Germantown/Mount Airy Properties

Physical Conditions and Needs Assessment

Premises L

45 E. Garfield Street

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

LAN ASSOCIATES

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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.

45 E. Garfield Street is the first story of a two-story semi-detached building owned by the Philadelphia Housing and Development Corporation (PHDC) and managed by the Philadelphia Housing Authority (PHA).

The site measures approximately thrity one feet wide by one hundred and seventy eight feet deep. The building is setback from the public sidewalk and is situated on a densely populated mixed use block. The building has a brick front facade, vinyl siding on the other sides and a wood frame interior. The building consists of two (2) stories and is attached to a twin building.

The single unit, first floor premises is currently vacant.

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: Semi-detached

Property Age: ~30 yrs.

System Conditions & Observations Summary		Good	Fair	Poor	Action
Site Improvements					
3.2.1	Topography		√		None
3.2.2	Storm Water Drainage			√	Replace gutters and leaders
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			√	Trim 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		√		None
3.3.2	Building Frame		√		None
3.3.3	Facades or Curtain Wall			√	Repair siding and sheathing
3.3.4	Roofing and Roof Drainage			√	Upper unit (47 E. Garfield) has damaged roof with large hole
Mechanical, Plumbing, Fire Protection and Electrical Systems					
3.4.1	Plumbing			√	Replace piping and fixtures
3.4.2	Heating			√	Install new systems
3.4.3	Air Conditioning and Ventilation			√	Install new systems
3.4.4	Electrical			√	Repair, upgrade system
Vertical Transportation					
3.5.	Elevators				N/A
Life Safety/Fire Protection					
3.6.1	Sprinklers and Standpipes				N/A
3.6.2	Alarm Systems			√	Install alarm, smoke and carbon monoxide detectors
3.6.3	Other Systems				N/A
Interior Elements					
3.7.1	Common Areas				N/A
3.7.2	Tenant Spaces			√	Replace all finishes

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 25, 2020. A total of one (1) dwelling unit was inspected (100%) along with common areas, stairwells and corridors.

2.3 *Useful Life Estimate*

It is our observation that 45 E. Garfield, constructed circa 1990, 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

This three bedroom, one and a half bathroom unit with kitchen and living area is accessed directly from the street. There are no amenities or common spaces associated with this premises.

This unit has sustained fire damage; a posting from the Philadelphia Department of License and Inspections identifies this as an unsafe structure. Access to the property was very limited. It is assumed that the majority of finishes, fixtures and appliances should be replaced. It has been noted that wood framing appears to still be intact.

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 the entrance on East Garfield Street. There is no notable topography.

3.2.2 Storm Water Drainage

Aluminum Gutters and Leaders require full replacement. Underground conveyance not assessed.

3.2.3 Access and Egress

Access to the site is from East Garfield Street

3.2.4 Paving, Curbing and Parking

There is a dedicated driveway/parking space in front of the building

3.2.5 Flatwork

Curbs and sidewalk in the front of the building appear to be in good to fair condition.

3.2.6 Landscaping and Appurtenances

There are overgrown shrubs and weed trees at the front, side and back of the building.

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

Not visible for assessment.

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. Recommend addition of lighting at front of building for safety and security.

3.3 *STRUCTURAL FRAME & BUILDING ENVELOPE*

3.3.1 Foundation

Slab on grade

3.3.2 Building Frame

3.3.2.1 Floor Frame System

Framing is comprised of brick veneered front with vinyl sided side and rear wood framed structure.

3.3.2.2 Crawl Spaces and Penetrations

N/A

3.3.2.3 Roof Frame

Building has a low sloped shingled roof. Roof was not accessible for close inspection.

Observations/Comments:

Visual evidence from street level shows roof damage and missing shingles. Immediate roof repair and replacement required to maintain weather tight building envelope.

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

Insulation was adequate based on construction type and year of construction.

Observations/Comments:

New insulation to be provided as part of interior renovation due to fire damage.

3.3.2.7 Stairs, Railings & Balconies

There are no stairs associated with this unit.

3.3.2.8 Exterior Doors and Entry Systems

Steel entry door shows evidence of fire damage.

Observations/Comments:

Replacement of doors and windows is required due to fire damage.

3.3.3 Facades or Curtain Wall

3.3.3.1 Sidewall System

A large area of the rear vinyl siding was melted along with damaged sheathing. Vinyl siding on the side of the building is in poor condition due to neglect and fire damage.

Observations/Comments:

It is anticipated that the entire rear portion will need to be stripped to bare studs and new sheathing and siding to be replaced. Vinyl on the side of the building should also be replaced.

3.3.3.2 Fenestration (Window) Systems

Many of the vinyl windows have sustained fire damage.

Observations/Comments:

All windows should be replaced.

