Germantown/Mount Airy Properties

Physical Conditions and Needs Assessment

Premises M

47 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.

47 E. Garfield Street is the second 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 thirty 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			√	None
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		√		Targeted replacement of subflooring required
3.3.3	Facades or Curtain Wall			√	Repair siding and sheathing
3.3.4	Roofing and Roof Drainage			√	Replace roofing
Mechanical, Plumbing, Fire Protection and Electrical Systems					
3.4.1	Plumbing			√	Replace piping and fixtures
3.4.2	Heating			√	Replace existing system
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 finishes as needed

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 47 E. Garfield constructed circa 1990, in addition to sustaining some damage from a fire in adjoining unit and exposure to rain from large holes in the roof, 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 two bedroom, one bathroom unit with kitchen and living area is accessed by a common stairwell. A shared wood framed porch protects the entry door. There are no amenities or private spaces associated with this premises.

This unit has sustained fire and water damage, a posting from the Philadelphia Department of License and Inspections identifies this as an unsafe structure, access to the property was limited. Portions of the 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 is 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, approximately 30', 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

Primary electric service and meter are in good condition.

3.2.8.3 Natural Gas

Incoming gas service from PGW is intact and in good condition. A gas meter located in a small closet at the entrance appears to be 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. 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 with gypsum wallboard ceilings and walls.

3.3.2.2 Crawl Spaces and Penetrations

N/A

3.3.2.3 Roof Frame

Roof construction consists of wood trusses with asphalt roofs.

Observations/Comments:

Evidence of roof damage and missing shingles was noted. 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:

Insulation has suffered from exposure to the elements and should be replaced.

3.3.2.7 Stairs, Railings & Balconies

Stairs to the second floor unit appear to be wood construction with carpet and a single handrail in poor condition.

Observations/Comments:

Carpeting and handrail should be replaced.

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

Vinyl windows are in poor condition.

Observations/Comments:

All windows should be replaced.

3.3.4 Roofing and Roof Drainage

There are substantial holes in the main roof. Ceilings in living room, kitchen, front and rear bedroom are severely damaged and collapsed. The asphalt shingle roof appears to be a 3-tab version in fair to poor condition and will require replacement in the immediate future.

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.

3.4.2 Heating

3.4.2.1 Heating Generating Equipment

An RPJ gas fired vertical furnace provides forced air heating via ductwork and supply and return air registers.

Observations/Comments:

Furnace should be replaced due to age.

3.4.3 Air Conditioning and Ventilation

3.4.3.1 Equipment

3.4.3.1.1 Air Conditioning and Ventilation

This unit has no air conditioning equipment.

3.4.3.1.2 Exhaust Systems

Flue system for the furnace is connected adequately and seems to be in good condition.

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 unit.

3.4.4 Electrical

3.4.4.1 Service, Metering, Distribution Panels

Secondary electric service consists of a 60amp 120/240-volt single phase for power outlets and lights.

3.4.4.2 Distribution

See 3.4.4.1 above

3.4.4.3 Distribution - Tenant Apartments

See 3.4.4.1 above

3.4.4.4 Lighting - Building Common Area

N/A

3.4.4.5 Lighting - Resident Apartment

Observations/Comments:

Recommend replacing all with LED fixtures.

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

Existing battery operated smoke detectors should be replaced, carbon monoxide detectors should be installed. All should be 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

Roof damage has resulted in water infiltration to the unit which has caused severe deterioration to the flooring between the kitchen and the living room. Area flooring was noted as soft and unsafe and will require replacement of sub-floor and/or floor framing in that area.

Flooring throughout the unit is carpet with a 4" vinyl base.

Vinyl bathroom and kitchen floors are in poor condition.

Condition of gypsum wallboard ceilings and walls varies in condition from fair to poor dependent on exposure to the elements.

