

Germantown/Mount Airy Properties

Physical Conditions and Needs Assessment



Premises K

56 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.

56 E. Collom St is a three story rowhouse with a basement 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 southern side of Collom Street. It is second from the left end in a series of 6-row homes. The building has significant water damage and mold.

The premises was vacant at the time of inspection.

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			Cut back overgrowth
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 the wood window sills is required.
3.3.4	Roofing and Roof Drainage				Not Visible
Mechanical, Plumbing, Fire Protection and Electrical Systems					
3.4.1	Plumbing		√		None
3.4.2	Heating				Not Visible
3.4.3	Air Conditioning and Ventilation				Not Visible
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				Battery operated smoke detectors should be replaced.
3.6.3	Other Systems				Not Visible
Interior Elements					
3.7.1	Common Areas				N/A
3.7.2	Tenant Spaces		√		General painting and spot repairs throughout the dwelling will be required for walls and ceilings. Replace bathrooms and kitchen. Mold remediation required in the basement, kitchen area and along the stairs.

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 56 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 3-bedroom, one bathroom home, with 3 stories and a basement. The first floor contains the living room in the front of the building facing East Collom Street; the rear of the first floor contains the kitchen and a small dining area. An exterior door leads to the rear yard which has been fenced in. The second floor contains a bedroom at the front and a standard bathroom in the rear. The third floor contains a bedroom in the front which is identical to that of the second floor. The rear bedroom spans the entire width of the rear portion of the building.

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

Not visible for assessment.

3.2.3 Access and Egress

Access to the site is from Collom Street. The building is one step up above the grade, approximately 8" – 12"

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

General clean up of the rear yard is required including cutting back of vegetative growth.

3.2.7 Recreational Facilities

There are no recreational facilities associated with this property.

3.2.8 Utilities

Sanitary Sewer: City of Philadelphia

Storm Stewer: City of Philadelphia

Domestic Water: City of Philadelphia

Electric Service: PECO Energy Company

Natural Gas Service: Philadelphia Gas Works

3.2.8.1 Water

Domestic hot water is provided by 30-gallon hot water tank manufactured by Bradford White.

3.2.8.2 Electricity

Electricity was not working in the house.

3.2.8.3 Natural Gas

Incoming gas service from PGW is intact and in good condition.

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

Not visible for assessment.

3.3.2 Building Frame

3.3.2.1 Floor Frame System

The building is wood framed

3.3.2.2 Crawl Spaces and Penetrations

N/A

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

A wood staircase in the center of the dwelling leads to the second and third floors.

Observations/Comments:

Excessive mold was noted at the stair in the basement.

3.3.2.8 Exterior Doors and Entry Systems

The front door appears to be original wood with a wood transom above.

Observations/Comments:

Replacement of the front door with an energy efficient secure door is recommended.

3.3.3 Facades or Curtain Wall

3.3.3.1 Sidewall System

The exterior façade of the building is brick masonry veneer with a wooden cornice. The rear of the building consists of a cementitious parged coat finish which is in fair condition. It is unknown what substrate is behind the parged coat.

Observations/Comments:

Some vegetative growth is taking place that could compromise the integrity of the parged coat. Vegetation should be removed.

3.3.3.2 Fenestration (Window) Systems

It appears that all windows throughout the building have been replaced with a vinyl window replacement. All interior window sills throughout the building are wood and are in poor condition.

Observations/Comments:

Replacement the wood window sills is required.

3.3.4 Roofing and Roof Drainage

It appears that the roof is a flat roof sloped front to back. The condition of the roof could not be assessed since there was no immediate access.

Observations/Comments:

Water infiltration in the closet of the rear bedroom on the third floor indicates that the roof should be repaired or replaced.

3.4 MECHANICAL AND ELECTRICAL SYSTEM

3.4.1 Plumbing

3.4.1.1 Supply and Waste Piping

Sanitary pipes appear to be in good physical condition.

3.4.1.2 Domestic Hot Water Production

Domestic hot water is provided by 30-gallon hot water tank manufactured by Bradford White. Could not prove function but was in good visual condition.

3.4.1.3 Fixtures

The fixtures are old and need to be replaced.

3.4.2 Heating

3.4.2.1 Heating Generating Equipment

The heating system was present in the basement. The ductwork was not visible for inspection.

Observations/Comments:

The heating system was in fair condition and should be replaced at the end of its useful life.

3.4.3 Air Conditioning and Ventilation

3.4.3.1 Equipment

3.4.1.1 Air Conditioning and Ventilation

There is no air conditioning in this building.

3.4.1.2 Exhaust Systems

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

There is no sprinkler system in this building.

3.4.4 Electrical

3.4.4.1 Service, Metering, Distribution Panels

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

3.4.4.2 Distribution

See 3.4.4.1 above

3.4.4.3 Distribution - Tenant Apartments

See 3.4.4.1 above

3.4.4.4 Lighting - Building Common Area

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

None

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

None

3.6.2 Alarm Systems

There are battery operated smoke detectors located throughout the unit which should be replaced.

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 lighting in this building.

3.7 INTERIOR ELEMENTS

3.7.1 Common Areas

This is a single family home.

3.7.2 Tenant Spaces

3.7.2.1 Finishes, Wall, Floors

Interior finishes consist of gypsum board ceilings and walls. Floor finishes consist of carpet with a 4" vinyl base in poor condition and will require replacement. The ceiling above the kitchen has collapsed due to unknown reason. Interior doors are 6-panel wood in poor condition

Observations/Comments:

Excessive mold was noted at the stair, basement and kitchen area. All gypsum board on the walls and ceiling will require removal and replacement.

Source of ceiling collapse should be investigated and addressed.

General painting and spot repairs throughout the dwelling will be required for walls and ceilings.

Repainting of doors is required and future replacement should be considered.

