

Germantown/Mount Airy Properties

Physical Conditions and Needs Assessment



Premises J

50 E. Collom 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.

50 E. Collom St is a three story plus basement rowhouse owned by the Philadelphia Housing and Development Corporation (PHDC) and managed by the Philadelphia Housing Authority (PHA).

The site measures approximately twelve feet wide by thirty six feet deep. The building is located on the south side of Collom Street. It is second from the end in a series of 6-row homes. The rectangular shaped building has three (3) stories plus a basement.

Access to the premises was limited due to piles of clothes and other materials throughout.

At the time of inspection the premises was occupied.

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

1.2 General Physical Condition

Building Type: Rowhouse

Property Age: ~100 yrs.

System Conditions & Observations Summary

	Good	Fair	Poor	Action
Site Improvements				
3.2.1 Topography		√		None
3.2.2 Storm Water Drainage				Not Accessible
3.2.3 Access and Egress			√	None
3.2.4 Paving, Curbing and Parking		√		None
3.2.5 Flatwork		√		None
3.2.6 Landscaping and Appurtenances			√	None
3.2.7 Recreational Facilities				N/A
3.2.8 Utilities		√		None

Structural Frame and Building Envelope		Good	Fair	Poor	Action
3.3.1	Foundation				Not Visible
3.3.2	Building Frame		√		None
3.3.3	Facades or Curtain Wall			√	Windows need replacement.
3.3.4	Roofing and Roof Drainage				Not Visible
Mechanical, Plumbing, Fire Protection and Electrical Systems					
3.4.1	Plumbing				Not Visible
3.4.2	Heating				Not Visible
3.4.3	Air Conditioning and Ventilation				Not Visible
3.4.4	Electrical				Not Visible
Vertical Transportation					
3.5.	Elevators				N/A
Life Safety/Fire Protection					
3.6.1	Sprinklers and Standpipes				Not Visible
3.6.2	Alarm Systems				Not Visible
3.6.3	Other Systems				Not Visible
Interior Elements					
3.7.1	Common Areas				N/A
3.7.2	Tenant Spaces		√		Repair/replace lighting, repaint, replace bathroom flooring and carpets.

1.3 Opinions of Probable Cost

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

2 PURPOSE & SCOPE

2.1 Purpose

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

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

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

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

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

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

2.2 Site Visit

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

2.3 Useful Life Estimate

It is our observation that the 50 E. Collom St constructed circa 1920, has experienced normal wear and tear for its type and age. Fixtures and finishes within the dwellings and in the common areas, in most cases, have exceeded their useful lives.

3 SYSTEM DESCRIPTIONS & OBSERVATIONS

3.1 OVERALL GENERAL DESCRIPTION

3.1.1 Apartment Unit Types and Unit Mix

The subject property is a single family home. This is a 3-story plus basement unit and has a living room, dining area and kitchen located on the first floor, one bedroom and a bathroom on the second floor and two bedrooms on the third floor.

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, entrance is on Collom Street. There is no notable topography.

3.2.2 Storm Water Drainage

Storm water is drained from the roof via gutter at the rear of the building and pitched to a single downspout.

3.2.3 Access and Egress

Access to the site is from Collom Street, the building is two steps up. A rear entrance is provided through a rear yard which is accessed from the courtyard of 64-72 Collom St. properties.

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

Rear yard is overgrown and requires vegetation removal.

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

Not visible for assessment.

3.2.8.2 Electricity

Electric meter was located on front of building.

3.2.8.3 Natural Gas

Not visible for assessment.

3.2.8.4 Sanitary Sewer

Not visible for assessment.

3.2.8.5 Special Utility Systems

There are no special utility systems in the building.

3.2.8.5.1 Site Lighting

There is no site lighting at this building.

3.3 STRUCTURAL FRAME & BUILDING ENVELOPE

3.3.1 Foundation

Likely masonry (not visible for assessment).

3.3.2 Building Frame

3.3.2.1 Floor Frame System

Floor construction is wood framing with wood subfloor.

3.3.2.2 Crawl Spaces and Penetrations

Not visible for assessment.

3.3.2.3 Roof Frame

Roof construction is likely wood, but was not visible for inspection.

3.3.2.4 Flashing & Moisture Protection

Not visible for assessment.

3.3.2.5 Attic Spaces, Draft Stops, Roof Vents & Penetrations

Not visible for assessment.