Observations/Comments:

Replace finishes as needed. Sub-floor between the kitchen and living room 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

The bathroom consists of a wood and plastic laminate vanity with top mount sink as well as a water closet, bathtub and fiberglass shower surround. The bathtub and water closet appear to be in good condition.

Observations/Comments:

Bathtub surround and lavatory should be replaced.

3.7.2.4 Kitchen Fixtures and Specialties

N/A

3.7.2.5 Millwork, Casework, Cabinets and Countertops

The kitchen at the rear of the dwelling consists of wood framed cabinets and plastic laminate countertops in an L configuration. The cabinets and countertops are in poor condition. Interior doors appear to be salvageable.

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 building does not meet requirements for ADA accessibility.

7 LIMITING CONDITIONS

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

8.1.1 20 Year Table of Quantities & Annual Estimated Costs

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

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

DIVISION	CAPITAL EXPENSE CATEGORY	DESCRIPTION / COMMENTS	CONDITION	Action	EUL (yr)	EFFECTIVE AGE (yr)	RUL (yr)	QUANTITY	UNIT OF MEASURE	UNIT COST	TOTAL COST	CRITICAL REPAIRS
General Requirements	**Permitting**	2% of the total cost of each respective project									$2,255	$1,028
	Contingency	10% of the total cost of each respective project									$11,276	$5,140
	Overhead and Profit	2.5% of the total cost of each respective project									$2,819	$1,285
	SubTotal										**$16,350**	**$7,453**
Site Construction/Existing Conditions	**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	$4,000
	Gutters/downspouts	Damaged	Poor	Replacement	20	25	0	100	LF	$6.00	$600	$600
	Structural Demo	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
	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
	Selective Demolition	There is heavy water and fire damage to this premises.	Poor	Demolish interior finishes to the studs	N/A	N/A	N/A	N/A	N/A	$20,000.00	$20,000	$20,000
	SubTotal										**$39,400**	**$39,400**
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	
	Railing	Railing at staicase to unit	Poor	Demo and replace	20	20	0	30	LF	$6.00	$180	
	SubTotal										**$12,280**	**$0**
Thermal and Moisture Protection	**Roof & Canopy**	3-tab asphalt shingles will require replacement in the immediate future	Poor to Fair	Demo and replace	20	25	0	1200	SF	$10.00	$12,000	$12,000
	SubTotal										**$12,000**	**$12,000**
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, Electrical	**HVAC System**	Gas Fired Furnace	Poor	Replace furnace	20	15	5	1	EA	$5,000.00	$5,000	
		Thermostat	Poor	Replace thermostat	15	15	0	1	EA	$300.00	$300	
		Bathroom exhaust fan	Poor	Replace exhaust fan	15	15	0	1	EA	$500.00	$500	
		Kitchen exhaust fan	Poor	Replace exhaust fan	15	15	0	1	EA	$500.00	$500	
	Toilet Fixture	Toilet	Poor	Demo and replace	40	20	20	1	EA	$1,300.00	$1,300	
	Hot Water Heater	Damaged and in poor condition	Poor	Replace	12	10	2	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	
	Fire Alarm/Suppression	Battery operated	Poor	Replace fire alarm system	50	20	30	960	SF	$2.00	$1,920	
	SubTotal										**$13,520**	**$0**
Electrical	**Electrical System Repair**	Overall electrical system repair	Poor	Replace	15	N/A	0	960	SF	$7.00	$6,720	
	SubTotal										**$6,720**	**$0**
	Total										**$125,870**	**$58,853**