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

3.7.2.2 Appliances

Second floor rear portion of the dwelling includes a laundry area.

Observations/Comments:

Full replacement in the washer/dryer area is required. Evidence of previous water damage was noted.

3.7.2.3 Bath Fixtures and Specialties

The bathroom on the second contained a lavatory, water closet and bathtub. Typical bathroom finishes consist of vinyl tile in poor condition with evident areas of repair. The water closet appears to be in fairly new and in good condition. The wood lavatory and plastic laminate countertop is in poor condition. The bathtub and fiberglass surround are also in poor condition and will require replacement.

Observations/Comments:

Replace wood lavatory and plastic laminate countertop.

Entire bathroom should be replaced.

3.7.2.4 Kitchen Fixtures and Specialties

The kitchen is in poor condition and will require full replacement.

3.7.2.5 Millwork, Casework, Cabinets and Countertops

The kitchen is equipped with wood cabinets with a plastic laminate countertop.

Observations/Comments:

Cabinets and countertop are in poor condition and should be replaced.

3.7.2.6 Closet Systems

Two hall closets are located at the top of the stairs in the hallway area. There was a water infiltration ceiling damage in the closet ceiling of the rear third floor bedroom.

Observations/Comments:

Replace/Repair the ceiling in the closet of the rear third floor bedroom.

4 ADDITIONAL CONSIDERATIONS

4.1 ENVIRONMENTAL HAZARDS

Asbestos and lead-based paint testing was completed for this premises.

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

During the inspection, no asbestos was identified in the sampled materials.

5 OPINIONS OF PROBABLE COSTS TO REMEDY PHYSICAL DEFICIENCIES

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

6 OUT OF SCOPE CONSIDERATIONS

6.1 *Accessibility for Persons with Disabilities*

This building does not meet requirements for ADA accessibility.

7 LIMITING CONDITIONS

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

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

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

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

[illegible]

[illegible]

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.

1,459 SF Renovation - Premises K 56 E Collom St		
ITEM	Total	\$/SF
DEMOLITION	\$ 29,180.00	\$ 20.00
SITEWORK	\$ -	\$ -
LANDSCAPE & IRRIGATION	\$ 729.50	\$ 0.50
CONCRETE	\$ -	\$ -
MASONRY	\$ -	\$ -
STRUCTURAL STEEL	\$ -	\$ -
METAL FABRICATIONS	\$ -	\$ -
ROUGH CARPENTRY	\$ 21,885.00	\$ 15.00
ARCHITECTURAL WOODWORK	\$ -	\$ -
THERMAL & MOISTURE PROTECTION	\$ 2,918.00	\$ 2.00
FIREPROOFING	\$ 1,459.00	\$ 1.00
SEALANTS	\$ 2,918.00	\$ 2.00
WINDOWS	\$ 8,754.00	\$ 6.00
DOORS / FRAMES / HARDWARE	\$ 14,590.00	\$ 10.00
STOREFRONT / GLAZING	\$ -	\$ -
INTERIOR GLASS	\$ -	\$ -
DRYWALL	\$ 14,590.00	\$ 10.00
TILE	\$ -	\$ -
ACOUSTIC CEILINGS	\$ -	\$ -
CARPET	\$ 8,754.00	\$ 6.00
PAINTING	\$ 5,836.00	\$ 4.00
WALL COVERINGS	\$ -	\$ -
SPECIALTIES	\$ 4,377.00	\$ 3.00
EQUIPMENT	\$ 2,918.00	\$ 2.00
FURNISHINGS	\$ 5,836.00	\$ 4.00
CONVEYING	\$ -	\$ -
FIRE PROTECTION	\$ 4,377.00	\$ 3.00
PLUMBING	\$ 4,377.00	\$ 3.00
HVAC	\$ 11,672.00	\$ 8.00
ELECTRICAL	\$ 8,754.00	\$ 6.00
COMMUNICATIONS	\$ 729.50	\$ 0.50
ELECTRONIC SAFETY & SECURITY	\$ -	\$ -
GENERAL REQUIREMENTS	\$ 5,836.00	\$ 4.00
Subtotal	\$ 160,490.00	110
Construction Contingency - 10%	\$ 16,049.00	\$ 11.00
Subcontractor Insurance - 2%	\$ 3,209.80	\$ 2.20
Design Contingency - 2%	\$ 3,209.80	\$ 5.50
Overhead & Profit - 2.5%	\$ 4,012.25	\$ 2.75
Permits - 1.5%	\$ 2,407.35	\$ 2.20
Performance & Payment Bonds - 2%	\$ 3,209.80	\$ 2.20
Grand Total	\$ 192,588.00	136

Reserve for Replacement (RFR)	2013-2020							
	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	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000
Previous RFR Plus Contributions	\$202,708	\$230,776	\$259,545	\$289,034	\$319,260	\$350,241	\$381,997	\$414,547
RFR with 2.5% Rate of Return	\$207,776	\$236,545	\$266,034	\$296,260	\$327,241	\$358,997	\$391,547	\$424,911
Current Year Balance	\$207,776	\$236,545	\$266,034	\$296,260	\$327,241	\$358,997	\$391,547	\$424,911
Year 1 Construction Funds								
Total Year 1 Funds								

Photos by: VP on 9/3/20

Photo No. 1

Depicts view of first floor living room as seen from building entry. Note extensive mold towards the rear of the dwelling.



Photo No. 2

Depicts rear dining area and rear yard door at the first floor.



Photo No. 3

Depicts view of stairs to second and third floors. Also depicted is stairs to basement below.



Photos by: VP on 9/3/20

Photo No. 4

Depicts view of kitchen at rear of first floor. Note extensive damage to the ceiling and wall gypsum board. The kitchen cabinets are wood with a plastic laminate top and need to be replaced.



Photo No. 5

Panning up from previous photo. Detailed view of second floor framing and damaged ceiling gypsum board.