3.3.4 Roofing and Roof Drainage

The asphalt shingle roof appears to be a 3-tab version in fair to poor condition and requires immediate repair and replacement to maintain building enclosure in a weather tight condition.

Observations/Comments:

Main roof and entry canopy roof shingles should be replaced. New gutters, fascias and downspouts will need to be installed.

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

A 30 gallon hot water heater was visible and in bad condition.

Observations/Comments:

Hot water heater should be replaced.

3.4.1.3 Fixtures

Water closet and bathtub appear to be in fair condition, all other fixtures should be replaced.

3.4.2 Heating

3.4.2.1 Heating Generating Equipment

A gas fired furnace provides forced air heating via ductwork and supply and return air registers.

Observations/Comments:

Furnace should be replaced due to fire damage.

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

Replace all ductwork due to fire.

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

Main meter in closet adjacent to front door. Electric panel in hallway. Replace all panels and wiring due to fire.

3.4.4.2 Distribution

Assume all wiring compromised due to fire. Re-wire entire dwelling.

3.4.4.3 Distribution - Tenant Apartments

See 3.4.4.1 above

3.4.4.4 Lighting - Building Common Area

There are no shared common areas in the building.

3.4.4.5 Lighting - Resident Apartment

Observations/Comments:

All fixtures damaged. Replace with new LED and new wiring.

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

This building is not sprinklered.

3.6.2 Alarm Systems

3.6.2.1 In Common Areas

N/A

3.6.2.2 In Tenant Spaces

Smoke and carbon monoxide detectors should be installed and hard wired with battery back-up.

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

There are no interior common areas in this building.

3.7.2 Tenant Spaces

3.7.2.1 Finishes, Wall, Floors

Walls, ceilings and floors are in poor condition.

Observations/Comments:

All finishes should be replaced.

3.7.2.2 Appliances

Appliances are assumed to be in poor condition.

Observations/Comments:

All appliances should be replaced.

3.7.2.3 Bath Fixtures and Specialties

Unit is outfitted with a single lavatory, tank-style toilet and fiberglass tub.

Observations/Comments:

All bath fixtures and specialties should be replaced.

3.7.2.4 Kitchen Fixtures and Specialties

Kitchen fixtures and appliances are in poor condition.

Observations/Comments:

All kitchen fixtures and specialties should be replaced.

3.7.2.5 Millwork, Casework, Cabinets and Countertops

Kitchens consist of wood cabinets, plastic laminate countertop.

Observations/Comments:

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

4 ADDITIONAL CONSIDERATIONS

4.1 *ENVIRONMENTAL HAZARDS*

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

No lead based paint or asbestos was detected in any of the materials sampled.

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, and 8.1.2. 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 unit was configured as handicapped accessible. New fixtures and finishes shall comply with ADA requirements.

