Depicts stairs leading to first floor from basement.

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

Photo No. 20

Depicts view of hallway looking from bedroom to living room in front.

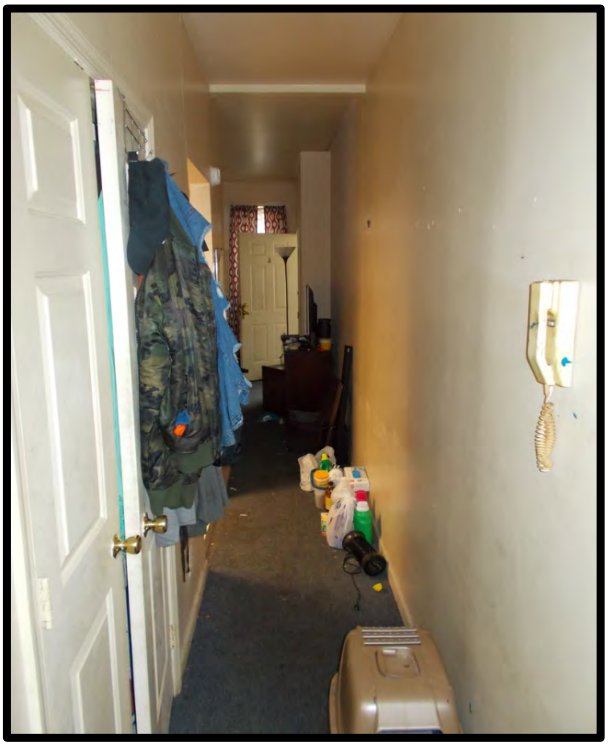
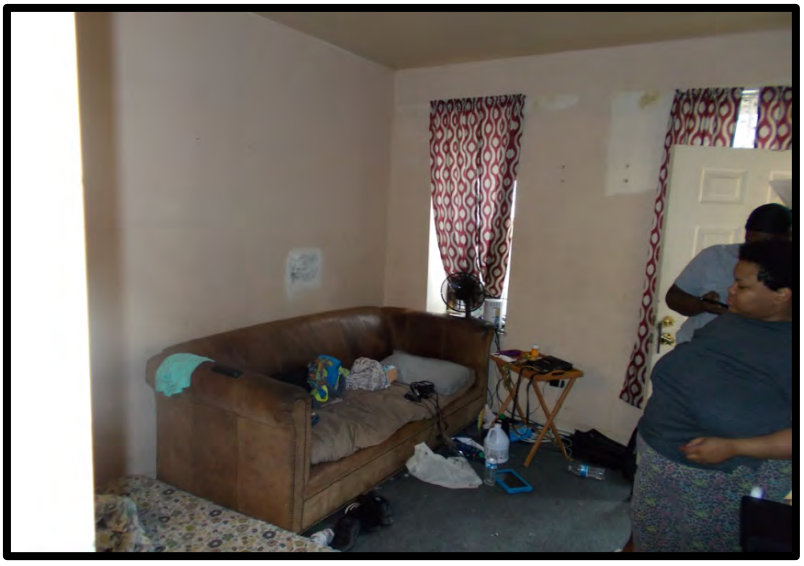


Photo No. 21

View of living room at apartment entry.



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

Photo No. 22

View of water staining above apartment entry door.

Photo No. 23

View of common entry floor tile condition.

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

Photo No. 24

View of rear façade of 63 East Wister Street.

Photo No. 25

Detailed view of storm door at rear.

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

Photo No. 26

View of door to rear yard from unit.

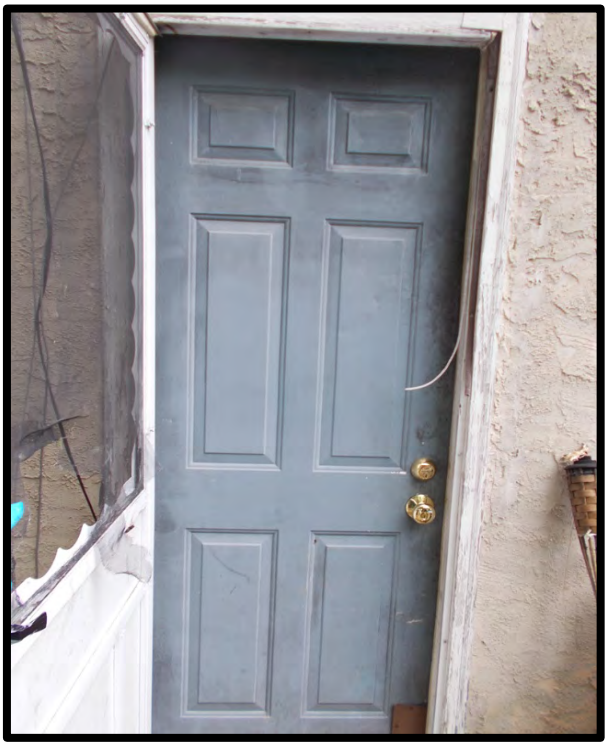


Photo No. 27

View of rear yard looking west.

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

Photo No. 28

Overall view of rear of building.