Photos by: VP on 9/3/20

Photo No. 6

View of stairs leading down to basement.



Photo No. 7

View of stairs leading down to basement.



Photos by: VP on 9/3/20

Photo No. 8

View at front of basement. Note the water service has been cut immediately after the water meter. Also visible in the photo is the main electric panel for the building on the left and the gas meter located on the right.



Photo No. 9

View of mechanical room in basement. This room contains a hot air furnace as well as a gas fired hot water heater. All ductwork is run exposed in the basement feeding the first floor and upper floors.



Photo No. 10

View at rear of basement. View also indicates existing PVC sanitary lines.



Photos by: VP on 9/3/20

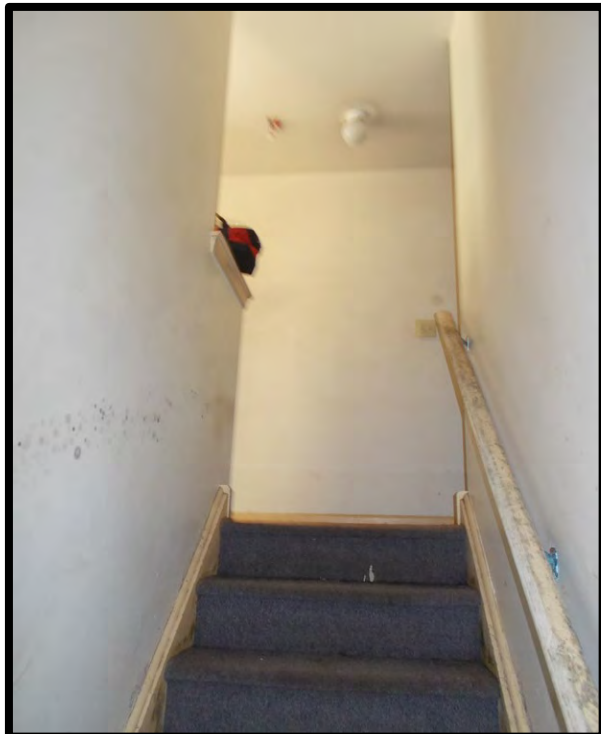
Photo No. 11

View from rear of basement towards East Collom
Street front portion of the basement.



Photo No. 12

View looking up at second floor.



Photos by: VP on 9/3/20

Photo No. 13

View of second floor bathroom.

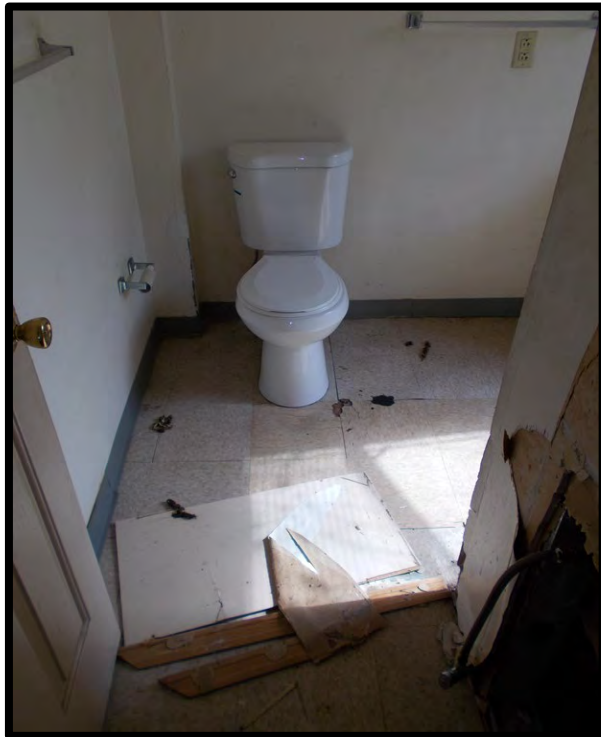


Photo No. 14

Panning right from previous photo. View of lavatory and bathtub in second floor bathroom.



Photos by: **VP** on **9/3/20**

Photo No. 15

Overall view of second floor bathtub and fiberglass surround.



Photo No. 16

Detailed view of second floor bathroom vanity and wood window sill.



Photos by: VP on 9/3/20

Photo No. 17

View of washer/dryer area and hook up at rear of second floor adjacent to the bathroom.



Photo No. 18

View of second floor bedroom located at the front of the dwelling.



Photos by: VP on 9/3/20

Photo No. 19

View looking within the second floor bedroom at
bedroom closet and entry.



Photo No. 20

View looking at third floor from stairs.



Photo No. 21

View of third floor front bedroom.



Photos by: VP on 9/3/20

Photo No. 22

View of front bedroom closet and entry.



Photo No. 23

View of rear bedroom at third floor.



Photo No. 24

View of rear bedroom entry.



Photos by: VP on 9/3/20

Photo No. 25

View of damaged ceiling in bedroom closet from
water infiltration.



Photo No. 26

Detailed view of first floor rear door and threshold.



Photo No. 27

View of rear yard as seen from rear door.



Photos by: VP on 9/3/20

Photo No. 28

View looking at rear elevation of structure. Structure appears to have a cementitious parged coat.



Photo No. 29

Overall view of the rear of the first floor and rear door.



Photos by: VP on 9/3/20

Photo No. 30

Overall view of the rear wall of the dwelling which happens to be the second building from the right.



Photo No. 31

Overall view of the brick masonry front façade.



cc: File #2.20341.01

8.2.2 *Photos MPEFP*



Hot water heater located in basement.



Top of hot water heater in good condition.



Damaged kitchen ceiling.