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 Requirement	**Permitting**	2% of the total cost of each respective project									$2,325	812
	Contingency	10% of the total cost of each respective project									$11,624	$4,060
	Overhead and Profit	2.5% of the total cost of each respective project									$2,906	$1,015
	SubTotal										**$16,855**	**$5,887**
Site Construction/Existing Conditions	**Landscaping and vegetation maintenance (Allowance)**	Rear, front and side yards completely overgrown	Poor	Clear vegetation for access to the yard area	N/A	N/A	N/A	N/A	N/A	$3,000.00	$5,000	$5,000
	Wood framed structure with masonry parti-walls	Lack of maintenance and fire damage along large rear area; melted along with damaged sheathing.	Poor	Strip to bare studs and new sheathing and siding to be replaced	25	25	0	500	SF	$8.00	$4,000	
	Vinyl siding over presumed wood substrate sheathing.	Lack of maintenance and fire damage along large rear area; melted along with damaged sheathing.	Poor	Strip to bare studs and new sheathing and siding to be replaced	25	25	0	800	SF	$8.00	$6,400	$6,400
	Gutters/downspouts	Damaged	Poor	Replacement	20	25	0	100	LF	$6.00	$800	$800
	Wrought Iron Fencing	Along perimeter; vegetative growth	Good	Remove vegetation	60	25	35	200	LF	$30.00	$6,000	
	Structural Demolition	May be required in certain spots	Poor	Repair areas of the wood frame that sustained fire and water damage	30	25	5	1200	SF	$7.00	$8,400	$8,400
	Selective Demolition	There is heavy water and fire damage to this premises	Poor	Demolish interior finished to the studs	N/A	N/A	N/A	N/A	N/A	$20,000.00	$20,000	$20,000
	SubTotal										**$50,600**	**$40,600**
Woods, Plastics and Composites	**Kitchen Cabinets**	Water/fire damage	Poor	Demo and replace	20	25	0	40	LF	$150.00	$6,000	
	Laminate Counter Tops	Water/fire damage	Poor	Demo and replace	20	25	0	20	LF	$75.00	$1,500	
	Bathroom Cabinets	Water/fire damage	Poor	Demo and replace	20	25	0	1	EA	$400.00	$400	
	Interior Framing Replacement	Water/fire damage	Poor	Demo and replace	40	25	15	600	SF	$7.00	$4,200	
	SubTotal										**$12,100**	**$0**
Thermal and Moisture Protection	**Insulation**	Exterior wall insulation	Poor	Demo and replace insultaion due to fire/water damage	50	20	30	1000	SF	$1.00	$1,000	
	SubTotal										**$1,000**	**$0**
Openings												
	Doors	Water/fire damage	Poor	Demo and replace	20	25	0	6	EA	$900.00	$5,400	
	Windows	Windows in poor condition	Fair	Demo and replace	30	25	0	4	EA	$800.00	$3,200	
	SubTotal										**$8,600**	**$0**
Finishes	**Gypsum wallboard and ceiling finishes (throughout)**	Fire damage	Poor	Replace	35	20	15	2000	SF	$4.00	$8,000	
	Flooring & Base (throughout)	Fire damage	Poor	Replace	6	8	0	700	SF	$10.00	$7,000	
	SubTotal										**$15,000**	**$0**
Equipment	**Kitchen Appliances**	New kitchen appliances (refrigerator, stove, range hood)	Fair	Replace	15	N/A	0	1	N/A	$2,000.00	$2,000	
	SubTotal										**$2,000**	**$0**
Mechanical, Plumbing and Fire Alarm/Suppression	**Hot Water Heater**	Damaged and in poor condition	Poor	Replace	12	15	0	1	EA	$2,000.00	$2,000	
	Bathroom Tub and Fixtures	Bathroom tub and fixtures	Poor	Replace fiberglass tub surround and lavatory fixtures	30	10	2	1	EA	$2,000.00	$2,000	
	Toilet Fixture	Fixture is in poor condition	Poor	Demo and replace	40	20	20	1	EA	$1,300.00	$1,300	
	Fire Alarm/Suppression	Battery operated	Poor	Replace fire alarm system	50	20	30	960	SF	$2.00	$1,920	
	MEP Systems	MEP Engineer estimated the cost to replace MEP systems	Poor	Demo and replace (Including ductwork)	25	25	0	1	EA	$13,000.00	$13,000	
	SubTotal										**$20,220**	**$0**
Electrical	**Electrical System**	Electrical system	poor	Demo and replace	30	25	5	960	SF	$7.00	$6,720	
	SubTotal										**$6,720**	**$0**
	Total										**$133,095**	**$46,487**

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 Requirement	Permitting					$2,152															
	Contingency					$10,757															
	Overhead and Profit					$2,689															
	SubTotal	$0	$0	$0	$0	$15,598	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Site Construction/Existing Conditions	Landscaping and vegetation maintenance (Allowance)																				
	Wood framed structure with masonry parti-walls					$4,526															
	Vinyl siding over presumed wood substrate sheathing.																				
	Gutters/downspouts																				
	Wrought Iron Fencing					$6,788															
	Structural Demolition					$9,504															
	Selective Demolition																				
	SubTotal	$0	$0	$0	$0	$20,818	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Woods, Plastics and Composites	Kitchen Cabinets					$6,788															
	Laminate Counter Tops					$1,697															
	Bathroom Cabinets					$453															
	Interior Framing Replacement					$4,752															
	SubTotal	$0	$0	$0	$0	$13,690	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Thermal and Moisture Protection	Insulation					$1,131															
	SubTotal	$0	$0	$0	$0	$1,131	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Openings																					
	Doors					$6,110															
	Windows					$3,621															
	SubTotal	$0	$0	$0	$0	$9,730	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Finishes	Gypsum wallboard and ceiling finishes (throughout)					$9,051															
	Flooring & Base (throughout)					$7,920															
	SubTotal	$0	$0	$0	$0	$16,971	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	Kitchen Appliances					$2,263															
	SubTotal	$0	$0	$0	$0	$2,263	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Mechanical, Plumbing and Fire Alarm/Suppression	Hot Water Heater					$2,263															
	Bathroom Tub and Fixtures					$2,263															
	Toilet Fixture					$1,471															
	Fire Alarm/Suppression					$2,172															
	MEP Systems					$14,708															
	SubTotal	$0	$0	$0	$0	$22,877	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electrical	Electrical System					$7,603															
	SubTotal	$0	$0	$0	$0	$7,603	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Total	$0	$0	$0	$0	$110,681	$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.