DIVISION	CAPITAL EXPENSE CATEGORY	Year 1 12 MONTH	Year 2	Year 3	Year 4	Year 5 (Raise to HQS Standards)	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
General Requirements	Permitting					$1,388															
	Contingency					$6,942															
	Overhead and Profit					$1,736															
	SubTotal	$0	$0	$0	$0	$10,066	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Site Construction/Existing Conditions	Wood framed structure with masonry parti-walls																				
	Gutters/downspouts																				
	Structural Demo																				
	Vinyl siding over presumed wood substrate sheathing.																				
	Selective Demolition																				
	SubTotal	$0	$0	$0	$0	$0	$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															
	Railing					$204															
	SubTotal	$0	$0	$0	$0	$13,894	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Thermal and Moisture Protection	Roof & Canopy																				
	SubTotal	$0	$0	$0	$0	$0	$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, Electrical	HVAC System					$5,657															
						$339															
						$566															
						$566															
	Toilet Fixture					$1,471															
	Hot Water Heater					$2,263															
	Bathroom Tub and Fixtures					$2,263															
	Fire Alarm/Suppression					$2,172															
	SubTotal	$0	$0	$0	$0	$15,297	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electrical	Electrical System Repair					$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	$75,823	$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 M 47 E. Garfield St		
ITEM	**Total**	**$/SF**
DEMOLITION	$ 38,400.00	$ 40.00
SITEWORK	$ -	$ -
LANDSCAPE & IRRIGATION	$ 1,920.00	$ 2.00
CONCRETE	$ 2,880.00	$ 3.00
MASONRY	$ 4,800.00	$ 5.00
STRUCTURAL STEEL	$ -	$ -
METAL FABRICATIONS	$ 28,800.00	$ 30.00
ROUGH CARPENTRY	$ 9,600.00	$ 10.00
ARCHITECTURAL WOODWORK	$ -	$ -
THERMAL & MOISTURE PROTECTION	$ 12,480.00	$ 13.00
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	$ 7,680.00	$ 8.00
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	$ 1,920.00	$ 2.00
PLUMBING	$ 4,800.00	$ 5.00
HVAC	$ 9,600.00	$ 10.00
ELECTRICAL	$ 11,520.00	$ 12.00
COMMUNICATIONS	$ 2,880.00	$ 3.00
ELECTRONIC SAFETY & SECURITY	$ 1,920.00	$ 2.00
GENERAL REQUIREMENTS	$ 4,800.00	$ 5.00
Subtotal	**$ 179,520.00**	**187**
Construction Contingency - 10%	$ 17,952.00	$ 18.70
Subcontractor Insurance - 2%	$ 3,590.40	$ 3.74
Design Contingency - 2%	$ 3,590.40	$ 9.35
Overhead & Profit - 2.5%	$ 4,488.00	$ 4.68
Permits - 1.5%	$ 2,692.80	$ 3.74
Performance & Payment Bonds - 2%	$ 3,590.40	$ 3.74
Grand Total	**$ 215,424.00**	**231**

RFR ASSUMPTIONS	
Units	1
Beginning Year	2021
Investment Rate of Return	2.5%
Inflation Rate	2.5%
Existing Reserve Fund	$ -
Monthly Reserve Contribution	$ 979
Reserve Cost/Unit/Year	$ 11,750
Year 1 Construction Funds	$ 58,853

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)	$58,853	$0	$0	$0	$0	$75,823	$0	$0	$0	$0	$0	$0	$0
Annual RFR Contribution	$11,750	$11,750	$11,750	$11,750	$11,750	$11,750	$11,750	$11,750	$11,750	$11,750	$11,750	$11,750	$11,750
Previous RFR Plus Contributions	$11,750	$23,794	$36,139	$48,792	$61,762	$75,056	$12,859	$24,930	$37,304	$49,986	$62,986	$76,311	$89,968
RFR with 3% Rate of Return	$12,044	$24,389	$37,042	$50,012	$63,306	$76,932	$13,180	$25,554	$38,236	$51,236	$64,561	$78,218	$92,218
Current Year Balance	-$46,809	$24,389	$37,042	$50,012	$63,306	$1,109	$13,180	$25,554	$38,236	$51,236	$64,561	$78,218	$92,218
Year 1 Construction Funds	$58,853												
Total Year 1 Funds	$12,044												

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	$11,750	$11,750	$11,750	$11,750	$11,750	$11,750	$11,750	$11,750
Previous RFR Plus Contributions	$103,968	$118,317	$133,025	$148,100	$163,553	$179,392	$195,626	$212,267
RFR with 3% Rate of Return	$106,567	$121,275	$136,350	$151,803	$167,642	$183,876	$200,517	$217,574
Current Year Balance	$106,567	$121,275	$136,350	$151,803	$167,642	$183,876	$200,517	$217,574
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.