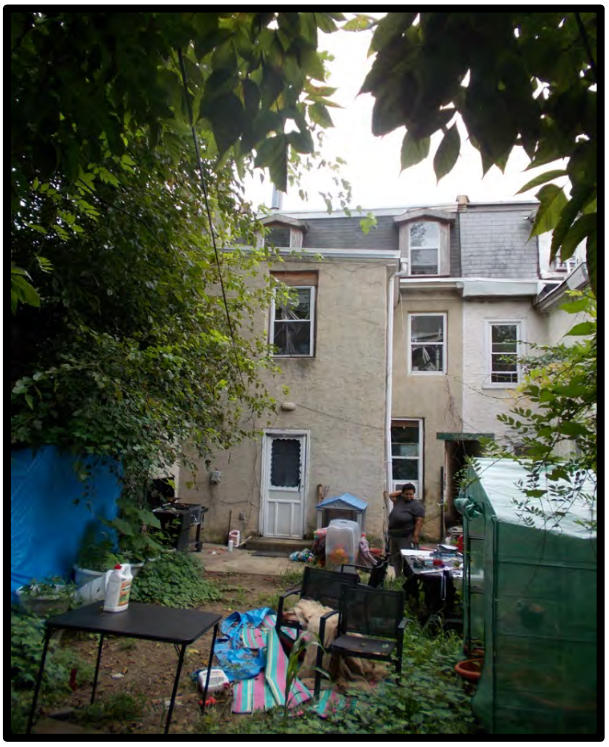
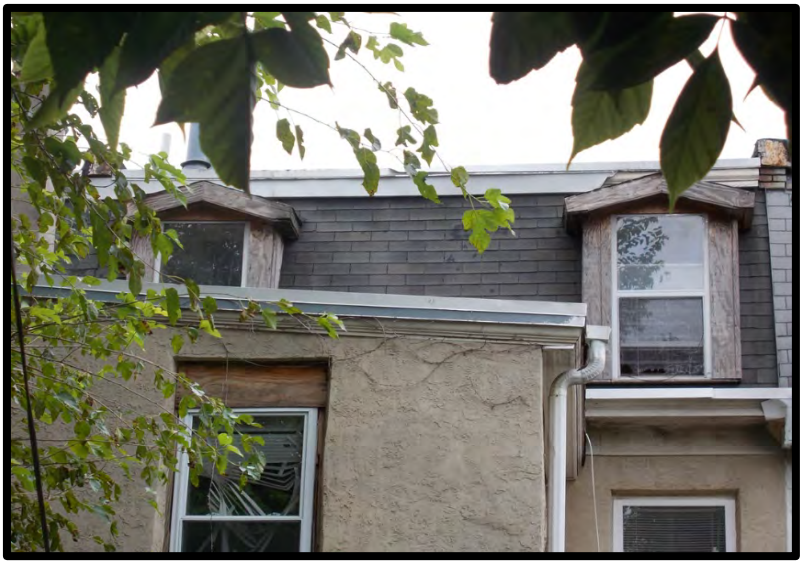


Photo No. 29

Detailed view of third floor roof and windows.



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

Photo No. 30

Detailed view of stucco finish at first and second floors.

Photo No. 31

Panning down from previous photo. View at gate entry to rear yard.

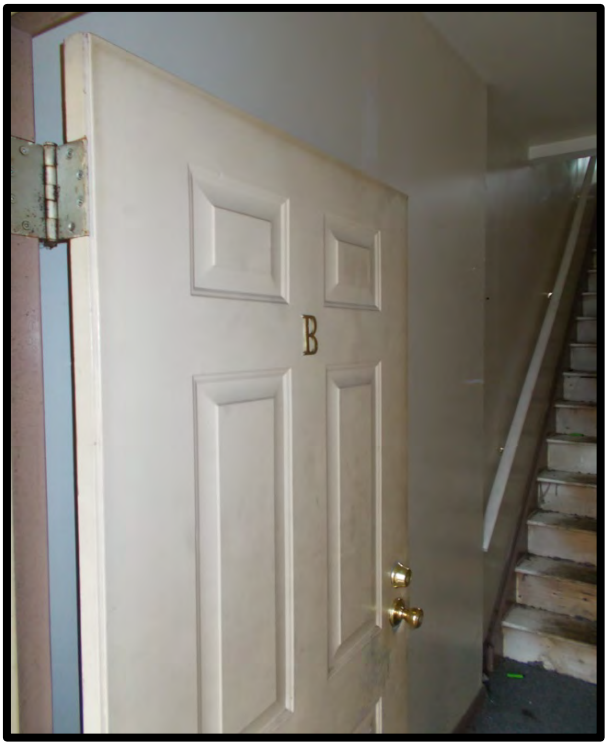
Photos by: **VP** on **8/31/20**

Photo No. 32

View looking towards East Wister Street from rear yard at access between buildings. Note 63 East Wister Street is the property located on the left of the photo.

Photo No. 33

View of entry door to Unit B.



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

Photo No. 34

View of stairs leading to second floor of unit.

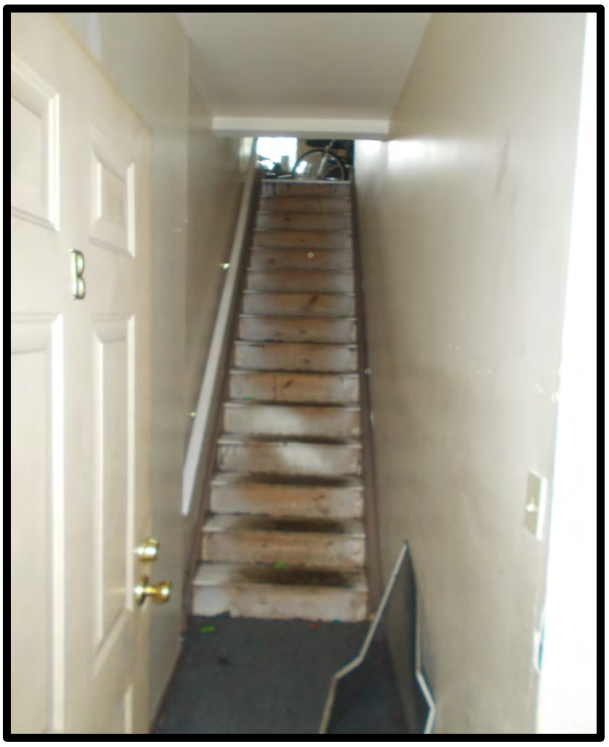
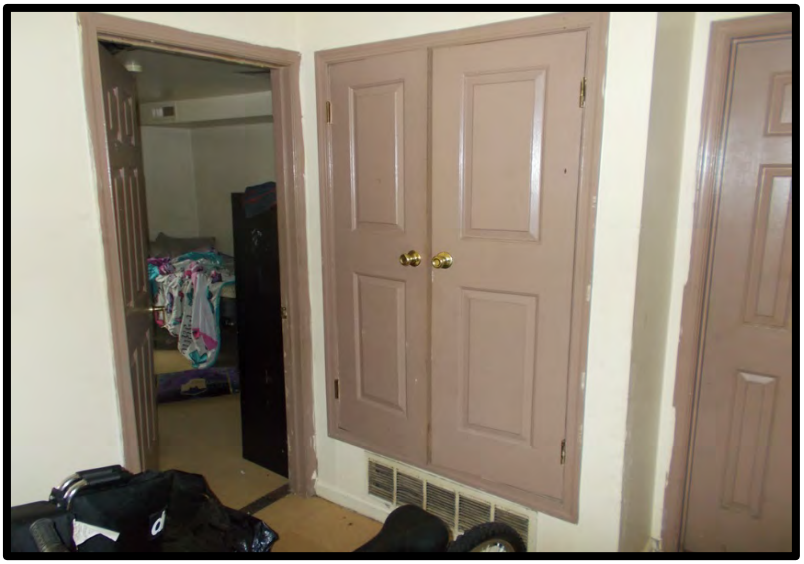