960 SF Renovation - Premises L 45 E. Garfield St		
ITEM	**Total**	**$/SF**
DEMOLITION	$ 28,800.00	$ 30.00
SITEWORK	$ -	$ -
LANDSCAPE & IRRIGATION	$ 2,880.00	$ 3.00
CONCRETE	$ 2,880.00	$ 3.00
MASONRY	$ 4,800.00	$ 5.00
STRUCTURAL STEEL	$ -	$ -
METAL FABRICATIONS	$ 28,800.00	$ 30.00
ROUGH CARPENTRY	$ 7,680.00	$ 8.00
ARCHITECTURAL WOODWORK	$ -	$ -
THERMAL & MOISTURE PROTECTION	$ 9,600.00	$ 10.00
FIREPROOFING	$ 1,920.00	$ 2.00
SEALANTS	$ 1,920.00	$ 2.00
WINDOWS	$ 3,840.00	$ 4.00
DOORS / FRAMES / HARDWARE	$ 7,680.00	$ 8.00
STOREFRONT / GLAZING	$ -	$ -
INTERIOR GLASS	$ -	$ -
DRYWALL	$ 7,680.00	$ 8.00
TILE	$ -	$ -
ACOUSTIC CEILINGS	$ -	$ -
CARPET	$ 5,760.00	$ 6.00
PAINTING	$ 3,840.00	$ 4.00
WALL COVERINGS	$ -	$ -
SPECIALTIES	$ 2,880.00	$ 3.00
EQUIPMENT	$ 1,920.00	$ 2.00
FURNISHINGS	$ 3,840.00	$ 4.00
CONVEYING	$ -	$ -
FIRE PROTECTION	$ 2,880.00	$ 3.00
PLUMBING	$ 2,880.00	$ 3.00
HVAC	$ 7,680.00	$ 8.00
ELECTRICAL	$ 11,520.00	$ 12.00
COMMUNICATIONS	$ 2,880.00	$ 3.00
ELECTRONIC SAFETY & SECURITY	$ 1,920.00	$ 2.00
GENERAL REQUIREMENTS	$ 3,840.00	$ 4.00
Subtotal	**$ 160,320.00**	**167**
Construction Contingency - 10%	$ 16,032.00	$ 16.70
Subcontractor Insurance - 2%	$ 3,206.40	$ 3.34
Design Contingency - 2%	$ 3,206.40	$ 8.35
Overhead & Profit - 2.5%	$ 4,008.00	$ 4.18
Permits - 1.5%	$ 2,404.80	$ 3.34
Performance & Payment Bonds - 2%	$ 3,206.40	$ 3.34
Grand Total	**$ 192,384.00**	**206**

RFR ASSUMPTIONS	
Units	1
Beginning Year	2021
Investment Rate of Return	2.5%
Inflation Rate	2.5%
Existing Reserve Fund	-
Monthly Reserve Contribution	$ 1,417
Reserve Cost/Unit/Year	$ 17,000
Year 1 Construction Funds	$ 46,487

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)	$46,487	$0	$0	$0	$0	$110,681	$0	$0	$0	$0	$0	$0	$0
Annual RFR Contribution	$17,000	$17,000	$17,000	$17,000	$17,000	$17,000	$17,000	$17,000	$17,000	$17,000	$17,000	$17,000	$17,000
Previous RFR Plus Contributions	$17,000	$34,425	$52,286	$70,593	$89,358	$108,592	$17,625	$35,065	$52,942	$71,266	$90,047	$109,298	$129,031
RFR with 2.5% Rate of Return	$17,425	$35,286	$53,593	$72,358	$91,592	$111,306	$18,065	$35,942	$54,266	$73,047	$92,298	$112,031	$132,257
Current Year Balance	-$29,062	$35,286	$53,593	$72,358	$91,592	$625	$18,065	$35,942	$54,266	$73,047	$92,298	$112,031	$132,257
Year 1 Construction Funds	$46,487												
Total Year 1 Funds	$17,425												

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	$17,000	$17,000	$17,000	$17,000	$17,000	$17,000	$17,000	$17,000
Previous RFR Plus Contributions	$149,257	$169,988	$191,238	$213,019	$235,344	$258,228	$281,684	$305,726
RFR with 2.5% Rate of Return	$152,988	$174,238	$196,019	$218,344	$241,228	$264,684	$288,726	$313,369
Current Year Balance	$152,988	$174,238	$196,019	$218,344	$241,228	$264,684	$288,726	$313,369
Year 1 Construction Funds								
Total Year 1 Funds								

8.2.1 PHOTO EXHIBITS

Architectural Photos

Exterior view of units 45 and 47.

View of left side of building at unit 45 showing overgrown fencing along property line.

View looking West shows rear of buildings.

Overall view at the rear of units 45 and 47. Note visible fire damage at rear of unit 45.

Interior - 45 E. Garfield St

View looking at living room. Unit had evidence of previous fire damage.

View looking at hallway to rear of apartment.

View looking at kitchen. Note window to the right of photo is looking towards rear yard.

