Germantown/Mount Airy Properties

Physical Conditions and Needs Assessment

Premises N

51 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

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TABLE OF CONTENTS

1 EXECUTIVE SUMMARY

1.1 *General Description*

The Philadelphia Housing and Development Corporation (PHDC) commissioned BFW Group to conduct a Physical Conditions and Needs Assessment of an inventory of 25 premises in the Germantown and Mount Airy neighborhoods of Philadelphia.

51 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 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 is wood framed with a brick masonry facade facing Garfield St and vinyl siding over a presumed wood substrate on the other two sides. The building has two (2) stories and is attached to a twin building; the subject unit occupies the first floor and is configured as an ADA accessible unit.

The dwelling exhibited mold issues throughout.

The single unit, first floor premises was unoccupied at the time of assessment.

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, fascias, and downspouts
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			√	Replace vinyl siding and windows
3.3.4	Roofing and Roof Drainage			√	Repair/replace shingles
Mechanical, Plumbing, Fire Protection and Electrical Systems					
3.4.1	Plumbing		√		Replace hot water heater
3.4.2	Heating		√		Replace gas fired vertical furnace
3.4.3	Air Conditioning and Ventilation			√	N/A
3.4.4	Electrical		√		None
Vertical Transportation					
3.5.	Elevators				N/A
Life Safety/Fire Protection					
3.6.1	Sprinklers and Standpipes				N/A
3.6.2	Alarm Systems			√	Replace smoke 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; replace bathroom ceiling

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 51 E. Garfield, constructed circa 1990, has experienced normal wear and tear for its type and age. Fixtures and finishes within the dwelling, 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 dwelling is configured as an ADA accessible unit.

Evidence of ceiling damage was noted throughout, as well as damage to the walls due to copper piping being removed. The dwelling exhibited some mold issues throughout.

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

New gutters, fascias, and downspouts are required during exterior renovation.

3.2.3 Access and Egress

Access to the site is from East Garfield Street at grade.

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

General yard maintenance is required as the rear and side yards are completely overgrown. Other vegetative growth at the front of the dwelling should also be cut back.

The wrought iron fencing along the perimeter of the lot appears to be in good condition with vegetative growth that should be removed.

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 electrical service and meter appear in good condition.

3.2.8.3 Natural Gas

Incoming gas service from PGW is intact and in good condition. There is a gas meter located in a small closet at the entrance which is 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.

Observations/Comments:

Replacement of vinyl siding will be required along all three sides due to lack of maintenance and fire damage from 45 E Garfield St.

3.3.2.2 Crawl Spaces and Penetrations

N/A

3.3.2.3 Roof Frame

Building has a low sloped shingled roof. The asphalt shingle roof appears to be a 3-tab version.

Observations/Comments:

The roof is in fair to poor condition and will require replacement in the immediate future.

3.3.2.4 Flashing & Moisture Protection

Not visible for assessment.

3.3.2.5 Attic Spaces, Draft Stops, Roof Vents & Penetrations

Not visible for assessment.

3.3.2.6 Insulation

Not visible for assessment.

3.3.2.7 Stairs, Railings & Balconies

There are no stairs associated with this unit.

3.3.2.8 Exterior Doors and Entry Systems

Exterior door appears to be in fair condition.

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 on connecting dwellings 45 and 47 E Garfield St. Vinyl siding on the side of the building is in poor condition due to neglect and fire damage.

Observations/Comments:

Vinyl on the side of the building should be replaced.

3.3.3.2 Fenestration (Window) Systems

Many of the vinyl windows have sustained 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. Copper piping has been removed from the dwelling. Some domestic water line re-insulation will be required.

3.4.1.2 Domestic Hot Water Production

Domestic hot water is provided by a gas fired 30- gallon tank type water heater located in the unit. Flues are adequately connected, but there is visible water and corrosion damage on the hot water heater itself.

Observations/Comments:

It is recommended that the hot water heater should be replaced.

3.4.1.3 Fixtures

Bathroom fixtures, water closet, bathtub, sinks and lavatories should be replaced.

3.4.2 Heating

3.4.2.1 Heating Generating Equipment

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

Observations/Comments:

Flue system for the furnace is connected adequately. It seems to be in good condition, but replacement is recommended due to its age.