3.3.2.6 Insulation

Not visible for assessment.

3.3.2.7 Stairs, Railings & Balconies

The staircase was carpeted wooden staircase in fair condition.

Observations/Comments:

Replacing the carpets is recommended.

3.3.2.8 Exterior Doors and Entry Systems

The front entry door is a wood door half light with a transom above. There is a rear door to the back yard accessible from the kitchen. The rear entry door is a 6-panel wood door and barred from the inside.

Observations/Comments:

The door and transom appear to be original in nature and may require repair, paint and/or replacement in the near future.

3.3.3 Facades or Curtain Wall

3.3.3.1 Sidewall System

The unit is a wood framed structure with masonry exterior walls. Other exterior details are a wood cornice in fair to poor condition.

Observations/Comments:

The exterior brick masonry appears to be in good condition with repointing, some cleaning and repair work required.

The wooden cornice requires some repair work.

3.3.3.2 Fenestration (Window) Systems

The windows appear to be original wood windows.

Observations/Comments:

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

3.3.4 Roofing and Roof Drainage

See 3.2.2 above

3.4 MECHANICAL AND ELECTRICAL SYSTEM

3.4.1 Plumbing

3.4.1.1 Supply and Waste Piping

Not visible for assessment.

3.4.1.2 Domestic Hot Water Production

Not visible for assessment.

3.4.1.3 Fixtures

Not visible for assessment.

3.4.2 Heating

3.4.2.1 Heating Generating Equipment

Not visible for assessment.

3.4.3 Air Conditioning and Ventilation

3.4.3.1 Equipment

3.4.1.1 Air Conditioning and Ventilation

Not visible for assessment.

3.4.1.2 Exhaust Systems

Not visible for assessment.

3.4.3.2 Distribution

See Section 3.4.3.1 above.

3.4.3.3. Control Systems
Not visible for assessment.

3.4.3.4 Sprinkler and Standpipes
Not visible for assessment.

3.4.4 Electrical

3.4.4.1 Service, Metering, Distribution Panels
Meter was on the exterior of the building on Collom.

3.4.4.2 Distribution
See 3.4.4.1 above

3.4.4.3 Distribution - Tenant Apartments
See 3.4.4.1 above

3.4.4.4 Lighting - Building Common Area
The building has no exterior lighting beyond the public street lights.

3.4.4.5 Lighting - Resident Apartment
Not visible for assessment.

3.4.4.6 Lighting - Site
See 3.4.4.4 above

3.4.4.7 Emergency Generator
Not visible for assessment.

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
Not visible for assessment.

3.6.2 Alarm Systems

There was evidence of previously installed smoke detectors.

3.6.3 Other Systems

3.6.3.1 Intercom System
There is no intercom system in the building.

3.6.3.2 Apartment Emergency Duress System
Not visible for assessment.

3.7 INTERIOR ELEMENTS

3.7.1 Common Areas

This is a single family home.

3.7.2 Tenant Spaces

3.7.2.1 Finishes, Wall, Floors

General finishes throughout the building are gypsum board walls and ceilings in fair to poor condition. The floor was carpeted throughout.

Observations/Comments:

General painting throughout the unit is recommended.

New flooring is recommended.

Replacement of all carpets is recommended.

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

Repairs to drywall ceilings and walls is required throughout the dwelling unit.

3.7.2.2 Appliances

Second floor rear portion of the dwelling consists of a washer/dryer.

Observations/Comments:

In general appliances are in poor condition and should be replaced.

3.7.2.3 Bath Fixtures and Specialties

The bathroom on the second floor was in poor conditions.

Observations/Comments:

Finishes and fixtures in all the bathrooms should be considered.

3.7.2.4 Kitchen Fixtures and Specialties

The fixtures were in poor condition and require replacement.

3.7.2.5 Millwork, Casework, Cabinets and Countertops

Kitchens consist of wood cabinets.

Observations/Comments:

Cabinets are in poor condition and should be replaced.

3.7.2.6 Closet Systems

A closet is provided within each bedroom.

4 ADDITIONAL CONSIDERATIONS

4.1 ENVIRONMENTAL HAZARDS

Lead-based paint testing was completed for this premises.