Additional view of kitchen. Depicts damaged ceiling.

View inside bedroom. Note substantial damage from fire. However, wood framing appears to be in tact.

View of hallway closet beneath stairs to second floor.

View of damaged area along party wall. Note no damage to the masonry party wall was evident.

Depicts view of bathtub and fiberglass surround.

View inside bedroom.

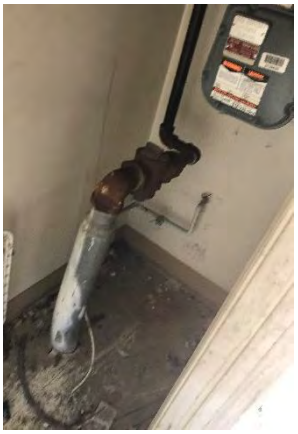
Roof - 45 & 47 E. Garfield St

View of fire damage at the rear and damaged roof of units 45 and 47.

View of fire damage on the roof at the front of units 45 and 47.

8.2.2 PHOTO EXHIBITS

MEP Photos



Gas meter

Return grill

8.3 SUPPORTING DOCUMENTATION

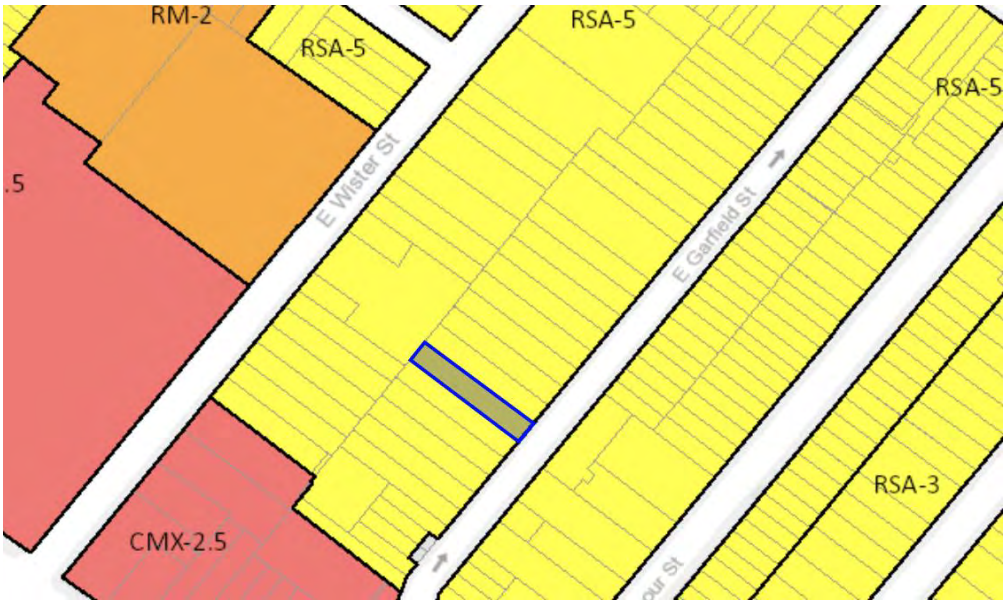
FEMA Flood Zone Map

FEMA Flood Zone Information

45 E Garfield 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). 45 E Garfield Street is located in EPA Radon Zone 3, indicating a low potential for the presence of Radon and a predicted average indoor radon screening level of less than 2 pCi/L.

Aerial View

City of Philadelphia Zoning Map



Zoned RSA - 5 - Residential Single Family Attached-5

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

October 22, 2020

Attention: PHDC Germantown CNA

Reference: Lead XRF
45 E. Garfield 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 45 E. Garfield 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 25, 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: **45 E. Garfield Street**

Philadelphia, PA

Date: **08-25-2020** **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	9	0.00				
1.04 ± 0.06	2	1.1	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	379.2							

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: BFW Group LLC

Date: 8/25/2020

Sampling Location: 45 & 47 E. Garfield Street Phila PA

Signature: [signature]

Room Equivalent: (Common Porch)

Project No.: 201379

Room #:

XRF Serial No.: 25359

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
Blue	(Wood) Brick Sheetrock Plaster Metal Concrete	Post	4		Common Porch	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION; INTACT FAIR (POOR)	HR AR A ENCL; A ENCP CA OSHA (N/A)
Blue	(Wood) Brick Sheetrock Plaster Metal Concrete	Railing	5		Common Porch	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION; INTACT FAIR (POOR)	HR AR A ENCL; A ENCP CA OSHA (N/A)
Blue	(Wood) Brick Sheetrock Plaster Metal Concrete	Balusters	6		Common Porch	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	Ceiling	7		Common Porch	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	Soffits	8		Common Porch	0.00	0.00	POS (NEG) INC	FRICTION (NON-FRICTION); (INTACT) FAIR POOR	HR AR A ENCL; A ENCP CA OSHA (N/A)

October 19, 2020

Attention: PHDC Germantown CNA

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

We are pleased to provide you with the results of our asbestos inspection and bulk sampling, which was conducted by Criterion Laboratories, Inc. (Criterion) on August 25, 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 (201379-02-002-04-01 to -06)**, no** asbestos was identified in the following materials.