3.4.3 Air Conditioning and Ventilation

3.4.3.1 Equipment

3.4.1.1 Air Conditioning and Ventilation

N/A

3.4.1.2 Exhaust Systems

Not visible for assessment.

3.4.3.2 Distribution

See 3.4.1.1 above

3.4.3.3. Control Systems

N/A

3.4.3.4 Sprinkler and Standpipes

There is no fire sprinkler system in this dwelling.

3.4.4 Electrical

3.4.4.1 Service, Metering, Distribution Panels

Primary electrical service and meter appear in good condition. Secondary electrical service consists of a 60amp 120/240-volt single phase for power outlets and lights. Power outlets seem to be in fair condition.

3.4.4.2 Distribution

See 3.4.4.1 above

3.4.4.3 Distribution - Tenant Apartments

See 3.4.4.1 above

3.4.4.4 Lighting - Building Common Area

There are no shared common areas in the building.

3.4.4.5 Lighting - Resident Apartment

Lighting appears to be in fair condition.

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

Battery operated smoke detectors should be replaced.

3.6.3 Other Systems

3.6.3.1 Intercom System

There is no intercom system in the building.

3.6.3.2 Apartment Emergency Duress System

There is no emergency 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.

The bathroom ceiling was completely removed and will require replacement.

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 set up to be handicap accessible.

Observations/Comments:

All bath fixtures and specialties should be replaced. Grab bars need to be installed per code requirements.

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

Kitchen is equipped with wood cabinets, plastic laminate countertop configured for ADA accessibility.

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

6 OUT OF SCOPE CONSIDERATIONS

6.1 *Accessibility for Persons with Disabilities*

This unit was configured 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 Requirement	**Permitting**	2% of the total cost of each respective project									$1,527	$120
	Contingency	10% of the total cost of each respective project									$7,636	$600
	Overhead and Profit	2.5% of the total cost of each respective project									$1,909	$150
	SubTotal										**$11,072**	**$870**
Site Construction/Existing Conditions	**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	
	Debris Removal	Debris removal	Poor	Clear loose debris from property	N/A	N/A	N/A	N/A	N/A	$3,000.00	$3,000	$3,000
	SubTotal										**$23,000**	**$3,000**
Woods, Plastics and Composites	**Bathroom**	Damage to bathroom is substantial	Poor	Demo and replace all furnishings and finishes	25	20	5	150	SF	$30.00	$4,500	
	SubTotal										**$4,500**	**$0**
Thermal and Moisture Protection												
	Mold Remediation	Mold issues throughout	Poor	Remediate mold	N/A	N/A	N/A	N/A	N/A	$3,000.00	$3,000	$3,000
	SubTotal										**$3,000**	**$3,000**
Finishes		Gypsum wallboard and ceiling finishes (throughout)	Poor	Demo and replace	35	20	15	1000	SF	$4.00	$4,000	
		Flooring (throughout)	Poor	Demo and replace	6	20	0	8000	SF	$10.00	$8,000	
	SubTotal										**$12,000**	**$0**
Specialties		Bathroom tub and fixtures (handicap accessible unit)	Poor	Demo and replace	30	20	20	1	EA	$1,800.00	$1,800	
	SubTotal										**$1,800**	**$0**
Furnishings	**Kitchen**	Kitchen plastic laminate countertop	Poor	Demo and replace countertop	15	15	0	25	LF	$75.00	$1,875	
		Kitchen Cabinets	Poor	Demo and replace cabinetry	20	20	0	40	LF	$150.00	$6,000	
	SubTotal										**$7,875**	**$0**
Mechanical, Plumbing and Fire Alarm/Suppression	**HVAC Equipment**	Gas Fired Furnace	Fair	Replace	20	20	0	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	
		Duct Work	Poor	Replace duct work	30	20	10	75	LF	$40.00	$3,000	
	Plumbing System	Toilet	Poor	Demo and replace	40	20	20	1	EA	$1,300.00	$1,300	
		Gas Hot Water Heater	Poor	Replace hot water heater	12	20	0	1	EA	$2,000.00	$2,000	
		Domestic Water Distribution - not working (Allowance)	Poor	Some re-insulation will be required	N/A	N/A	N/A	N/A	N/A	$4,000.00	$4,000	
		Plumbing fixtures	Poor	Replace plumbing fixtures	15	20	0	1	EA	$500.00	$500	
	Fire Alarm/Suppression	Battery operated	Poor	Replace fire alarm system	50	10	0	6	SF	$60.00	$360	
	SubTotal										**$17,460**	**$0**
Electrical	**Electrical System**	Overall electrical system repair	Poor	Replace	15	N/A	0	960	SF	$7.00	$6,720	
	SubTotal										**$6,720**	**$0**
	Total										**$98,499**	**$7,740**