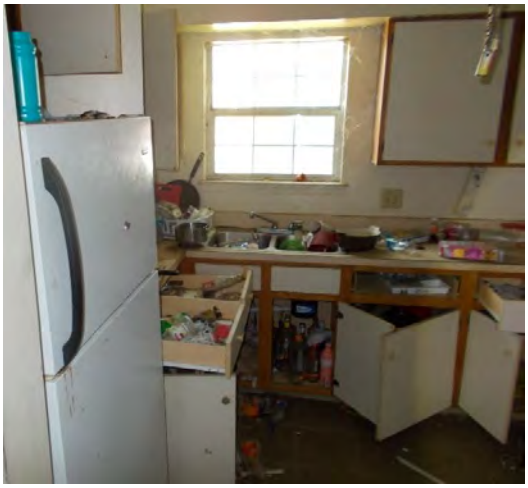
View of fire damage at the rear and damaged roof of units 45 and 47.

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

View of damaged ceiling and roof open to elements.

Depicts view of ceiling at living area. View is looking towards front of dwelling.

View of gypsum wallboard and insulation that has fallen from the roof trusses above.



View of kitchen area adjacent to living room.

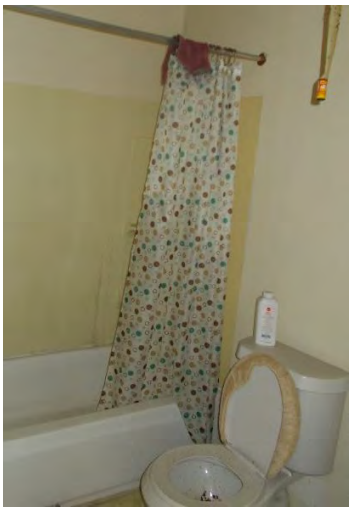
Depicts additional view of kitchen and rear windows facing rear yard.

View of hallway closet beneath stairs to second floor.

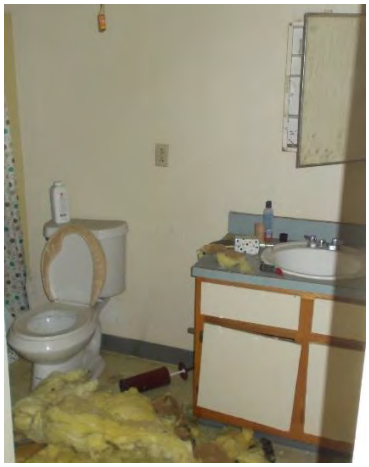
Depicts view of installed hot air furnace and water heater as well as washer/dryer closet facing the kitchen area.

View looking into bedroom. View of collapsed ceiling, wallboard and insulation.

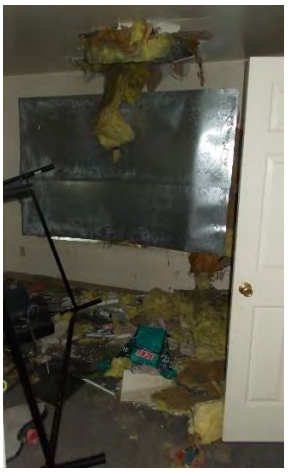
Detailed view of ceiling and exterior wall within bedroom.