- Drywall and Joint Compound
- Beige Linoleum
- Asphalt Roofing Shingle
- 12'x12" White 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	*BFW Group, LLC*	Site Address	*Germantown Properties Philadelphia, PA*	Sample Date	*8/25/2020*
Project #	*201379*			Sample Received Date	*8/25/2020*
Collected By	*Criterion Laboratories, Inc.*	Analyzed By	*Schwab, Andrew*	Sample Analysis Date(s)	*9/9/2020*

Sample Number / Material Description / Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-04-01 Drywall and Joint Compound Material 45 Garfield St Unit -Throughout	Gray Drywall	1	Cellulose - 2%	98%	None Detected	---
201379-02-002-04-01 Drywall and Joint Compound Material 45 Garfield St Unit -Throughout	White Joint Compound	2	Cellulose - 1%	99%	None Detected	---
201379-02-002-04-01 Drywall and Joint Compound Material 45 Garfield St Unit -Throughout	White Joint Compound	3	Cellulose - 1%	99%	None Detected	---
201379-02-002-04-02 Drywall and Joint Compound Material 45 Garfield St Unit -Throughout	Gray Drywall	1	Cellulose - 2%	98%	None Detected	---
201379-02-002-04-02 Drywall and Joint Compound Material 45 Garfield St Unit -Throughout	White Joint Compound	2	Cellulose - 1%	99%	None Detected	---
201379-02-002-04-03 Beige Linoleum w/Paper Backing 45 Garfield St Unit - Entrance Foyer	Beige Linoleum	1	Fiber Glass - 1%	99%	None Detected	---
201379-02-002-04-03 Beige Linoleum w/Paper Backing 45 Garfield St Unit - Entrance Foyer	Tan Paper Backing	2	Cellulose - 10% Fiber Glass - 15%	75%	None Detected	---
201379-02-002-04-04 Roofing Asphalt Shingle 45 Garfield St Unit -Roof	Black Shingle	1	Fiber Glass - 10% Cellulose - 2%	88%	None Detected	---
201379-02-002-04-05 12x12 White Floor Tile/Yellow Mastic 45 Garfield St Unit -Living Room	White Floor Tile	1	Cellulose - 1%	99%	None Detected	---
201379-02-002-04-05 12x12 White Floor Tile/Yellow Mastic 45 Garfield St Unit -Living Room	Yellow Mastic	2	Cellulose - 2% Fiber Glass - 1%	97%	None Detected	---

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

Results of Polarized Light Microscopy

Client	*BFW Group, LLC*	Site Address	*Germantown Properties Philadelphia, PA*	Sample Date	*8/25/2020*
Project #	*201379*			Sample Received Date	*8/25/2020*
Collected By	*Criterion Laboratories, Inc.*	Analyzed By	*Schwab, Andrew*	Sample Analysis Date(s)	*9/9/2020*

Sample Number / Material Description / Location	Appearance	Layer	Non-Asbestos Fibrous - %	Non-Asbestos Non-Fibrous %	Asbestos Asbestos Type	Asbestos Percent
201379-02-002-04-06 12x12 White Floor Tile/Yellow Mastic 45 Garfield St Unit -Hallway	White Floor Tile	1	Cellulose - 1%	99%	None Detected	---
201379-02-002-04-06 12x12 White Floor Tile/Yellow Mastic 45 Garfield St Unit -Hallway	Yellow Mastic	2	Cellulose - 2%	98%	None Detected	---
201379-02-002-04-07 Drywall and Joint Compound Material 47 Garfield St Unit- Throughout	Gray Drywall	1	Cellulose - 2%	98%	None Detected	---
201379-02-002-04-07 Drywall and Joint Compound Material 47 Garfield St Unit- Throughout	White Joint Compound	2	Cellulose - 1%	99%	None Detected	---
201379-02-002-04-08 Drywall and Joint Compound Material 47 Garfield St Unit- Throughout	Gray Drywall	1	Cellulose - 2%	98%	None Detected	---
201379-02-002-04-08 Drywall and Joint Compound Material 47 Garfield St Unit- Throughout	White Joint Compound	2	Cellulose - 1% Fiber Glass - 1%	98%	None Detected	---
201379-02-002-04-09 Roofing Asphalt Shingle 47 Garfield St Unit -Roof	Black Asphalt	1	Fiber Glass - 15% Cellulose - 2%	83%	None Detected	---
201379-02-002-04-10 Beige Linoleum w/Paper Backing 47 Garfield St Unit- Entry Foyer	Beige Linoleum	1	Fiber Glass - 1%	99%	None Detected	---
201379-02-002-04-10 Beige Linoleum w/Paper Backing 47 Garfield St Unit- Entry Foyer	Tan Paper Backing	2	Cellulose - 5% Fiber Glass - 20%	75%	None Detected	---
201379-02-002-04-10 Beige Linoleum w/Paper Backing 47 Garfield St Unit- Entry Foyer	Beige Linoleum	3	Cellulose - 3%	97%	None Detected	---