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					$1,781															
	Contingency					$8,906															
	Overhead and Profit					$2,227															
	SubTotal	$0	$0	$0	$0	$12,914	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Site Construction/Existing Conditions	Selective Demolition					$22,628															
	Debris Removal																				
	SubTotal	$0	$0	$0	$0	$22,628	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Woods, Plastics and Composites	Bathroom					$5,091															
	SubTotal	$0	$0	$0	$0	$5,091	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Thermal and Moisture Protection																					
	Mold Remediation																				
	SubTotal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Finishes						$4,526															
						$9,051															
	SubTotal	$0	$0	$0	$0	$13,577	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Specialties						$2,037															
	SubTotal	$0	$0	$0	$0	$2,037	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Furnishings	Kitchen					$2,121															
						$6,788															
	SubTotal	$0	$0	$0	$0	$8,910	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Mechanical, Plumbing and Fire Alarm/Suppression	HVAC Equipment					$5,657															
						$339															
						$566															
						$566															
						$3,394															
	Plumbing System					$1,471															
						$2,263															
						$4,526															
						$566															
	Fire Alarm/Suppression					$407															
	SubTotal	$0	$0	$0	$0	$19,754	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electrical	Electrical System					$6,720															
	SubTotal	$0	$0	$0	$0	$6,720	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Total	$0	$0	$0	$0	$104,545	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

8.1.2 SF Cost Estimate for Full Renovation

Basis of estimate

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

1,040 SF Renovation - Premises N 51 E Garfield St		
ITEM	**Total**	**$/SF**
DEMOLITION	$ 20,800.00	$ 20.00
SITEWORK	$ -	$ -
LANDSCAPE & IRRIGATION	$ -	$ -
CONCRETE	$ -	$ -
MASONRY	$ -	$ -
STRUCTURAL STEEL	$ -	$ -
METAL FABRICATIONS	$ -	$ -
ROUGH CARPENTRY	$ 8,320.00	$ 8.00
ARCHITECTURAL WOODWORK	$ -	$ -
THERMAL & MOISTURE PROTECTION	$ 1,040.00	$ 1.00
FIREPROOFING	$ 1,040.00	$ 1.00
SEALANTS	$ 1,040.00	$ 1.00
WINDOWS	$ 6,240.00	$ 6.00
DOORS / FRAMES / HARDWARE	$ 8,320.00	$ 8.00
STOREFRONT / GLAZING	$ -	$ -
INTERIOR GLASS	$ -	$ -
DRYWALL	$ 8,320.00	$ 8.00
TILE	$ -	$ -
ACOUSTIC CEILINGS	$ -	$ -
CARPET	$ 7,280.00	$ 7.00
PAINTING	$ 4,160.00	$ 4.00
WALL COVERINGS	$ -	$ -
SPECIALTIES	$ 3,120.00	$ 3.00
EQUIPMENT	$ 2,080.00	$ 2.00
FURNISHINGS	$ 4,160.00	$ 4.00
CONVEYING	$ -	$ -
FIRE PROTECTION	$ 780.00	$ 0.75
PLUMBING	$ 4,160.00	$ 4.00
HVAC	$ 8,320.00	$ 8.00
ELECTRICAL	$ 9,360.00	$ 9.00
COMMUNICATIONS	$ 1,040.00	$ 1.00
ELECTRONIC SAFETY & SECURITY	$ -	$ -
GENERAL REQUIREMENTS	$ 4,160.00	$ 4.00
Subtotal	**$ 103,740.00**	**100**
Construction Contingency - 10%	$ 10,374.00	$ 9.98
Subcontractor Insurance - 2%	$ 2,074.80	$ 2.00
Design Contingency - 2%	$ 2,074.80	$ 4.99
Overhead & Profit - 2.5%	$ 2,593.50	$ 2.49
Permits - 1.5%	$ 1,556.10	$ 2.00
Performance & Payment Bonds - 2%	$ 2,074.80	$ 2.00
Grand Total	**$ 124,488.00**	**123**