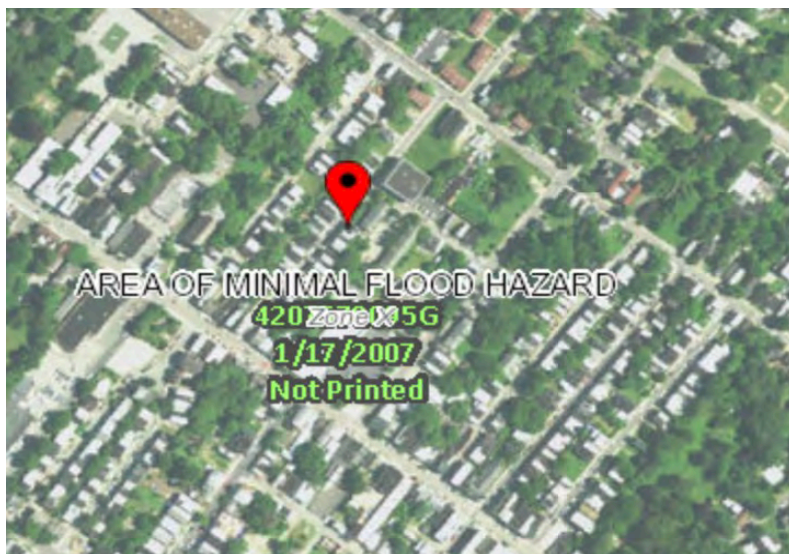


Gas stove.



Kitchen faucet.

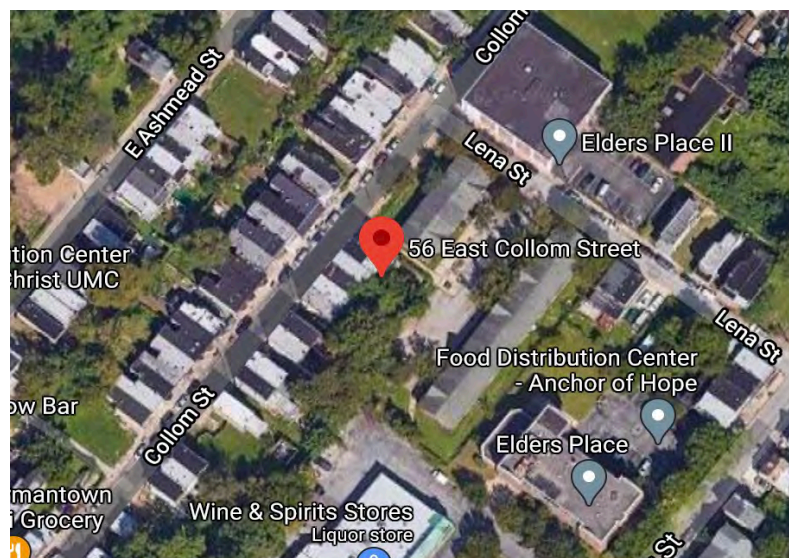
FEMA Flood Zone Map



FEMA Flood Zone Information

56 E Collom 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). 56 E 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 19, 2020

Attention: PHDC Germantown CNA

Reference: Asbestos Bulk Sampling
56 Collom Street, Philadelphia, PA
Criterion's Project Number: **201379**

We are pleased to provide you with the results of our asbestos inspection and bulk sampling, which was conducted by Criterion Laboratories, Inc. (Criterion) on September 3, 2020. The analytical method employed was Polarized Light Microscopy (PLM) with Dispersion Staining following the EPA "Interim Method" for the determination of asbestos in bulk building materials (EPA-600/M4-82-020, or 40 CFR Part 763, Appendix E to Subpart E). Our laboratory is certified by the National Institute of Standards and Technology's NVLAP Program (Lab Code No. 102046-0).

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

As indicated on the attached certificate for samples (201379-02-002-07-01 to -10), **no** asbestos was identified in the following materials.

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

Sincerely,

Melissa Billingsley
Project Manager

Attachment

Disclaimer

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

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

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



Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties</u>	Sample Date	<u>9/3/2020</u>
Project #	<u>201379</u>		<u>Philadelphia, PA</u>	Sample Received Date	<u>9/3/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin</u>	Sample Analysis Date(s)	<u>9/10/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-07-01 Drywall and Joint Compound Material 56 Collom Street-Throughout	Gray Drywall	1	Cellulose - 5%	95%	None Detected	---
201379-02-002-07-01 Drywall and Joint Compound Material 56 Collom Street-Throughout	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---
201379-02-002-07-02 Drywall and Joint Compound Material 56 Collom Street-Throughout	Gray Drywall	1	Cellulose - 4%	96%	None Detected	---
201379-02-002-07-02 Drywall and Joint Compound Material 56 Collom Street-Throughout	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---
201379-02-002-07-03 Drywall and Joint Compound Material 56 Collom Street-Throughout	Gray Drywall	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-07-03 Drywall and Joint Compound Material 56 Collom Street-Throughout	White Joint Compound	2	Cellulose - 3%	97%	None Detected	---
201379-02-002-07-04 Drywall and Joint Compound Material 56 Collom Street-Throughout	Gray Drywall	1	Cellulose - 5%	95%	None Detected	---
201379-02-002-07-04 Drywall and Joint Compound Material 56 Collom Street-Throughout	White Joint Compound	2	Cellulose - 3%	97%	None Detected	---
201379-02-002-07-05 Drywall and Joint Compound Material 56 Collom Street-Throughout	Gray Drywall	1	Cellulose - 5%	95%	None Detected	---
201379-02-002-07-05 Drywall and Joint Compound Material 56 Collom Street-Throughout	White Joint Compound	2	Cellulose - 3%	97%	None Detected	---



Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties</u>	Sample Date	<u>9/3/2020</u>
Project #	<u>201379</u>		<u>Philadelphia, PA</u>	Sample Received Date	<u>9/3/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin</u>	Sample Analysis Date(s)	<u>9/10/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-07-06 Paper Backing a/w Beige 56 Collom Street-Utility Closet on 3rd Floor	Beige Linoleum	1	Cellulose - 15%	85%	None Detected	---
201379-02-002-07-06 Paper Backing a/w Beige 56 Collom Street-Utility Closet on 3rd Floor	Tan Backing	2	Cellulose - 95%	5%	None Detected	---
201379-02-002-07-07 Paper Backing a/w Beige 56 Collom Street-Utility Closet on 3rd Floor	Beige Linoleum	1	Cellulose - 10%	90%	None Detected	---
201379-02-002-07-07 Paper Backing a/w Beige 56 Collom Street-Utility Closet on 3rd Floor	White Backing	2	Cellulose - 95%	5%	None Detected	---
201379-02-002-07-08 Paper Backing a/w Beige 56 Collom Street-Kitchen	Beige Linoleum	1	Cellulose - 10%	90%	None Detected	---
201379-02-002-07-08 Paper Backing a/w Beige 56 Collom Street-Kitchen	White Backing	2	Cellulose - 95%	5%	None Detected	---
201379-02-002-07-09 Beige 12x12 Floor Tile w/Yellow Mastic 56 Collom Street-Bathroom	Black Tile	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-07-09 Beige 12x12 Floor Tile w/Yellow Mastic 56 Collom Street-Bathroom	Yellow Mastic	2	Cellulose - 5%	95%	None Detected	---
201379-02-002-07-10 Beige 12x12 Floor Tile w/Yellow Mastic 56 Collom Street-Bathroom	Beige Tile	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-07-10 Beige 12x12 Floor Tile w/Yellow Mastic 56 Collom Street-Bathroom	Yellow Mastic	2	Cellulose - 5%	95%	None Detected	---



Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties</u>	Sample Date	<u>9/3/2020</u>
Project #	<u>201379</u>		<u>Philadelphia, PA</u>	Sample Received Date	<u>9/3/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin</u>	Sample Analysis Date(s)	<u>9/10/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-07-11 Drywall and Joint Compound Material 50 Collom Street-Throughout	White Drywall	1	Cellulose - 4%	96%	None Detected	---
201379-02-002-07-11 Drywall and Joint Compound Material 50 Collom Street-Throughout	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---
201379-02-002-07-12 Paper Backing a/w Linoleum Flooring 50 Collom Street-Front Foyer	Beige Linoleum	1	Cellulose - 10%	90%	None Detected	---
201379-02-002-07-12 Paper Backing a/w Linoleum Flooring 50 Collom Street-Front Foyer	White Backing	2	Cellulose - 95%	5%	None Detected	---
201379-02-002-07-13 Paper Backing a/w Linoleum Flooring 50 Collom Street-Front Foyer	Beige Linoleum	1	Cellulose - 5%	95%	None Detected	---
201379-02-002-07-13 Paper Backing a/w Linoleum Flooring 50 Collom Street-Front Foyer	White Backing	2	Cellulose - 95%	5%	None Detected	---
201379-02-002-07-14 Drywall and Joint Compound Material 42 E Wister Street- Throughout	Gray Drywall	1	Cellulose - 5%	95%	None Detected	---
201379-02-002-07-14 Drywall and Joint Compound Material 42 E Wister Street- Throughout	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---
201379-02-002-07-15 Drywall and Joint Compound Material 42 E Wister Street- Throughout	Gray Drywall	1	Cellulose - 4%	96%	None Detected	---
201379-02-002-07-15 Drywall and Joint Compound Material 42 E Wister Street- Throughout	White Joint Compound	2	Cellulose - 3%	97%	None Detected	---



Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties</u>	Sample Date	<u>9/3/2020</u>
Project #	<u>201379</u>		<u>Philadelphia, PA</u>	Sample Received Date	<u>9/3/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin</u>	Sample Analysis Date(s)	<u>9/10/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-07-16 Drywall and Joint Compound Material 42 E Wister Street- Throughout	Gray Drywall	1	Cellulose - 5%	95%	None Detected	---
201379-02-002-07-16 Drywall and Joint Compound Material 42 E Wister Street- Throughout	White Joint Compound	2	Cellulose - 3%	97%	None Detected	---
201379-02-002-07-17 Drywall and Joint Compound Material 42 E Wister Street- Throughout	Gray Drywall	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-07-17 Drywall and Joint Compound Material 42 E Wister Street- Throughout	White Joint Compound	2	Cellulose - 3%	97%	None Detected	---
201379-02-002-07-18 Drywall and Joint Compound Material 42 E Wister Street- Throughout	Gray Drywall	1	Cellulose - 5%	95%	None Detected	---
201379-02-002-07-18 Drywall and Joint Compound Material 42 E Wister Street- Throughout	White Joint Compound	2	Cellulose - 3%	97%	None Detected	---
201379-02-002-07-19 Blue 12x12 Floor Tile w/Yellow Mastic 42 E Wister Street- 2nd Floor Bathroom	Blue Tile	1	Cellulose - 2%	98%	None Detected	---
201379-02-002-07-19 Blue 12x12 Floor Tile w/Yellow Mastic 42 E Wister Street- 2nd Floor Bathroom	Brown Mastic	2	Cellulose - 10%	90%	None Detected	---
201379-02-002-07-20 Blue 12x12 Floor Tile w/Yellow Mastic 42 E Wister Street- 2nd Floor Bathroom	Blue Tile	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-07-20 Blue 12x12 Floor Tile w/Yellow Mastic 42 E Wister Street- 2nd Floor Bathroom	Brown Mastic	2	Cellulose - 10%	90%	None Detected	---



Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>9/3/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>9/3/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin</u>	Sample Analysis Date(s)	<u>9/10/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-07-21 Beige Linoleum Flooring Material 42 E Wister Street- Utility Hot Water Closet 1st Floor	Brown Linoleum	1	Cellulose - 5%	95%	None Detected	---
201379-02-002-07-22 Beige Linoleum Flooring Material 42 E Wister Street- Kitchen	Brown Linoleum	1	Cellulose - 5%	95%	None Detected	---

Sample Count 22

James A. Wetz, CIH, Technical Director

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

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



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

Matrix Bulk/Building Material
Analyte Asbestos
Analysis Type PLM
Container Bag
Project 201379
Client BFW Group, LLC
Site Address Germantown Properties
 Philadelphia, PA
Turnaround 3 - 5 Days
Field Tech Mary Anne Lerro
Sample Notes 50 Collom was inaccessible due to squatter storage items-a few samples were collected at the doorway. 56 was accessed. No running water was collected in 56 or 50 Collom Street but I was able to collect asbestos samples from 56 Collom Street.All 3 are single family dwellings. Linoleum in the 3rd floor bathroom of 42 E Wister was nonsuspect.