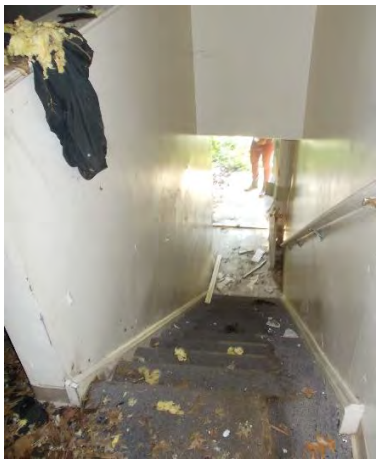
View of bathtub and surround as well as water closet at bathroom with unit.



Overall view of water closet and vanity within bathroom.



View looking into master bedroom from hallway. Evidence of additional ceiling collapse visible.

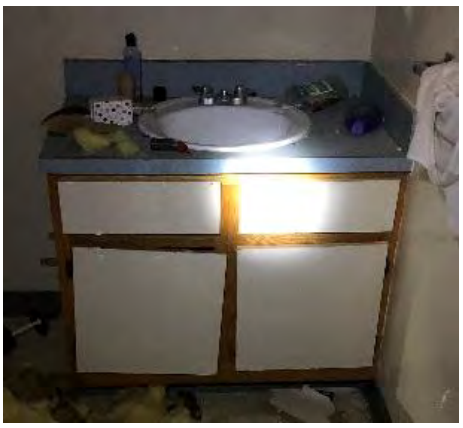


View looking down entry stairs to apartment entry door at grade.

8.2.2 PHOTO EXHIBITS

MEP Photos

Bathroom toilet



Bathroom sink

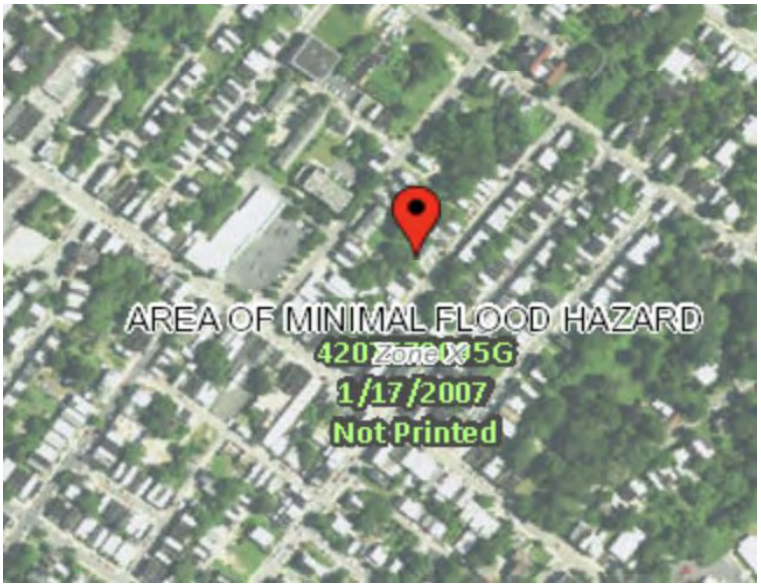
Exhaust piping

Kitchen gas stove

Air vent

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 Results
47 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 47 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: **47 E. Garfield Street**

Philadelphia, PA

Date: **08-25-2020** **XRF Serial #:** **25359**

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	35	0.00				
1.04 ± 0.06	2	0.9	36	1.0				
0.71 ± 0.08	3	0.7	37	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: 4547 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	Ballusters	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	Joices	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)

Criterion

XRF Testing Report

Client: BFW Group LLC

Date: 8/25/2020

Sampling Location: 476 Garfield Street Phila PA

Signature:

Room Equivalent: (2nd Floor Unit)

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	Door	9		Front Door	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
white	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Jam	10		Front Door	0.00	0.00	POS (NEG) INC	(FRICTION) NON-FRICTION (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
white	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Casing	11		Front Door	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	Hand Rail	12		Stairwell	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	Stringer	13		Stairwell	0.00	0.00	POS (NEG) INC	FRICTION (NON-FRICTION) (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)