RFR ASSUMPTIONS	
Units	1
Beginning Year	2021
Investment Rate of Return	2.5%
Inflation Rate	2.5%
Existing Reserve Fund	$ -
Monthly Reserve Contribution	$ 1,333
Reserve Cost/Unit/Year	$ 16,000
Year 1 Construction Funds	$7,740

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)	$7,740	$0	$0	$0	$0	$104,545	$0	$0	$0	$0	$0	$0	$0
Annual RFR Contribution	$16,000	$16,000	$16,000	$16,000	$16,000	$16,000	$16,000	$16,000	$16,000	$16,000	$16,000	$16,000	$16,000
Previous RFR Plus Contributions	$16,000	$32,400	$49,210	$66,440	$84,101	$102,204	$16,214	$32,619	$49,435	$66,670	$84,337	$102,446	$121,007
RFR with 2.5% Rate of Return	$16,400	$33,210	$50,440	$68,101	$86,204	$104,759	$16,619	$33,435	$50,670	$68,337	$86,446	$105,007	$124,032
Current Year Balance	$8,660	$33,210	$50,440	$68,101	$86,204	$214	$16,619	$33,435	$50,670	$68,337	$86,446	$105,007	$124,032
Year 1 Construction Funds	$7,740												
Total Year 1 Funds	$16,400												

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	$16,000	$16,000	$16,000	$16,000	$16,000	$16,000	$16,000	$16,000
Previous RFR Plus Contributions	$140,032	$159,533	$179,521	$200,009	$221,009	$242,534	$264,598	$287,213
RFR with 2.5% Rate of Return	$143,533	$163,521	$184,009	$205,009	$226,534	$248,598	$271,213	$294,393
Current Year Balance	$143,533	$163,521	$184,009	$205,009	$226,534	$248,598	$271,213	$294,393
Year 1 Construction Funds								
Total Year 1 Funds								

Photos by: **VP** on **8/25/20**

Photo No. 34

Unit #51.

Photo No. 35

View at living room within unit.

Photo No. 36

View looking back at apartment entry as well as entry closet and meter closet.

Photos by: **VP** on **8/25/20**

Photo No. 37

View looking down the hallway towards the kitchen.

Photo No. 38

View looking down the hallway towards the bedrooms and bathroom.

Photos by: **VP** on **8/25/20**

Photo No. 39

View of mechanical closet with installed hot air furnace and gas-fired water heater.

Photo No. 40

View of kitchen.

Photos by: **VP** on **8/25/20**

Photo No. 41

Panning left from previous photo. View of kitchen and kitchen sink that was made handicap accessible.

Photo No. 42

View looking into half bath.

Photos by: **VP** on **8/25/20**

Photo No. 43

View looking at water closet at half bath.

Photo No. 44

View looking into washer/dryer closet.

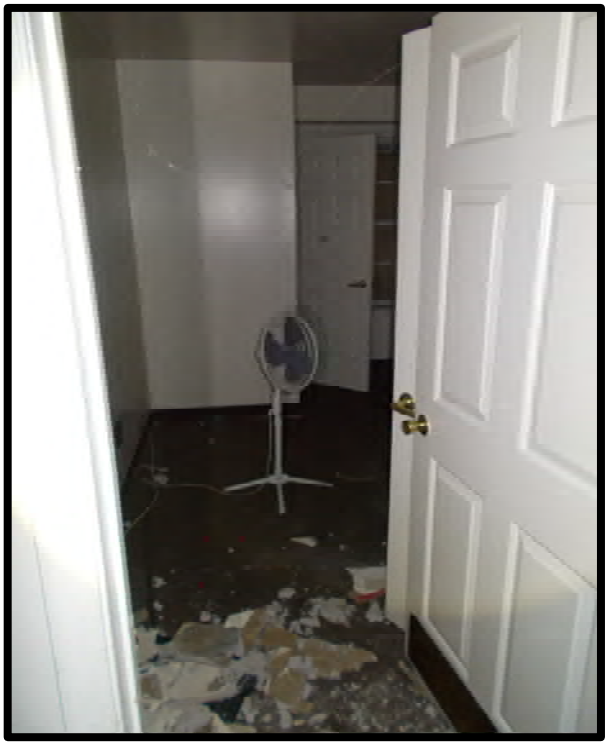
Photos by: **VP** on **8/25/20**

Photo No. 45

Additional view looking towards bedrooms and bathroom.