Chain of Custody Notes

Additional Analytes

Sample Number	Location	Material Description	Received Condition	Date	Notes
201379-02-002-07-01	56 Collom Street-Throughout	Drywall and Joint Compound Material	Good	9/3/2020	
201379-02-002-07-02	56 Collom Street-Throughout	Drywall and Joint Compound Material	Good	9/3/2020	
201379-02-002-07-03	56 Collom Street-Throughout	Drywall and Joint Compound Material	Good	9/3/2020	
201379-02-002-07-04	56 Collom Street-Throughout	Drywall and Joint Compound Material	Good	9/3/2020	
201379-02-002-07-05	56 Collom Street-Throughout	Drywall and Joint Compound Material	Good	9/3/2020	
201379-02-002-07-06	56 Collom Street-Utility Closet on 3rd Floor	Paper Backing a/w Beige	Good	9/3/2020	
201379-02-002-07-07	56 Collom Street-Utility Closet on 3rd Floor	Paper Backing a/w Beige	Good	9/3/2020	
201379-02-002-07-08	56 Collom Street-Kitchen	Paper Backing a/w Beige	Good	9/3/2020	
201379-02-002-07-09	56 Collom Street-Bathroom	Beige 12x12 Floor Tile w/Yellow Mastic	Good	9/3/2020	
201379-02-002-07-10	56 Collom Street-Bathroom	Beige 12x12 Floor Tile w/Yellow Mastic	Good	9/3/2020	
201379-02-002-07-11	50 Collom Street-Throughout	Drywall and Joint Compound Material	Good	9/3/2020	
201379-02-002-07-12	50 Collom Street-Front Foyer	Paper Backing a/w Linoleum Flooring	Good	9/3/2020	

Chain of Custody

201379-02-002-07-13	50 Collom Street- Front Foyer	Paper Backing a/w Linoleum Flooring	Good	9/3/2020
201379-02-002-07-14	42 E Wister Street- Throughout	Drywall and Joint Compound Material	Good	9/3/2020
201379-02-002-07-15	42 E Wister Street- Throughout	Drywall and Joint Compound Material	Good	9/3/2020
201379-02-002-07-16	42 E Wister Street- Throughout	Drywall and Joint Compound Material	Good	9/3/2020
201379-02-002-07-17	42 E Wister Street- Throughout	Drywall and Joint Compound Material	Good	9/3/2020
201379-02-002-07-18	42 E Wister Street- Throughout	Drywall and Joint Compound Material	Good	9/3/2020
201379-02-002-07-19	42 E Wister Street- 2nd Floor Bathroom	Blue 12x12 Floor Tile w/Yellow Mastic	Good	9/3/2020
201379-02-002-07-20	42 E Wister Street- 2nd Floor Bathroom	Blue 12x12 Floor Tile w/Yellow Mastic	Good	9/3/2020
201379-02-002-07-21	42 E Wister Street- Utility Hot Water Closet 1st Floor	Beige Linoleum Flooring Material	Good	9/3/2020
201379-02-002-07-22	42 E Wister Street- Kitchen	Beige Linoleum Flooring Material	Good	9/3/2020

Sample Count 22

Handling Chain Type	Handled By	Date	Time	Notes
Report Results To	Melissa Billingsley	9/3/2020	15:57	
Send Reports To	BFW Group, LLC	9/3/2020	15:57	
Samples Taken By	Mary Anne Lerro	9/3/2020	15:57	
Received By	Mary Anne Lerro	9/3/2020	00:00	
Relinquished By	Mary Anne Lerro	9/3/2020	00:00	
Transported By	Mary Anne Lerro	9/3/2020	00:00	
Received By	Zack Somershoe	9/4/2020	15:09	
Analyzed By	Collin Marrs	9/10/2020	16:18	



October 22, 2020

Attention: PHDC Germantown CNA

Reference: Lead-based paint Testing Results
56 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 56 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 paint inspection on September 3, 2020. Painted surfaces were analyzed for lead using an X-ray Fluorescence Spectrometer (XRF) manufactured by Thermo Scientific-NITON.

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

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

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

Sincerely,

Melissa Billingsley
Project Manager

Attachments

Testing Report Legend

Recommendations

HR – Hazard Reduction

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

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

AR – Abatement Replacement

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

A Encp – Abatement Encapsulation

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

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

A Encl – Abatement Enclosure

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

CA – Complete Abatement

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

OSHA

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

NA – Non-applicable

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

Surface/Condition

Surface

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

Condition

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

Wall

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



Calibration Check Test Results

Client: BFW LLC.

Address: 56 E. Collom Street

Philadelphia, PA

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

Project Number: 201379

Inspector: Michael A. Martin

Inspector Signature: 

Lead Paint Standards	Start of Job		2 nd Calibration Check		3 rd Calibration Check		4 th Calibration Check	
	1 st Calibration Check							
Surface Lead mg/cm ²	Reading #	Result	Reading #	Result	Reading #	Result	Reading #	Result
<0.01	1	0.0	57	0.0				
1.04 ± 0.06	2	1.0	58	0.9				
0.71 ± 0.08	3	0.7	59	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.