Photo No. 35

View of mechanical closet located within unit.



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

Photo No. 36

View at second floor landing. Door leads to bathroom as well as location of apartment electrical panel.

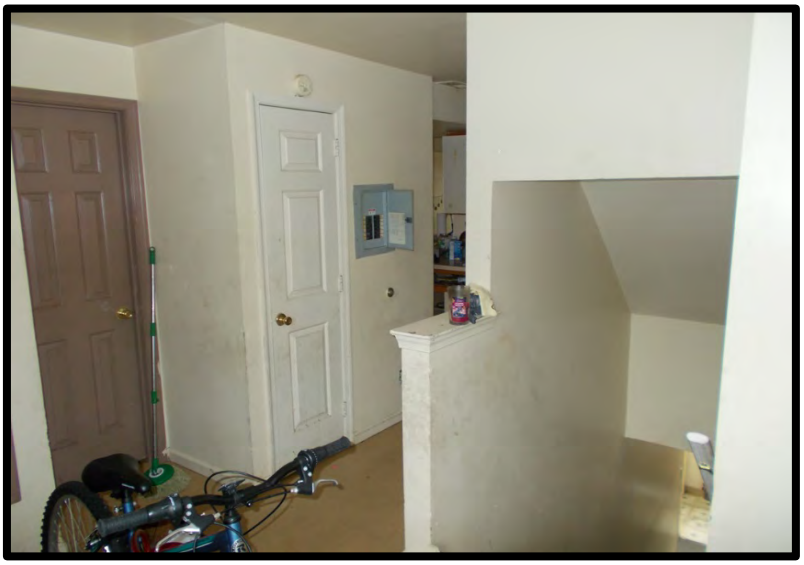
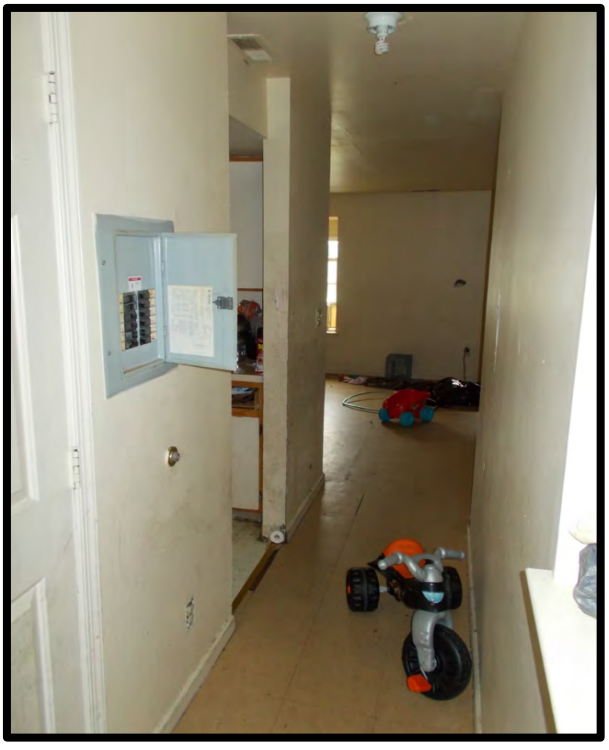


Photo No. 37

View looking towards front of building towards kitchen and living room area.



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

Photo No. 38

View of living room area at front of building.

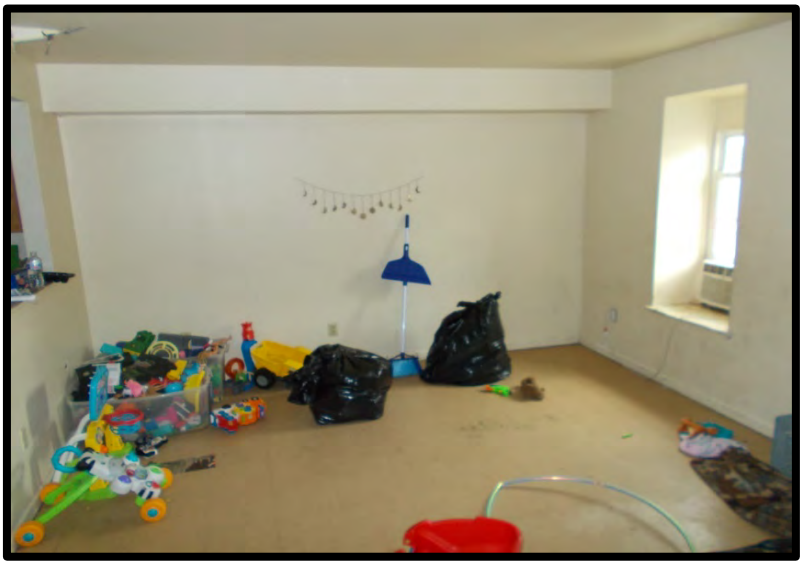


Photo No. 39

Panning 180 degrees from previous photo. View of living room/kitchen access at right and stair to third floor bedrooms.