During the inspection, no lead-based paint 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*

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*

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	Year 1 12 MONTH	Year 2	Year 3
													2021	2022	2023
Division 01 -General Requirement	Permitting	2% of the total cost of each respective project									\$1,518	\$260			
	Contingency	10% of the total cost of each respective project									\$7,590	\$1,300			
	Overhead and Profit	2.5% of the total cost of each respective project									\$1,898	\$325			
	SubTotal										\$11,006	\$1,885	\$0	\$0	\$0
Division 02-Site Construction/Existing Conditions	Brick and Masonry (Allowance)	Brick masonry exterior	Good	Cleaning and repointing	75	20	55	N/A	SF	\$5,000.00	\$5,000				
		Debris removal	Poor	Clear loose debris from property	N/A	N/A	N/A	N/A	N/A	\$3,000.00	\$3,000	\$3,000			
	SubTotal										\$8,000	\$3,000	\$0	\$0	\$0
Division 06-Woods, Plastics and Composites	Exterior Woodwork (Allowance)	Wood Cornice	Poor-Fair	Some repair and maintenance	20	20	0	N/A	N/A	\$2,000.00	\$2,000				
	SubTotal										\$2,000	\$0	\$0	\$0	\$0
Division 08-Openings		Windows (wood)	Poor	Demo and replace windows	30	20	10	10	EA	\$800.00	\$8,000				
		Front door and transom (wood)	Poor	Repair and repaint and/or replacement	30	20	10	N/A	N/A	\$500.00	\$500				
		6-panel wood doors (interior)	Poor	Demo and replace	25	20	5	10	EA	\$900.00	\$9,000				
	SubTotal										\$17,500	\$0	\$0	\$0	\$0
Division 09-Finishes		Gypsum wallboard and ceiling finishes (throughout)	Poor-Fair	Repair and repaint damaged areas	35	20	15	2000	SF	\$4.00	\$8,000				
		Flooring (carpet)	Poor	Demo and replace flooring	5	10	0	1000	SF	\$10.00	\$10,000				
	SubTotal										\$18,000	\$0	\$0	\$0	\$0
Division 10-Bathrooms	Bathroom	Bathroom tub, surround and fixtures	Poor	Demo and replace	30	20	10	1	EA	\$1,800.00	\$1,800				
	SubTotal										\$1,800	\$0	\$0	\$0	\$0
Division 12-Furnishings	Kitchen	Kitchen Cabinets	Poor	Demo and replace cabinetry	20	20	0	40	LF	\$150.00	\$6,000				
	Bathroom	Bathroom Vanity	Poor	Demo and replace	20	20	0	1	EA	\$400.00	\$400				
	SubTotal										\$6,400	\$0	\$0	\$0	\$0
Division 15-Mechanical, Plumbing and Fire Alarm/Suppression	HVAC Equipment	Gas fired furnace	poor	Replace at EUL or if not operational	20	20	5	1	EA	\$5,000.00	\$5,000				
		Return and supply grills	Poor	Replace	20	20	0	20	EA	\$100.00	\$2,000				
		Bathroom exhaust fan	Poor	Replace exhaust fan	15	20	0	1	EA	\$500.00	\$500				
		Thermostat	Poor	Replace thermostat	15	20	0	1	EA	\$300.00	\$300				
	Plumbing system	Toilet	Poor	Replace toilet	40	20	20	1	EA	\$1,300.00	\$1,300				
		Bathroom plumbing fixtures	Poor	Replace Plumbing fixtures, piping, and shutoff valves at sinks	15	20	0	1	EA	\$1,100.00	\$1,100				
		Domestic Hot Water Heater - Gas	Fair	Replace at EUL	12	20	2	1	EA	\$2,000.00	\$2,000				
	SubTotal											\$12,200	\$0	\$0	\$0
Division 16-Electrical	Electrical System	Not observed	Poor	Upgrade to 200-amp service, replace all panels and rewire throughout	50	20	30	N/A	N/A	\$10,000.00	\$10,000	\$10,000			
	SubTotal										\$10,000	\$10,000	\$0	\$0	\$0
Total											\$86,906	\$14,885	\$0	\$0	\$0