Photo No. 46

View of bedroom from hallway.



Photos by: **VP** on **8/25/20**

Photo No. 47

View of main bathroom area with handicap sink, water closet and bathtub. Note ceiling has been removed.

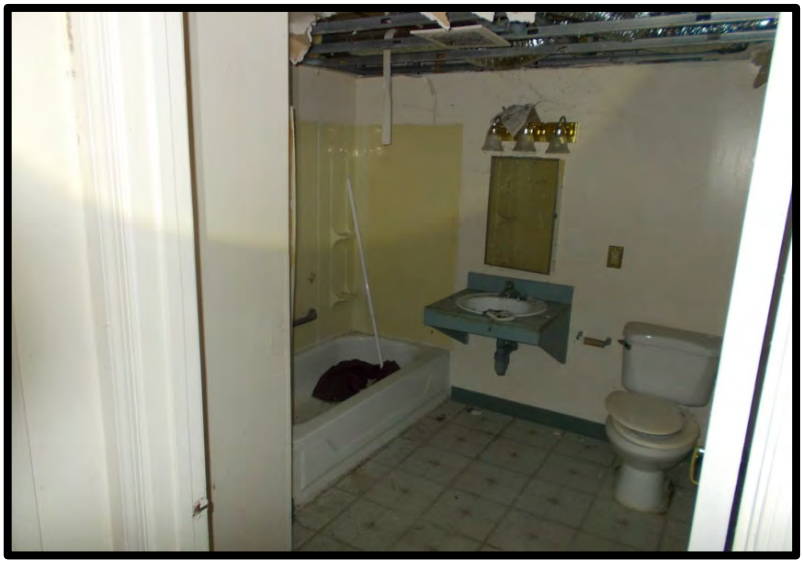
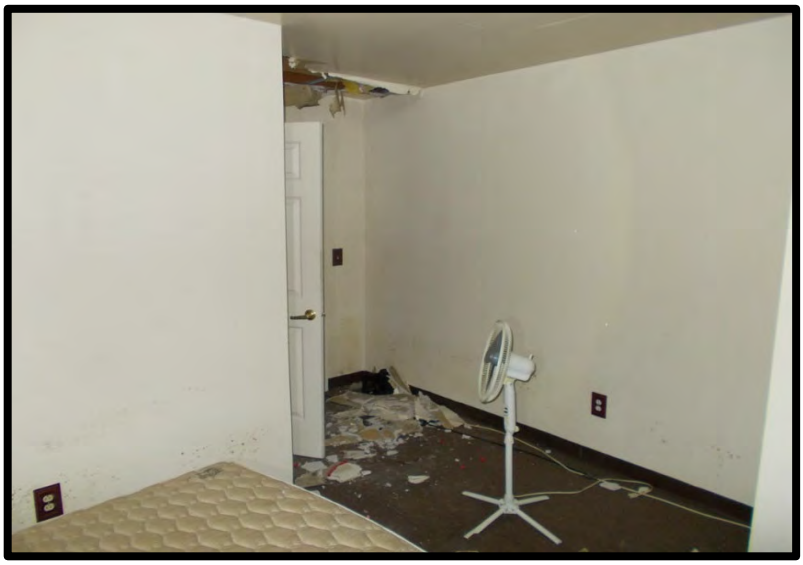


Photo No. 48

View looking at bedroom entry from inside bedroom.



Photos by: **VP** on **8/25/20**

Photo No. 49

View of second bedroom from hallway.

Photo No. 50

Panning right from previous photo looking inside bedroom.

Photos by: **VP** on **8/25/20**

Photo No. 51

Panning right from previous photo. Depicts damaged wall and ceiling within bedroom.

Photo No. 52

View looking towards living area from bedroom/bathroom hallway. Note plumbing/electrical panel located on the left of photo.