Photo No. 40

View of kitchen from living room area.

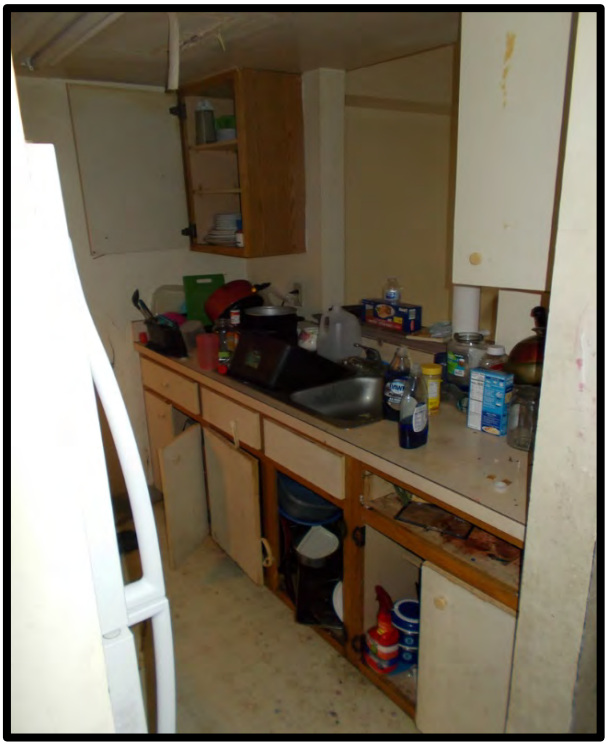
Photos by: **VP** on **8/31/20**

Photo No. 41

View of hallway looking towards rear of building.

Photo No. 42

Additional view of kitchen interior.



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

Photo No. 43

View of bedroom #1 located at second floor rear of building.

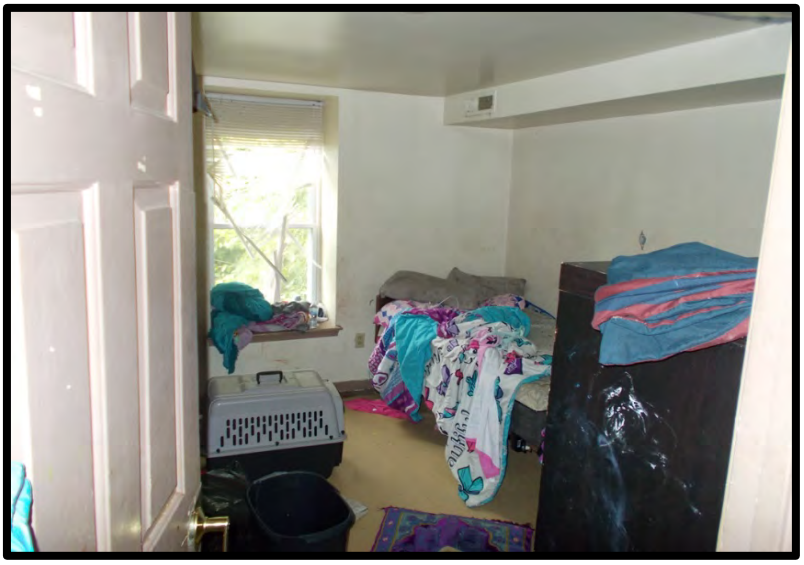


Photo No. 44

View of bedroom entry and damaged ceiling above.

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

Photo No. 45

Panning left from previous photo. Depicts view of bedroom entry and warped areas of ceiling indicating water infiltration.

Photo No. 46

View of stairs leading to third floor bedrooms.

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

Photo No. 47

View looking at bedroom and window at rear of third floor bedroom.

Photo No. 48

Panning left from previous photo. Additional view of rear bedroom.

Photo No. 49

Detailed view of bedroom conditions.

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

Photo No. 50

Additional view of rear bedroom conditions.

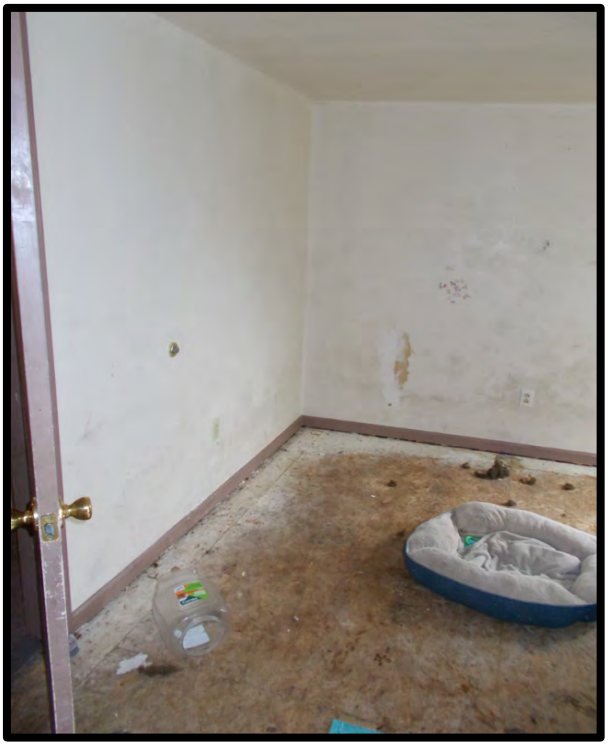


Photo No. 51

View at interior of third floor bathroom.

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

Photo No. 52

Panning left from previous photo. Additional view of bathroom interior.