8.1.2 *SF Cost Estimate for Full Renovation*

1,344 SF Renovation - Premises J 50 E. Collom Street		
ITEM	Total	\$/SF
DEMOLITION	\$ 24,192.00	\$ 18.00
SITework	\$ -	\$ -
LANDSCAPE & IRRIGATION	\$ 2,688.00	\$ 2.00
CONCRETE	\$ 1,344.00	\$ 1.00
MASONRY	\$ 5,376.00	\$ 4.00
STRUCTURAL STEEL	\$ -	\$ -
METAL FABRICATIONS	\$ -	\$ -
ROUGH CARPENTRY	\$ 13,440.00	\$ 10.00
ARCHITECTURAL WOODWORK	\$ -	\$ -
THERMAL & MOISTURE PROTECTION	\$ 5,376.00	\$ 4.00
FIREPROOFING	\$ 1,344.00	\$ 1.00
SEALANTS	\$ 2,688.00	\$ 2.00
WINDOWS	\$ 8,064.00	\$ 6.00
DOORS / FRAMES / HARDWARE	\$ 9,408.00	\$ 7.00
STOREFRONT / GLAZING	\$ -	\$ -
INTERIOR GLASS	\$ -	\$ -
DRYWALL	\$ 10,752.00	\$ 8.00
TILE	\$ 2,688.00	\$ 2.00
ACOUSTIC CEILINGS	\$ -	\$ -
CARPET	\$ 10,752.00	\$ 8.00
PAINTING	\$ 6,720.00	\$ 5.00
WALL COVERINGS	\$ -	\$ -
SPECIALTIES	\$ 4,032.00	\$ 3.00
EQUIPMENT	\$ 2,688.00	\$ 2.00
FURNISHINGS	\$ 5,376.00	\$ 4.00
CONVEYING	\$ -	\$ -
FIRE PROTECTION	\$ 1,344.00	\$ 1.00
PLUMBING	\$ 6,720.00	\$ 5.00
HVAC	\$ 13,440.00	\$ 10.00
ELECTRICAL	\$ 9,408.00	\$ 7.00
COMMUNICATIONS	\$ 1,344.00	\$ 1.00
ELECTRONIC SAFETY & SECURITY	\$ -	\$ -
GENERAL REQUIREMENTS	\$ 6,720.00	\$ 5.00
Subtotal	\$ 155,904.00	116
Construction Contingency - 10%	\$ 15,590.40	\$ 11.60
Subcontractor Insurance - 2%	\$ 3,118.08	\$ 2.32
Design Contingency - 2%	\$ 3,118.08	\$ 5.80
Overhead & Profit - 2.5%	\$ 3,897.60	\$ 2.90
Permits - 1.5%	\$ 2,338.56	\$ 2.32
Performance & Payment Bonds - 2%	\$ 3,118.08	\$ 2.32
Grand Total	\$ 187,084.80	143

8.1.3 *Reserve for Replacement Analysis*

Photos by: VP on 9/3/20

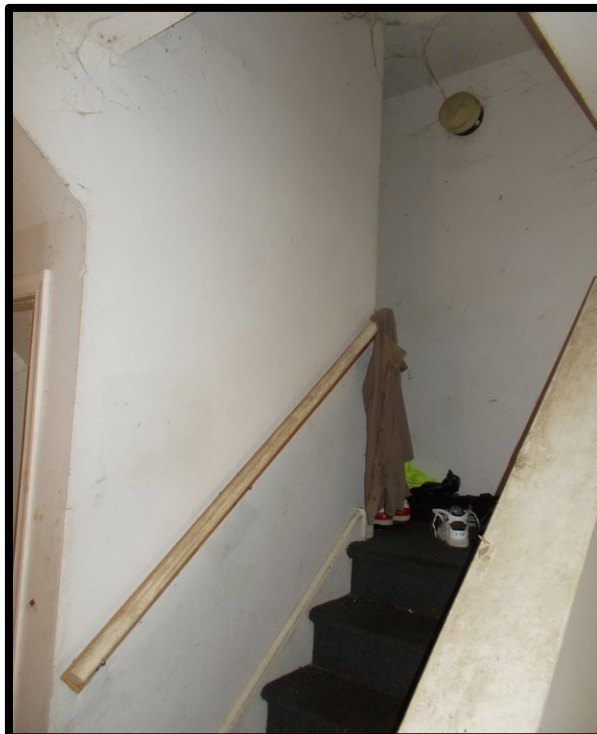
Photo No. 1

Depicts interior view of first floor living room from entry.



Photo No. 2

Depicts view of stairs leading up to the second floor.



Photos by: VP on 9/3/20

Photo No. 3

Depicts interior view of kitchen.