Photos by: **VP** on **8/25/20**

Photo No. 53

View of installed gas meters within entry closet.

Photo No. 54

Exterior view of units 45 and 47.

Photos by: **VP** on **8/25/20**

Photo No. 55

Panning right from previous photo. Exterior view of units 49 and 51.

Photo No. 56

View of left side of building at unit #45.

Photo No. 57

Panning down from previous photo. View of overgrown fencing along property line.

Photos by: **VP** on **8/25/20**

Photo No. 58

Additional view looking west.

Photo No. 59

Additional view of fencing along the south side of the property.

Photos by: **VP** on **8/25/20**

Photo No. 60

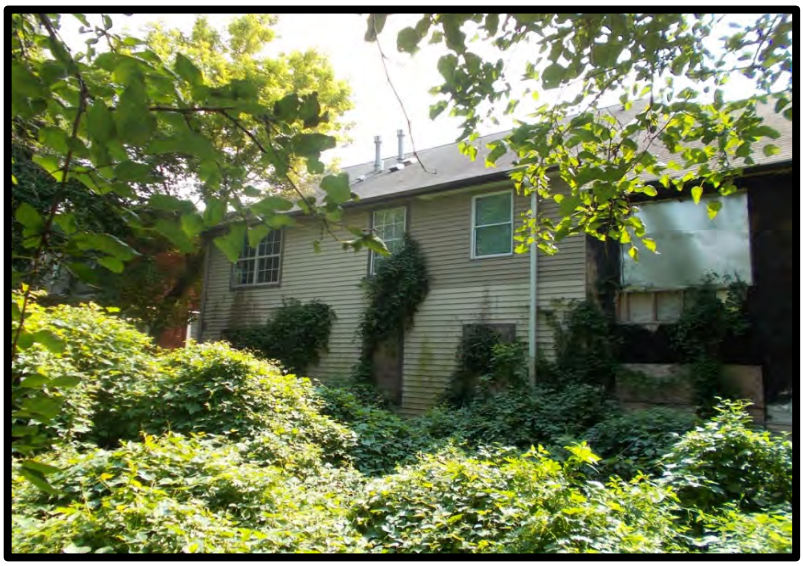
View along the west (rear) of the buildings.

Photo No. 61

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

Photo No. 62

Panning left from previous photo. Depicts rear view of unit 49 and 51.



Photos by: **VP** on **8/25/20**

Photo No. 63

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

Photo No. 64

Depicts close up view of overgrown rear yard and rear façade of unit 51.

Photos by: **VP** on **8/25/20**

Photo No. 65

View of the northwest corner of the rear yard and fencing along property line.

Photo No. 66

Panning left from previous photo.

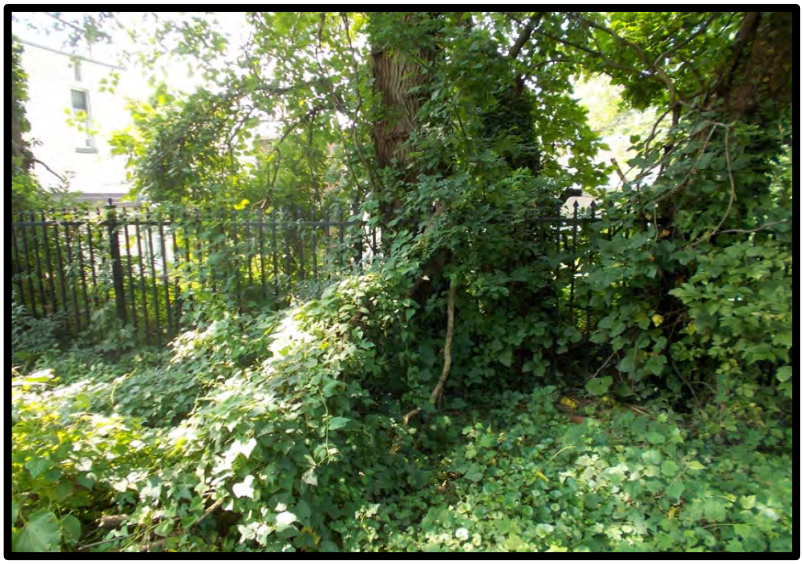
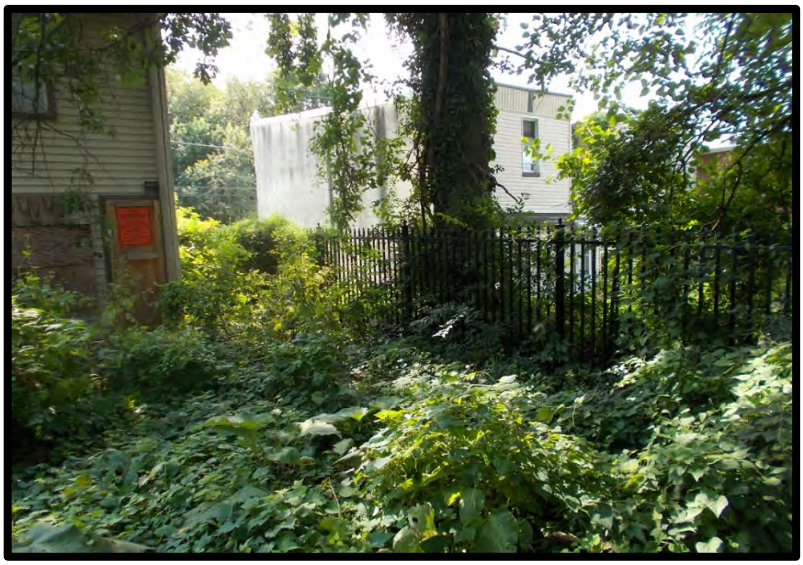