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Results of Polarized Light Microscopy

Client	*BFW Group, LLC*	Site Address	*Germantown Properties Philadelphia, PA*	Sample Date	*8/25/2020*
Project #	*201379*			Sample Received Date	*8/25/2020*
Collected By	*Criterion Laboratories, Inc.*	Analyzed By	*Schwab, Andrew*	Sample Analysis Date(s)	*9/9/2020*

Sample Number / Material Description / Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-04-10 Beige Linoleum w/Paper Backing 47 Garfield St Unit- Entry Foyer	Clear Glue	4	Cellulose - 5% Fiber Glass - 2%	93%	None Detected	---
201379-02-002-04-11 Beige w/Streaks Linoleum w/Paper Backing 47 Garfield St Unit- Restroom	Beige Linoleum	1	Cellulose - 5%	95%	None Detected	---
201379-02-002-04-11 Beige w/Streaks Linoleum w/Paper Backing 47 Garfield St Unit- Restroom	White Paper Backing	2	Cellulose - 70% Fiber Glass - 5%	25%	None Detected	---
201379-02-002-04-11 Beige w/Streaks Linoleum w/Paper Backing 47 Garfield St Unit- Restroom	Yellow Glue	3	Cellulose - 7%	93%	None Detected	---
201379-02-002-04-12 Beige w/Streaks Linoleum w/Paper Backing 47 Garfield St Unit- Restroom	Beige Linoleum	1	Cellulose - 5%	95%	None Detected	---
201379-02-002-04-12 Beige w/Streaks Linoleum w/Paper Backing 47 Garfield St Unit- Restroom	Tan Paper Backing	2	Cellulose - 70% Fiber Glass - 5%	25%	None Detected	---
201379-02-002-04-12 Beige w/Streaks Linoleum w/Paper Backing 47 Garfield St Unit- Restroom	White Glue	3	Cellulose - 7%	93%	None Detected	---
201379-02-002-04-13 Beige w/Streaks Linoleum w/Paper Backing 47 Garfield St Unit- Kitchen (2nd Layer)	Beige Linoleum	1	Cellulose - 5%	95%	None Detected	---
201379-02-002-04-13 Beige w/Streaks Linoleum w/Paper Backing 47 Garfield St Unit- Kitchen (2nd Layer)	Tan Paper Backing	2	Fiber Glass - 12%	88%	None Detected	---
201379-02-002-04-13 Beige w/Streaks Linoleum w/Paper Backing 47 Garfield St Unit- Kitchen (2nd Layer)	Beige Floor Tile	3	Cellulose - 1%	99%	None Detected	---

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

Results of Polarized Light Microscopy

Client	*BFW Group, LLC*	Site Address	*Germantown Properties Philadelphia, PA*	Sample Date	*8/25/2020*
Project #	*201379*			Sample Received Date	*8/25/2020*
Collected By	*Criterion Laboratories, Inc.*	Analyzed By	*Schwab, Andrew*	Sample Analysis Date(s)	*9/9/2020*

Sample Number / Material Description / Location	Appearance	Layer	Non-Asbestos: Fibrous - %	Non-Asbestos: Non-Fibrous %	Asbestos: Asbestos Type	Asbestos: Percent
201379-02-002-04-13 Beige w/Streaks Linoleum w/Paper Backing 47 Garfield St Unit- Kitchen (2nd Layer)	Clear Glue	4	Cellulose - 4%	96%	None Detected	---
201379-02-002-04-14 Drywall and Joint Compound Material 51 Garfield St Unit- Throughout	Gray Drywall [1]	1	Cellulose - 2%	98%	None Detected	---
201379-02-002-04-15 Roofing Asphalt Shingle 51 Garfield St Unit -Roof	Black Shingle	1	Fiber Glass - 15% Cellulose - 2%	83%	None Detected	---
201379-02-002-04-16 Beige Linoleum w/Paper Backing 51 Garfield St Unit -Kitchen	Beige Linoleum	1	Fiber Glass - 2% Cellulose - 1%	97%	None Detected	---
201379-02-002-04-16 Beige Linoleum w/Paper Backing 51 Garfield St Unit -Kitchen	Tan Paper Backing	2	Fiber Glass - 15% Cellulose - 5%	80%	None Detected	---
201379-02-002-04-17 Beige Linoleum w/Paper Backing 51 Garfield St Unit -Bathroom	Beige Linoleum	1	Fiber Glass - 2% Cellulose - 1%	97%	None Detected	---
201379-02-002-04-17 Beige Linoleum w/Paper Backing 51 Garfield St Unit -Bathroom	Brown Paper Backing	2	Fiber Glass - 15% Cellulose - 5%	80%	None Detected	---