XRF Testing Report

Criterion Client:

bfw LLC

Sampling Location:

56 E. Collon Street
Phila PA

Room Equivalent:

Room #:

Date:

9/3/2020

Signature:

[Signature]

Project No.:

201374

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
Green	Wood Brick Sheetrock Plaster Metal Concrete	Door	4		Front Door (Exterior)	0.00	0.00	POS	FRICION NON-FRICION INTACT FAIR POOR	A ENCP CA OSHA A ENCL N/A
Green	Wood Brick Sheetrock Plaster Metal Concrete	Door Jam	5		Front Door	0.00	0.00	POS	FRICION NON-FRICION INTACT FAIR POOR	A ENCP CA OSHA A ENCL N/A
Green	Wood Brick Sheetrock Plaster Metal Concrete	Door Casing	6		Front Door	0.00	0.00	POS	FRICION NON-FRICION INTACT FAIR POOR	A ENCP CA OSHA A ENCL N/A
Green	Wood Brick Sheetrock Plaster Metal Concrete	Window Casing	7		Front Window (Exterior)	0.00	0.00	POS	FRICION NON-FRICION INTACT FAIR POOR	A ENCP CA OSHA A ENCL N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	8		Front Door (Exterior)	0.00	0.00	POS	FRICION NON-FRICION INTACT FAIR POOR	A ENCP CA OSHA A ENCL N/A



XRF Testing Report

Page 2 of 8

Client: BFW LLC

Date: 9/3/2020

Sampling Location: 56 E. Cotton Street

Signature: [Signature]

Room Equivalent: PHILIPPA

Project No.: 201379

Room #:

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
TAN	Wood Brick Sheetrock Plaster Metal Concrete	Walls	9	1	Living Room	0.00		POS	FRICITION	A ENCP HR CA AR OSHA A ENCL
			10	2		0.00	0.00	NEG	NON-FRICITION	
			11	3		0.00				
			12	4		0.00		INC		
white	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	13		Living Room	0.00		POS	FRICITION	A ENCP HR CA AR OSHA A ENCL
							0.00	NEG	NON-FRICITION	
								INC		
TAN	Wood Brick Sheetrock Plaster Metal Concrete	Walls	14	1	Kitchen	0.00		POS	FRICITION	A ENCP HR CA AR OSHA A ENCL
			15	2		0.00	0.00	NEG	NON-FRICITION	
			16	3		0.00				
			17	4		0.00		INC		
white	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	18		Kitchen	0.00		POS	FRICITION	A ENCP HR CA AR OSHA A ENCL
							0.00	NEG	NON-FRICITION	
								INC		
white	Wood Brick Sheetrock Plaster Metal Concrete	Cove Base	19		Kitchen	0.00		POS	FRICITION	A ENCP HR CA AR OSHA A ENCL
							0.00	NEG	NON-FRICITION	
								INC		



Criterion

Client:

XRF Testing Report

BFW LLC

Page 3 of 8

Sampling Location:

56 E. Cotton Street
Pitts PA

Room Equivalent:

Room #:

Date:

9/8/2020

Signature:

[Signature]

Project No.:

201379

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
Green	Wood Brick Sheetrock Plaster Metal Concrete	Door	20		Back Door (Exterior)	0.00	0.00	POS	FRICION INTACT NON-FRICION FAIR POOR	A ENCP CA OSHA A ENCL N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	21		Back Door (Interior)	0.00	0.00	POS	FRICION INTACT NON-FRICION FAIR POOR	A ENCP CA OSHA A ENCL N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door JAM	22		Back Door	0.00	0.00	POS	FRICION INTACT NON-FRICION FAIR POOR	A ENCP CA OSHA A ENCL N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Casing	23		Back Door	0.00	0.00	POS	FRICION INTACT NON-FRICION FAIR POOR	A ENCP CA OSHA A ENCL N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Walls	24	1	2nd Bed Room	0.00	0.00	POS	FRICION INTACT NON-FRICION FAIR POOR	A ENCP CA OSHA A ENCL N/A
			25	2		0.00	0.00	POS	FRICION INTACT NON-FRICION FAIR POOR	A ENCP CA OSHA A ENCL N/A
			26	3		0.00	0.00	POS	FRICION INTACT NON-FRICION FAIR POOR	A ENCP CA OSHA A ENCL N/A
			27	4		0.00	0.00	POS	FRICION INTACT NON-FRICION FAIR POOR	A ENCP CA OSHA A ENCL N/A



XRF Testing Report

Criterion Client:

BFW LLC

Sampling Location:

56 E. Colony Street
Pittsboro, NC

Room Equivalent:

Room #:

Page 4 of 8

Date:

9/3/2020

Signature:

[Signature]

Project No.:

201379

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
white	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	28		2nd Fl Bedroom	0.00	0.00	POS	(FRICTION) (INTACT) NON-FRICTION FAIR POOR	A ENCP CA OSHA A ENCL N/A
white	Wood Brick Sheetrock Plaster Metal Concrete	Cove Base	29		2nd Fl Bedroom	0.00	0.00	POS	(FRICTION) (INTACT) NON-FRICTION FAIR POOR	A ENCP CA OSHA A ENCL N/A
white	Wood Brick Sheetrock Plaster Metal Concrete	Door	30		2nd Fl Bedroom	0.00	0.00	POS	(FRICTION) (INTACT) NON-FRICTION FAIR POOR	A ENCP CA OSHA A ENCL N/A
white	Wood Brick Sheetrock Plaster Metal Concrete	Door Jam	31		2nd Fl Bedroom	0.00	0.00	POS	(FRICTION) (INTACT) NON-FRICTION FAIR POOR	A ENCP CA OSHA A ENCL N/A
white	Wood Brick Sheetrock Plaster Metal Concrete	Door Casing	32		2nd Fl Bedroom	0.00	0.00	POS	(FRICTION) (INTACT) NON-FRICTION FAIR POOR	A ENCP CA OSHA A ENCL N/A