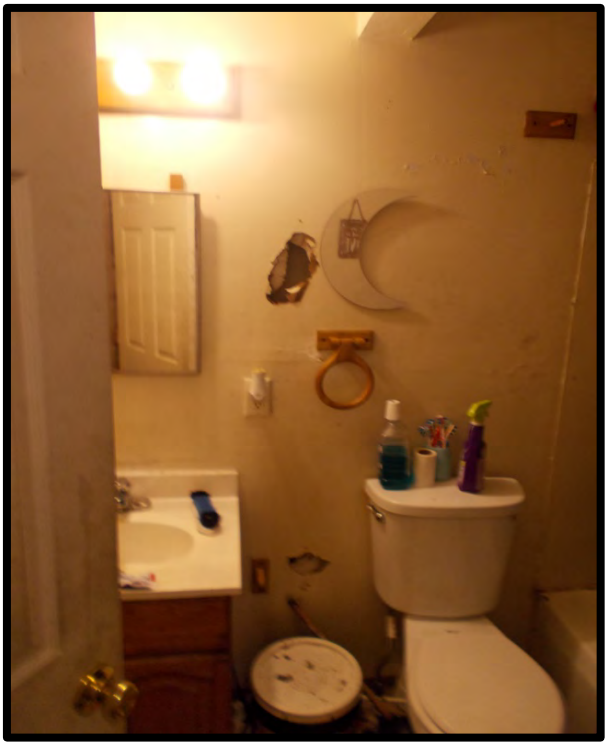


Photo No. 53

Depicts water infiltration at bathtub and joining surround at the third floor bathroom.

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

Photo No. 54

Depicts stacked washer/dryer in closet at third floor hallway.

Photo No. 55

View of front bedroom.

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

Photo No. 56

Panning left from previous photo. Additional view of front bedroom.

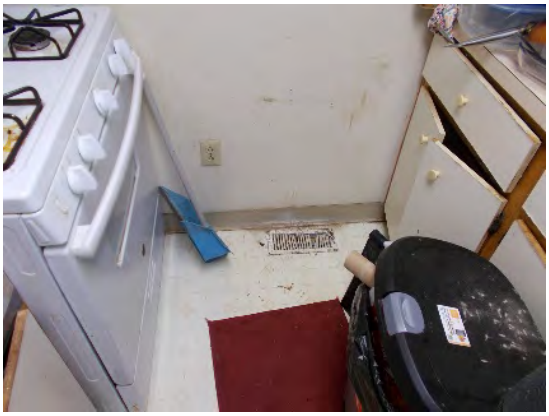
cc: File #2.20341.01

8.2.2 *Photos MPEFP*

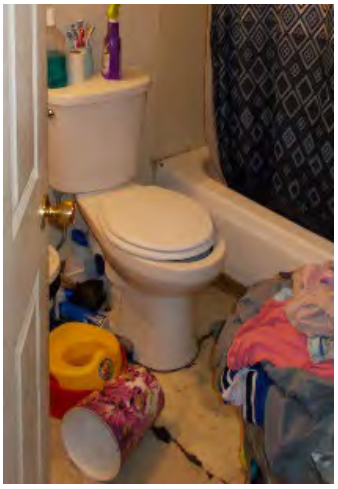
MEP

Gas meters.

Hot water heater and furnace.



Gas stove and supply grill.

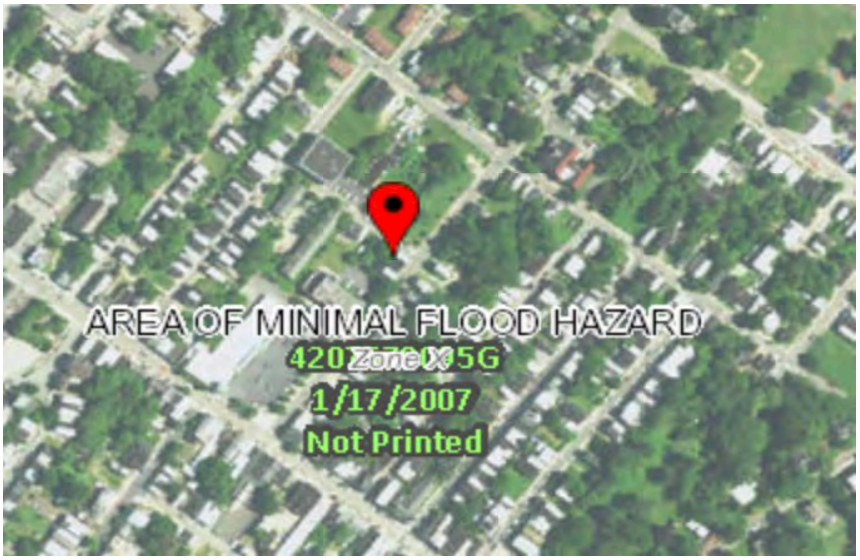


Bathroom toilet.

Duct damage.

Kitchen sink.

FEMA Flood Zone Map



FEMA Flood Zone Information

63 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). 63 E. Wister Street is located in EPA Radon Zone 3, indicating a low potential for the presence of Radon and a predicted average indoor radon screening level of less than 2 pCi/L.

Aerial

City of Philadelphia Zoning Map

Zoned RSA - 5 - Residential Single Family Attached-5

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

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

October 9, 2020

Attention: PHDC Germantown CNA

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

Enclosed are the laboratory results concerning the radon testing performed in Units A and B at the residence located at 63 E. Wister Street in Philadelphia, PA. Sampling was performed by Safe Shelter Environmental from September 22- September 24, 2020.

The radon sample was collected from Unit A - First Floor., results indicated an average radon level of 0.8 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 radon sample was collected from Unit B – Second Floor. Sample results indicated an average radon level of 0.6 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

SSE SAFE SHELTER ENVIRONMENTAL

RADON TEST RESULTS

Test #T200913145

Report Date: 9/25/2020

CLIENT INFORMATION		TEST LOCATION	
NAME	Ms. Melissa Billingsley	**NAME**	
ADDRESS	Criterion Labs, Inc.	**ADDRESS**	63 E. Wister Street
	400 Street Road		Philadelphia, PA 19144
	Bensalem, PA 19020	**COUNTY**	Philadelphia
PHONE #	(215) 244-1300	**STRUCTURE**	two story twin
EMAIL	***mbillingsley@criterionlabs.com***		