Photo No. 67

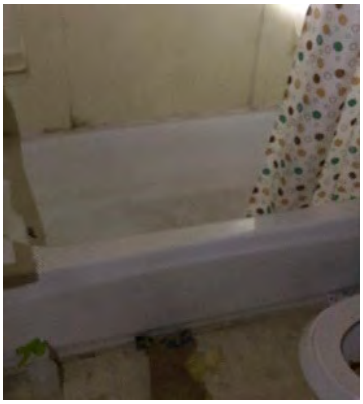
View of the southwest portion of fencing along the south portion of the property line.



cc: File #2.20341.01

8.2.2 PHOTO EXHIBITS

MEP

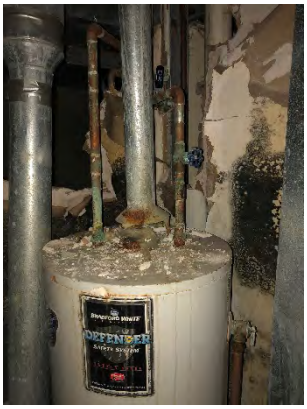


Bathtub

Gas and water meter

Gas hot water heater

Electric panel



Top of hot water heater

Outside secuirty camera

8.3 SUPPORTING DOCUMENTATION

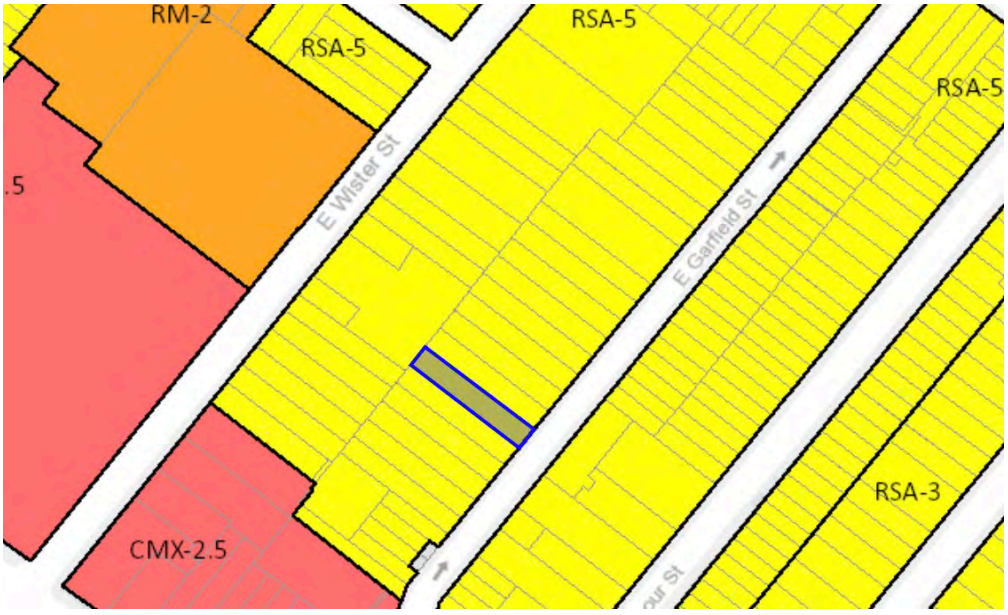
FEMA Flood Zone Map

FEMA Flood Zone Information

51 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). 51 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 19, 2020