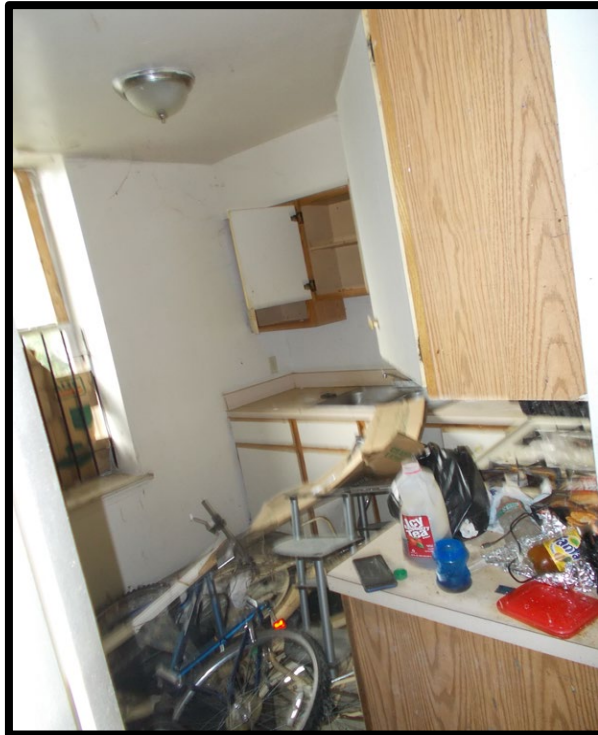


Photo No. 4

Depicts view of the rear yard door and damage to second floor ceiling above.



Photos by: VP on 9/3/20

Photo No. 5

Additional view of damaged ceiling above dining room
at rear of first floor.



Photo No. 6

Depicts view of entry stairs to basement.



Photos by: VP on 9/3/20

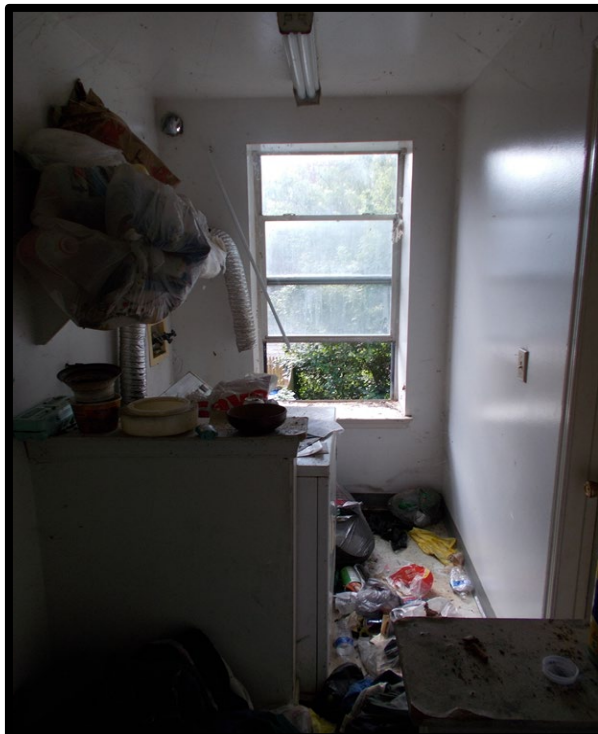
Photo No. 7

Depicts view of second floor landing from stairs.



Photo No. 8

View looking rearward from second floor. This location is set up for a washer/dryer area.



Photos by: VP on 9/3/20

Photo No. 9

View of front facing bedroom at second floor.



Photo No. 10

Panning left from previous photo, view of bedroom closet.



Photos by: VP on 9/3/20

Photo No. 11

View of stairs leading to third floor.