TEST DEVICE - E-PERM

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

	DEVICE ID #	DEVICE LOCATION	START DATE	START TIME	FINISH DATE	FINISH TIME	RESULT	AVERAGE
1	SIP556	Unit A - first floor	9/22/2020	10:40	9/24/2020	10:15	**0.4 pCi/L**	
1	SJX157	Unit A - first floor DUP	9/22/2020	10:40	9/24/2020	10:15	**1.2 pCi/L**	**0.8 pCi/L**
2	SLW540	Unit B - seconc floor	9/22/2020	10:40	9/24/2020	10:15	**0.4 pCi/L**	
2	SKA336	Unit B - second floor DUP	9/22/2020	10:40	9/24/2020	10:15	**0.7 pCi/L**	**0.6 pCi/L**

**** indicates radon levels above the EPA action level of 4.0 pCi/L***

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

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

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

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

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

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

October 22, 2020

Attention: PHDC Germantown CNA

Reference: Lead XRF Testing Results
63 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 63 E. Wister Street in Philadelphia, PA. The purpose of the inspection was to confirm the presence, if any, and condition of lead-based painted surfaces.

Criterion performed a lead-based pint inspection on August 31, 2020. Painted surfaces were analyzed for lead using an X-ray Fluorescence Spectrometer (XRF) manufactured by Thermo Scientific-NITON.

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

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

During the inspection, **no** lead-based paint was detected on any of the components sampled (refer to Attachments).

Sincerely,

Melissa Billingsley
Project Manager

Attachments

Testing Report Legend

Recommendations

HR – Hazard Reduction

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

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

AR – Abatement Replacement

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

A Encp – Abatement Encapsulation

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

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

A Encl – Abatement Enclosure

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

CA – Complete Abatement

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

OSHA

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

NA – Non-applicable

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

Surface/Condition

Surface

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

Condition

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

Wall

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

Criterion

Calibration Check Test Results

Client: **BFW**

Address: **63 E. Wister Street**

Philadelphia, PA

Date: **08-31-2020** **XRF Serial #:** **25357**

Project Number: **201379**

Inspector: **Michael Martin**

Inspector Signature: Michael A. Martin

Lead Paint Standards	Start of Job 1st Calibration Check		2nd Calibration Check		3rd Calibration Check		4th Calibration Check	
Surface Lead mg/cm²	**Reading #**	**Result**	**Reading #**	**Result**	**Reading #**	**Result**	**Reading #**	**Result**
<0.01	1	0.00	71	0.00				
1.04 ± 0.06	2	0.9	72	1.0				
0.71 ± 0.08	3	0.7	73	0.7				
3.58 ± 0.39								
1.53 ± 0.09								
0.31 ± 0.02								
Detector Resolution	373.2							

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

Criterion

XRF Testing Report

Client: BTW Group LLC

Date: 8/31/2020

Sampling Location: 63 E. Wister Street Phila PA

Signature:

Room Equivalent:

Project No.: 201379

Room #: A UNIT - 1st Floor (1 Bedroom)

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
TAN	Wood, Brick, (Sheetrock), Plaster, Metal, Concrete	WALLS	4	1	Living Room	0.00	0.00	POS, (NEG), INC	(FRICTION), (NON-FRICTION); (INTACT), FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, (N/A)
			5	2	↓	0.00				
			6	3	↓	0.00				
			7	4.	↓	0.00				
TAN	(Wood), Brick, Sheetrock, Plaster, Metal, Concrete	DOOR	8		A UNIT - 1st Fl ENTR	0.00	0.00	POS, (NEG), INC	(FRICTION), NON-FRICTION; (INTACT), FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, (N/A)
TAN	(Wood), Brick, Sheetrock, Plaster, Metal, Concrete	DOOR JAM	9		A UNIT - 1st Fl ENTR	0.00	0.00	POS, (NEG), INC	(FRICTION), NON-FRICTION; (INTACT), FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, (N/A)
TAN	(Wood), Brick, Sheetrock, Plaster, Metal, Concrete	DOOR CASING	10		A UNIT - 1st Fl ENTR	0.00	0.00	POS, (NEG), INC	(FRICTION), NON-FRICTION; (INTACT), FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, (N/A)
white	(Wood), Brick, Sheetrock, Plaster, Metal, Concrete	SILL	11		Living Room	0.00	0.00	POS, (NEG), INC	(FRICTION), NON-FRICTION; (INTACT), FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, (N/A)

Criterion

XRF Testing Report

Client: BFW Group LLC

Date: 8/31/2020

Sampling Location: 63 E. Wister Street Phila PA

Signature:

Room Equivalent:

Project No.: 201379

Room #: A Unit - 1st Floor (1 Bedroom)

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition	Recommendation
Tan	Wood, Brick, (Sheetrock), Plaster, Metal, Concrete	WALLS	12	1	Kitchen	0.00	0.00	POS, (NEG), INC	FRICTION, (NON-FRICTION); (INTACT), FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, (N/A)
			13	2	↓	0.00				
			14	3	↓	0.00				
			15	4	↓	0.00				
Tan	Wood, Brick, (Sheetrock), Plaster, Metal, Concrete	WALLS	16	1	Bathroom	0.00	0.00	POS, (NEG), INC	FRICTION, (NON-FRICTION); (INTACT), FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, (N/A)
			17	2	↓	0.00				
			18	3	↓	0.00				
white	(Wood), Brick, Sheetrock, Plaster, Metal, Concrete	DOOR	19		Bathroom	0.00	0.00	POS, (NEG), INC	(FRICTION), NON-FRICTION; (INTACT), FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, (N/A)
white	(Wood), Brick, Sheetrock, Plaster, Metal, Concrete	DOOR JAM	20		Bathroom	0.00	0.00	POS, (NEG), INC	(FRICTION), NON-FRICTION; (INTACT), FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, (N/A)
white	(Wood), Brick, Sheetrock, Plaster, Metal, Concrete	DOOR CASING	21		Bathroom	0.00	0.00	POS, (NEG), INC	(FRICTION), NON-FRICTION; (INTACT), FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, (N/A)

Criterion

XRF Testing Report

Client: BTW Group LLC

Date: 8/31/2020

Sampling Location: 63 Twisted Street Phila PA

Signature:

Room Equivalent:

Project No.: 201329

Room #: UNIT A - 1ST Floor (1 Bedroom)

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition	Recommendation
white	(Wood) Brick Sheetrock Plaster Metal Concrete	window Sill	22		Hallway	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
TAN	Wood Brick (Sheetrock) Plaster Metal Concrete	WALLS	23	1	Bedroom	0.00	0.00	POS (NEG) INC	FRICTION (NON-FRICTION) (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			24	2		0.00				
			25	3		0.00				
			26	4		0.00				
white	(Wood) Brick Sheetrock Plaster Metal Concrete	window Sill	27		Bedroom	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
white	(Wood) Brick Sheetrock Plaster Metal Concrete	Door	28		Bedroom	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
white	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Jam	29		Bedroom	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)

Criterion

XRF Testing Report

Client: BFW Group LLC

Date: 8/31/2020

Sampling Location: 63E. Wisters Street Phila PA

Signature:

Room Equivalent:

Project No.: 20139

Room #: A unit - 1st Floor (1 Bedroom)

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition		Recommendation	
white	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Casing	30		Bedroom	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION	(INTACT) FAIR POOR	HR AR A ENCL	A ENCP CA OSHA (N/A)
white	(Wood) Brick Sheetrock Plaster Metal Concrete	Door	31		Basement	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION	(INTACT) FAIR POOR	HR AR A ENCL	A ENCP CA OSHA (N/A)
white	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Jam	32		Basement	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION	(INTACT) FAIR POOR	HR AR A ENCL	A ENCP CA OSHA (N/A)
white	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Casing	33		Basement	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION	(INTACT) FAIR POOR	HR AR A ENCL	A ENCP CA OSHA (N/A)
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A

Criterion

XRF Testing Report

Client: BFW Group LLC

Date: 8/31/2020

Sampling Location: 63 E. Wister St Phila PA

Signature: [signature]

Room Equivalent:

Project No.: 201379

Room #: 2nd/3rd Fl - Built (3 Bedroom)

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition	Recommendation
TAN	(Wood) Brick Sheetrock Plaster Metal Concrete	DOOR	34		Built Entrance	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
TAN	(Wood) Brick Sheetrock Plaster Metal Concrete	DOOR JAM	35		Built Entrance	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
TAN	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Living	36		Built Entrance	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
BROWN	(Wood) Brick Sheetrock Plaster Metal Concrete	Stringer	37		Stairs To Built	0.00	0.00	POS (NEG) INC	FRICTION (NON-FRICTION) (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
TAN	Wood Brick (Sheetrock) Plaster Metal Concrete	WALLS	38	1	Living Room	0.00	0.00	POS (NEG) INC	FRICTION (NON-FRICTION) (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			39	2	↓	0.00				
			40	3		0.00				
			41	4		0.00				

Criterion

XRF Testing Report

Client: BTW Group LLC

Date: 8/31/2020

Sampling Location: 63 E. Wister Street Phila PA

Signature: [signature]

Room Equivalent:

Project No.: 201379

Room #: 2nd / 3rd A - Bunit (3 Bedroom)

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition	Recommendation
white	(Wood) Brick Sheetrock Plaster Metal Concrete	window sill	42		Living Room	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
TAN	Wood Brick (Sheetrock) Plaster Metal Concrete	WALLS	43	1	Kitchen	0.00	0.00	POS (NEG) INC	FRICTION (NON-FRICTION) (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			44	2	↓	0.00				
			45	3		0.00				
			46	4		0.00				
TAN	Wood Brick (Sheetrock) Plaster Metal Concrete	WALLS	47	1	Bedroom - 2nd Floor	0.00	0.00	POS (NEG) INC	FRICTION (NON-FRICTION) (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			48	2	↓	0.00				
			49	3		0.00				
			50	4		0.00				
white	Wood Brick Sheetrock Plaster Metal Concrete	window sill	51		Bedroom - 2nd Fl	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
white	(Wood) Brick Sheetrock Plaster Metal Concrete	Door	52		Bedroom - 2nd Fl	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)

Criterion

XRF Testing Report

Client: BFW Group LLC

Date: 8/31/2020

Sampling Location: 63E. Water Street Phila PA

Signature:

Room Equivalent:

Project No.: 201379

Room #: 2nd/3rd Fl - Bdrm 1 (3 Bedroom)

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Jam	53		Bedroom - 2nd Fl	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION; (INTACT) FAIR POOR	HR AR A ENCL; A ENCP CA OSHA (N/A)
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Casing	54		Bedroom - 2nd Fl	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION; (INTACT) FAIR POOR	HR AR A ENCL; A ENCP CA OSHA (N/A)
Brown	(Wood) Brick Sheetrock Plaster Metal Concrete	Stringer	55		Stairs 2nd to 3rd Fl	0.00	0.00	POS (NEG) INC	FRICTION (NON-FRICTION); (INTACT) FAIR POOR	HR AR A ENCL; A ENCP CA OSHA (N/A)
Tan	Wood Brick (Sheetrock) Plaster Metal Concrete	Walls	56	1	3rd Floor Bedroom (Rear)	0.00	0.00	POS (NEG) INC	FRICTION (NON-FRICTION); (INTACT) FAIR POOR	HR AR A ENCL; A ENCP CA OSHA (N/A)
			57	2	↓	0.00				
			58	3		0.00				
			59	4	↓	0.00				
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Sill	60		3rd Fl Bedroom (Rear)	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION; (INTACT) FAIR POOR	HR AR A ENCL; A ENCP CA OSHA (N/A)

Criterion

XRF Testing Report

Client: BFW Group LLC

Date: 8/31/2020

Sampling Location: 63E. Water Street Phila PA

Signature:

Room Equivalent:

Project No.: 201379

Room #: 2nd/3rd Floor - Bunit (3Bedroom)