Criterion

XRF Testing Report

Client: BFW Group LLC

Date: 8/25/2020

Sampling Location: 47 E. Garfield Street Phila PA

Signature:

Room Equivalent: (2nd Floor Unit)

Project No.: 201379

Room #:

XRF Serial No.: 25359

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition	Recommendation
TAN	Wood, Brick, (Sheetrock), Plaster, Metal, Concrete	WALL	14	1	FRONT Bedroom	0.00	0.00	POS, (NEG), INC	FRICTION, NON-FRICTION, INTACT, FAIR, POOR	HR, AR, A ENCL, A ENCP, CA, OSHA, (N/A)
			15	2	↓	0.00				
			16	3		0.00				
			17	4	↓	0.00				
White	(Wood), Brick, Sheetrock, Plaster, Metal, Concrete	DOOR	18		FRONT Bedroom	0.00	0.00	POS, (NEG), INC	FRICTION, NON-FRICTION, INTACT, FAIR, POOR	HR, AR, A ENCL, A ENCP, CA, OSHA, (N/A)
			19		REAR Bedroom	0.00				
			20		BATHROOM	0.00				
			21							
White	(Wood), Brick, Sheetrock, Plaster, Metal, Concrete	DOOR JAM	22		FRONT Bedroom	0.00	0.00	POS, (NEG), INC	FRICTION, NON-FRICTION, INTACT, FAIR, POOR	HR, AR, A ENCL, A ENCP, CA, OSHA, (N/A)
			23		REAR Bedroom	0.00				
			24		BATHROOM	0.00				
White	(Wood), Brick, Sheetrock, Plaster, Metal, Concrete	DOOR CASING	25		FRONT Bedroom	0.00	0.00	POS, (NEG), INC	FRICTION, NON-FRICTION, INTACT, FAIR, POOR	HR, AR, A ENCL, A ENCP, CA, OSHA, (N/A)
			26		REAR Bedroom	0.00				
			27		BATHROOM	0.00				
TAN	(Wood), Brick, Sheetrock, Plaster, Metal, Concrete	WALL	28	1	REAR Bedroom	0.00	0.00	POS, (NEG), INC	(FRICTION), (INTACT), NON-FRICTION, FAIR, POOR	HR, AR, A ENCL, A ENCP, CA, OSHA, (N/A)
			29	2	↓	0.00				
			30	3		0.00				
			31	4	↓	0.00				

Criterion

XRF Testing Report

Client: BFW Group LLC

Sampling Location: 47 E Garfield Street Phila PA

Room Equivalent: (2nd Floor Unit)

Room #:

Date: 8/25/2020

Signature: [signature]

Project No.: 201379

XRF Serial No.: 25359

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition	Recommendation
TAN	Wood Brick (Sheetrock) Plaster Metal Concrete	Walls	32	1	Kitchen	0.00	0.00	POS (NEG) INC	FRICTION (NON-FRICTION) INTACT (FAIR) POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			33	2	↓	0.00				
			34	3	↓	0.00				
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A

October 19, 2020

Attention: PHDC Germantown CNA

Reference: Asbestos Bulk Sampling
47 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 (201379-02-002-04-07 to -13)**, no** asbestos was identified in the following materials.

- Drywall and Joint Compound
- Beige Linoleum
- Asphalt Roofing Shingle
- Beige with streaks Linoleum

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	---

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		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	---

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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: 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

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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*

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.

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Chain of Custody

Matrix	Bulk/Building Material
Analyte	Asbestos
Analysis Type	PLM
Container	Bag
Project	201379
Client	BFW Group, LLC
Site Address	Germantown Properties Philadelphia, PA
Turnaround	3 - 5 Days
Field Tech	Mary Anne Lerro
Sample Notes	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	