XRF Testing Report

Criterion Client:

BFW LLC

Sampling Location:

56 E. College Street
Phila PA

Room Equivalent:

Room #:

Date:

9/3/2020

Signature:

Wendy A. Butta

Project No.:

201329

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Walls	33	1	2nd Fl Bathroom	0.00	0.00	POS	FRICION NON-FRICION POOR	A ENCP CA OSHA A ENCL
			34	2		0.00	0.00	NEG	INTACT FAIR	HR AR A ENCL
			35	3		0.00	0.00	INC	POOR	A ENCP CA OSHA A ENCL
White	Wood Brick Sheetrock Plaster Metal Concrete	Windows Sill	36		2nd Fl Bathroom	0.00	0.00	POS	FRICION NON-FRICION POOR	A ENCP CA OSHA A ENCL
							0.00	NEG	INTACT FAIR	HR AR A ENCL
							0.00	INC	POOR	A ENCP CA OSHA A ENCL
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	37		2nd Fl Bathroom	0.00	0.00	POS	FRICION NON-FRICION POOR	A ENCP CA OSHA A ENCL
							0.00	NEG	INTACT FAIR	HR AR A ENCL
							0.00	INC	POOR	A ENCP CA OSHA A ENCL
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Jam	38		2nd Fl Bathroom	0.00	0.00	POS	FRICION NON-FRICION POOR	A ENCP CA OSHA A ENCL
							0.00	NEG	INTACT FAIR	HR AR A ENCL
							0.00	INC	POOR	A ENCP CA OSHA A ENCL
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Casing	39		2nd Fl Bathroom	0.00	0.00	POS	FRICION NON-FRICION POOR	A ENCP CA OSHA A ENCL
							0.00	NEG	INTACT FAIR	HR AR A ENCL
							0.00	INC	POOR	A ENCP CA OSHA A ENCL



Criterion

Client:

BFW LLC

XRF Testing Report

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Date:

9/3/2020

Sampling Location:

56 E. Galloway Street
Phila PA

Signature:

[Signature]

Room Equivalent:

Project No.:

201379

Room #:

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendations
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Walls	40	1	3rd fl Rear Bedroom	0.00	0.00	POS	FRICION INTACT	A ENCP HR
			41	2		0.00	0.00	NEG	NON-FRICION	CA AR
			42	3		0.00	0.00	INC	POOR	OSHA A ENCL
			43	4		0.00	0.00	POS	FRICION INTACT	N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	44		3rd fl Rear Bedroom	0.00	0.00	POS	FRICION INTACT	A ENCP HR
							0.00	NEG	NON-FRICION	CA AR
								INC	POOR	OSHA A ENCL
								POS	FRICION INTACT	N/A
Brown	Wood Brick Sheetrock Plaster Metal Concrete	Cove Base	45		3rd fl Rear Bedroom	0.00	0.00	POS	FRICION INTACT	A ENCP HR
								NEG	NON-FRICION	CA AR
								INC	POOR	OSHA A ENCL
								POS	FRICION INTACT	N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	46		3rd fl Rear Bedroom	0.00	0.00	POS	FRICION INTACT	A ENCP HR
								NEG	NON-FRICION	CA AR
								INC	POOR	OSHA A ENCL
								POS	FRICION INTACT	N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door 3AM	47		3rd fl Rear Bedroom	0.00	0.00	POS	FRICION INTACT	A ENCP HR
								NEG	NON-FRICION	CA AR
								INC	POOR	OSHA A ENCL
								POS	FRICION INTACT	N/A



Criterion

Client:

BFW LLC

XRF Testing Report

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Date:

9/3/2020

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[Signature]

Project No.:

201379

Room #:

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Casing	48		3rd Floor Bedroom	0.00	0.00	POS NEG INC	FRICION NON-FRICION POOR	A ENCP CA OSHA A ENCL N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Walls	49 50 51 52	1 2 3 4	3rd Floor Bedroom	0.00 0.00 0.00 0.00	0.00	POS NEG INC	FRICION NON-FRICION POOR	A ENCP CA OSHA A ENCL N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	53		3rd Floor Bedroom	0.00	0.00	POS NEG INC	FRICION NON-FRICION POOR	A ENCP CA OSHA A ENCL N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	54		3rd Floor Front Bedroom	0.00	0.00	POS NEG INC	FRICION NON-FRICION POOR	A ENCP CA OSHA A ENCL N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door JAM	55		3rd Floor Front Bedroom	0.00	0.00	POS NEG INC	FRICION NON-FRICION POOR	A ENCP CA OSHA A ENCL N/A



Criterion

XRF Testing Report

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Client:

BFW LLC

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9/3/2020

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56 E. Collom Street
Phila PA

Signature:

Room Equivalent:

Project No.:

201329

Room #:

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Casing	56		3rd Fl Front Bedroom	0.00	0.00	POS	FRICION INTACT	HR A ENCP
								NEG	NON-FRICION FAIR	AR CA
								INC	POOR	OSHA A ENCL
										(N/A)
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION INTACT	HR A ENCP
								NEG	NON-FRICION FAIR	AR CA
								INC	POOR	OSHA A ENCL
										N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION INTACT	HR A ENCP
								NEG	NON-FRICION FAIR	AR CA
								INC	POOR	OSHA A ENCL
										N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION INTACT	HR A ENCP
								NEG	NON-FRICION FAIR	AR CA
								INC	POOR	OSHA A ENCL
										N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION INTACT	HR A ENCP
								NEG	NON-FRICION FAIR	AR CA
								INC	POOR	OSHA A ENCL
										N/A