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition		Recommendation	
white	(Wood) Brick Sheetrock Plaster Metal Concrete	Door	61		3rd Fl Bedroom (Rear)	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION	(INTACT) FAIR POOR	HR AR A ENCL	A ENCP CA OSHA (N/A)
white	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Jam	62		3rd Fl Bedroom (Rear)	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION	(INTACT) FAIR POOR	HR AR A ENCL	A ENCP CA OSHA (N/A)
white	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Casing	63		3rd Fl Bedroom (Rear)	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION	(INTACT) FAIR POOR	HR AR A ENCL	A ENCP CA OSHA (N/A)
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A

Criterion

XRF Testing Report

Client: BFW Group LLC

Date: 8/31/2020

Sampling Location: 63E. Wister Street Phila PA

Signature:

Room Equivalent:

Project No.: 201379

Room #: Exterior Door & Vestibule

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition	Recommendation
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	Door	64		Front Door to Bldg	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION; (INTACT) FAIR POOR	HR AR A ENCL; A ENCP CA OSHA (N/A)
TAN	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Jam	65		Front Door To Bldg	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION; (INTACT) FAIR POOR	HR AR A ENCL; A ENCP CA OSHA (N/A)
TAN	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Casing	66		Front Door To Bldg	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION; (INTACT) FAIR POOR	HR AR A ENCL; A ENCP CA OSHA (N/A)
TAN	Wood Brick (Sheetrock) Plaster Metal Concrete	Walls	67	1	vestibule	0.00	0.00	POS (NEG) INC	FRICTION (NON-FRICTION); (INTACT) FAIR POOR	HR AR A ENCL; A ENCP CA OSHA (N/A)
			68	2	↓	0.00				
			69	3	↓	0.00				
TAN	(Wood) Brick Sheetrock Plaster Metal Concrete	Window Frame	70		Basement front window	0.00	0.00	POS (NEG) INC	FRICTION (NON-FRICTION); (INTACT) FAIR POOR	HR AR A ENCL; A ENCP CA OSHA (N/A)

October 9, 2020

Attention: PHDC Germantown CNA

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

On August 31, Criterion Laboratories, Inc. (Criterion) collected a water sample from 63 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 in Unit 1 and Unit 2 at 63 E. Wister Street indicated a lead concentration of <2.5 ppb, which is below the EPA Action Level.

Sincerely,

Melissa Billingsley
Project Manager

Attachment

Results of Lead in Drinking Water

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

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

Sample Count 16

James A. Weltz, CIH, Technical Director

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

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

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

THIS IS THE LAST PAGE OF THE REPORT

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

Results of Lead in Drinking Water

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

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

Chain of Custody

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

Additional Analytes

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

Chain of Custody

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

Sample Count 16

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

8.3.3 *Tenant Questionnaires*

The Maple Corporation and Germantown Housing Justice

Germantown / Mt. Airy Resident Questionnaire (PCNA)

Date Interviewed:	8/21/2020
Name:	**Melody Dixon**
Address:	**63 E. Wister St. Apt B**
Number of occupants:	**3**
Length of Occupancy:	3 years
Bedrooms:	1
Baths:	1
Unit Type: Single, Duplex, Triplex, Multifamily	Duplex
Proposed Inspection date:	**9/1/2020**
Did you receive letter?	Yes
Do you have any health concerns in relation to inspection/Covid-19? Comments	No
*Radon process notification	Yes
Are there mobility or ease of use concerns related to entering your unit, bathroom and kitchen?	No
Do you notice any unusual odors in or directly outside your home or unit?	No
Is mold present in your unit?	Yes
If so, has it been reported?	Unsucessful. Electronic work order process difficult to use
Have you had any recent repairs or replacements in your unit?	Bathroom Floor. 90% complete
If so, what was repaired or replaced?	floor replaced
Basement, if applicable	Yes,
Condition - Very good , Good, Poor, Very Poor	Poor
Comment	No Electricity
Living Room	
Condition - Very good , Good, Poor, Very Poor	Good
Comment	1 of two heat vents not working. Replaced light covers
Dining room	N/A
Condition - Very good , Good, Poor, Very Poor	
Comment	
Kitchen	
Condition - Very good , Good, Poor, Very Poor	Very Poor
Comment	Stove is rusted, cabinets missing doors, faucet is loose and needs replacement, using dish rag to stop water from shooting out of spout and space is very small
Bedroom 1	
Condition - Very good , Good, Poor, Very Poor	Poor
Comment	Very small
Interior Railing	N/A
Condition - Very good , Good, Poor, Very Poor	
Comment	
Bedroom 2	N/A
Condition - Very good , Good, Poor, Very Poor	

Comment	
Bedroom 3 Condition - Very good , Good, Poor, Very Poor Comment	N/A
Bathroom(s) Condition - Very good , Good, Poor, Very Poor Comment	Poor
Exterior doors Condition - Very good , Good, Poor, Very Poor Comment	Good Secure
Exterior stairs Condition - Very good , Good, Poor, Very Poor Comment	N/A
Exterior walls Condition - Very good , Good, Poor, Very Poor Comment	Poor Hit several times by cars
Exterior railings Condition - Very good , Good, Poor, Very Poor Comment	Poor Bent
Roof Condition - Very good , Good, Poor, Very Poor Comment	Two(2) holes Very Poor
Gutter Condition - Very good , Good, Poor, Very Poor Comment	
Plumbing system Condition - Very good , Good, Poor, Very Poor Comment	Poor Leaks under kitchen sink
Water pressure Condition - Very good , Good, Poor, Very Poor Comment	Poor in Kitchen / Good in Bathroom Water takes a while to pour when turning spout to on position
What type of heating system do you have? Condition - Very good , Good, Poor, Very Poor Comment	Vents Poor
Do you have central air? Condition - Very good , Good, Poor, Very Poor Comment	No
Do you have smoke detectors?	Yes
Do you have carbon monoxide detectors?	Yes
Is their evidence of infestation in your home?	Roaches and Flies
If yes, did you report it to management?	Maple reported to PHA
General Comments	Fire bars on 2 living room windows, one is locked. Lock on back door does not function properly. Must remove part of lock in order to open door. Resident has yard.