Sample Count 17

1 - No Joint Compound

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

Results of Polarized Light Microscopy

Client	*BFW Group, LLC*	Site Address	*Germantown Properties Philadelphia, PA*	Sample Date	*8/25/2020*
Project #	*201379*			Sample Received Date	*8/25/2020*
Collected By	*Criterion Laboratories, Inc.*	Analyzed By	*Schwab, Andrew*	Sample Analysis Date(s)	*9/9/2020*

James A. Weltz, 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

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

Chain of Custody

Matrix	Bulk/Building Material
Analyte	Asbestos
Analysis Type	PLM
Container	Bag
Project	201379
Client	BFW Group, LLC
Site Address	Germantown Properties Philadelphia, PA
Turnaround	3 - 5 Days
Field Tech	Mary Anne Lerro
Sample Notes	Limited access to 1st Floor Unit 45 due to a fire damage and storage units obstructing walk ways. Limited access to 2nd Floor Unit 47. Unstable Floors and ceiling caved in at most living areas. Some areas had limited access due to storage units obstructing the walkway. Mold was found in both units 47 and 51. The rear of the property and main roof was inaccessible due to weed overgrowth.
Chain of Custody Notes	

Additional Analytes

Sample Number	Location	Material Description	Received Condition	Date	Notes
201379-02-002-04-01	45 Garfield St Unit - Throughout	Drywall and Joint Compound Material	Good	8/26/2020	
201379-02-002-04-02	45 Garfield St Unit - Throughout	Drywall and Joint Compound Material	Good	8/26/2020	
201379-02-002-04-03	45 Garfield St Unit - Entrance Foyer	Beige Linoleum w/Paper Backing	Good	8/26/2020	
201379-02-002-04-04	45 Garfield St Unit - Roof	Roofing Asphalt Shingle	Good	8/26/2020	
201379-02-002-04-05	45 Garfield St Unit - Living Room	12x12 White Floor Tile/Yellow Mastic	Good	8/26/2020	
201379-02-002-04-06	45 Garfield St Unit - Hallway	12x12 White Floor Tile/Yellow Mastic	Good	8/26/2020	
201379-02-002-04-07	47 Garfield St Unit- Throughout	Drywall and Joint Compound Material	Good	8/26/2020	
201379-02-002-04-08	47 Garfield St Unit- Throughout	Drywall and Joint Compound Material	Good	8/26/2020	
201379-02-002-04-09	47 Garfield St Unit - Roof	Roofing Asphalt Shingle	Good	8/26/2020	
201379-02-002-04-10	47 Garfield St Unit- Entry Foyer	Beige Linoleum w/Paper Backing	Good	8/26/2020	
201379-02-002-04-11	47 Garfield St Unit- Restroom	Beige w/Streaks Linoleum w/Paper Backing	Good	8/26/2020	
201379-02-002-04-12	47 Garfield St Unit- Restroom	Beige w/Streaks Linoleum w/Paper Backing	Good	8/26/2020	

Chain of Custody

201379-02-002-04-13	47 Garfield St Unit-Kitchen (2nd Layer)	Beige w/Streaks Linoleum w/Paper Backing	Good	8/26/2020
201379-02-002-04-14	51 Garfield St Unit-Throughout	Drywall and Joint Compound Material	Good	8/26/2020
201379-02-002-04-15	51 Garfield St Unit - Roof	Roofing Asphalt Shingle	Good	8/26/2020
201379-02-002-04-16	51 Garfield St Unit - Kitchen	Beige Linoleum w/Paper Backing	Good	8/26/2020
201379-02-002-04-17	51 Garfield St Unit - Bathroom	Beige Linoleum w/Paper Backing	Good	8/26/2020

Sample Count 17

Handling Chain Type	Handled By	Date	Time	Notes
Report Results To	Melissa Billingsley	8/25/2020	09:08	
Send Reports To	BFW Group, LLC	8/25/2020	09:08	
Samples Taken By	Mary Anne Lerro	8/25/2020	09:08	
Received By	Mary Anne Lerro	8/25/2020	15:46	
Relinquished By	Mary Anne Lerro	8/25/2020	15:46	
Transported By	Mary Anne Lerro	8/25/2020	15:46	
Received By	Zack Somershoe	8/26/2020	13:07	
Analyzed By	Andrew Schwab	9/9/2020	15:54	