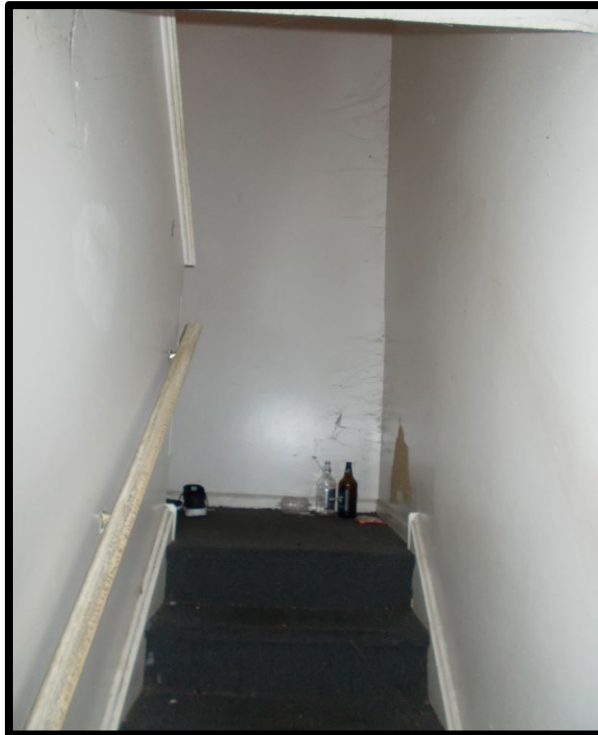


Photo No. 12

View of third floor bedroom at rear of dwelling.



Photos by: VP on 9/3/20

Photo No. 13

View of third floor hallway facing forward to front of building.



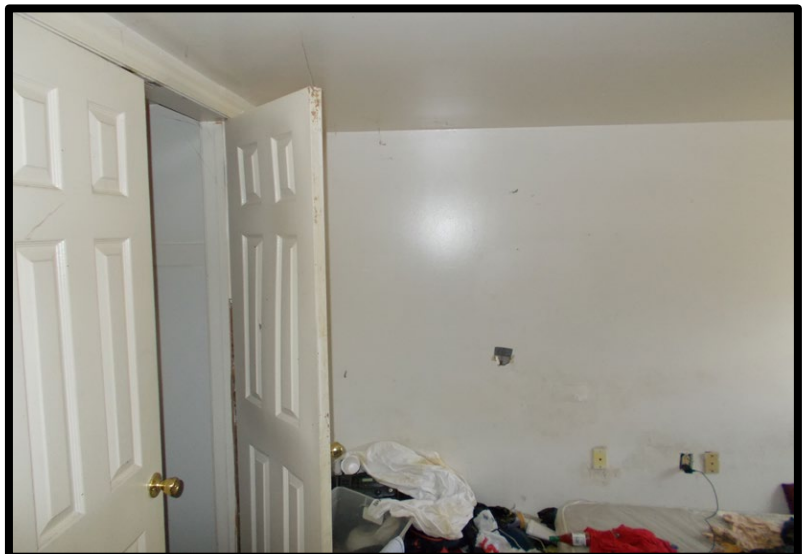
Photo No. 14

View of third floor front facing bedroom.



Photo No. 15

Panning left from previous photo, view of bedroom closet.



Photos by: VP on 9/3/20

Photo No. 16

Looking towards third floor hallway in rear bedroom.

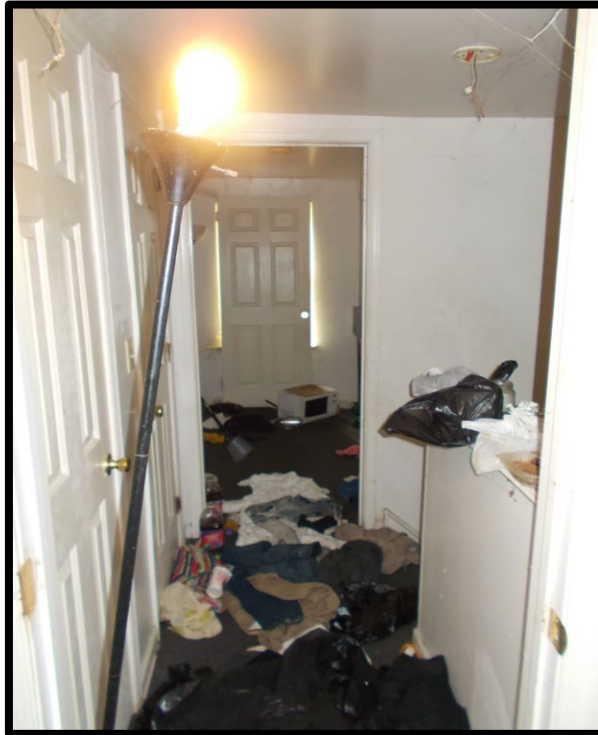


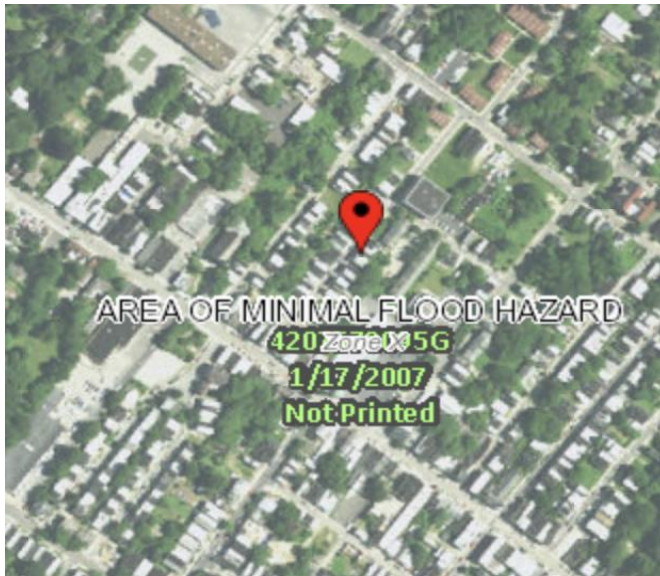
Photo No. 17

View of front exterior of building from Collom Street.



cc: File #2.20341.01

FEMA Flood Zone Map



FEMA Flood Zone Information

50 Collom Street is located in Flood Zone X which represents areas determined to be outside the 0.2% annual chance floodplain as identified by Flood Insurance Rate (FIRM) map number 4207570095G issued by the National Flood Insurance Program (NFIP). 50 Collom 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*



October 22, 2020

Attention: PHDC Germantown CNA

Reference: Lead XRF Testing Results
50 E. Collom 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 50 E. Collom 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 September 3, 2020. Painted surfaces were analyzed for lead using an X-ray Fluorescence Spectrometer (XRF) manufactured by Thermo Scientific-NITON.

The Environmental Protection Agency (E.P.A.) considers 1.0 milligrams of lead per square centimeter of painted surface, or greater, to be lead-based paint (≥ 1.0 mg/cm²).

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/cm² or greater, is considered lead-based.

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

Sincerely,

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

Melissa Billingsley
Project Manager

Attachments

Testing Report Legend

Recommendations

HR – Hazard Reduction

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

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

AR – Abatement Replacement

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

A Encp – Abatement Encapsulation

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

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

A Encl – Abatement Enclosure

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

CA – Complete Abatement

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

OSHA

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

NA – Non-applicable

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

Surface/Condition

Surface

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

Condition

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

Wall

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



Calibration Check Test Results

Client: BFW

Address: 50 E. Collom 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 ²	Start of Job 1 st Calibration Check		2 nd Calibration Check		3 rd Calibration Check		4 th Calibration Check	
	Reading #	Result	Reading #	Result	Reading #	Result	Reading #	Result
<0.01	1	0.00	9	0.00				
1.04 ± 0.06	2	0.9	10	1.0				
0.71 ± 0.08	3	0.7	11	0.7				
3.58 ± 0.39								
1.53 ± 0.09								
0.31 ± 0.02								
Detector Resolution	374.4							

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



Criterion Client:

8FW LLC

KRF Testing Report

Sampling Location:

50 E. Collam Street
Phila PA

Room Equivalent:

Room #:

Date:

9/3/2020

Signature:

Project No.:

201829

KRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	KRF Reading mg/cm ²	Results mg/cm ²	Class-ification	Surface/Condition	Recommendation
Green	Wood Brick Sheetrock Plaster Metal Concrete	Door	4	A	Front Door	0.00	0.00	POS	FRIC (NEG) NON-FRIC (NEG) INTACT (POS)	HR AR A ENCL A ENCP CA OSHA N/A
Green	Wood Brick Sheetrock Plaster Metal Concrete	Door	5	A	Front Door	0.00	0.00	POS	FRIC (NEG) NON-FRIC (NEG) INTACT (POS)	HR AR A ENCL A ENCP CA OSHA N/A
Green	Wood Brick Sheetrock Plaster Metal Concrete	Door	6	A	Front Door	0.00	0.00	POS	FRIC (NEG) NON-FRIC (NEG) INTACT (POS)	HR AR A ENCL A ENCP CA OSHA N/A
Green	Wood Brick Sheetrock Plaster Metal Concrete	Window	7	A	Front window (exterior)	0.00	0.00	POS	FRIC (NEG) NON-FRIC (NEG) INTACT (POS)	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	8	A	Living Room	0.00	0.00	POS	FRIC (NEG) NON-FRIC (NEG) INTACT (POS)	HR AR A ENCL A ENCP CA OSHA N/A