Attention: PHDC Germantown CNA

Reference: Asbestos Bulk Sampling
51 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 (201379-02-002-04-14 to -17)**, no** asbestos was identified in the following materials.

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

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		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	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	---

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.

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	

October 22, 2020

Attention: PHDC Germantown CNA

Reference: Lead XRF Testing
51 E. Garfield Street, Philadelphia, PA
Results Criterion's Project Number: **201379**

As per your request, Criterion Laboratories, Inc. (Criterion) performed a lead-based paint inspection of the residence located at 51 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 LLC.

Address: 51 E. Garfield Street

Philadelphia, PA

Date: 08/25/2020 **XRF Serial #:** 25357

Project Number: 201379

Inspector: Michael A. 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	62	0.00				
1.04 ± 0.06	2	1.0	63	1.0				
0.71 ± 0.08	3	0.7	64	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: 51 E. Garfield Street Phila PA

Signature: [signature]

Room Equivalent: (Ground Floor Unit)

Project No.: 201379

Room #:

XRF Serial No.: 25357

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		FRONT 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		FRONT 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		FRONT 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		FRONT 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		FRONT 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: 51 E. Garfield Street Phila PA

Signature: Michael A Mitt

Room Equivalent: (Ground Floor Unit)

Project No.: 201379

Room #:

XRF Serial No.: 25357

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 Entrance	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)
TAN	Wood Brick (Sheetrock) Plaster Metal Concrete	Walls	12	1	Living Room	0.00	0.00	POS (NEG) INC	FRICTION (NON-FRICTION) (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			13	2	↓	0.00				
			14	3		0.00				
			15	4		0.00				
TAN	Wood Brick (Sheetrock) Plaster Metal Concrete	Walls	16	1	Right Side Bedroom	0.00	0.00	POS (NEG) INC	FRICTION (NON-FRICTION) (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			17	2	↓	0.00				
			18	3		0.00				
			19	4		0.00				

Criterion

XRF Testing Report

Client: BFW Group

Sampling Location: 51 E. Garfield Street Phila PA

Room Equivalent: (Ground Floor Unit)

Room #:

Date: 8/25/2020

Signature:

Project No.: 201329

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition	Recommendation
TAN	Wood, Brick, **Sheetrock**, Plaster, Metal, Concrete	WALLS	20	1	Left Side Bedroom	0.00	0.00	POS, **NEG**, INC	FRICTION, **NON-FRICTION**; **INTACT**, FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, **N/A**
			21	2	↓	0.00				
			22	3	↓	0.00				
			23	4	↓	0.00				
TAN	Wood, Brick, **Sheetrock**, Plaster, Metal, Concrete	WALLS	24	1	Front Right Bedroom	0.00	0.00	POS, **NEG**, INC	FRICTION, **NON-FRICTION**; **INTACT**, FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, **N/A**
			25	2	↓	0.00				
			26	3	↓	0.00				
			27	4	↓	0.00				
White	**Wood**, Brick, Sheetrock, Plaster, Metal, Concrete	DOOR JAM	28		Left Side Bedroom	0.00	0.00	POS, **NEG**, INC	**FRICTION**, NON-FRICTION; **INTACT**, FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, **N/A**
			29		Right side Bedroom	0.00				
			30		Front Right Side Bedroom	0.00				
			31		Bathroom on Bedroom Side	0.00				
White	**Wood**, Brick, Sheetrock, Plaster, Metal, Concrete	DOOR CASING	32		Left Side Bedroom	0.00	0.00	POS, **NEG**, INC	**FRICTION**, NON-FRICTION; **INTACT**, FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, **N/A**
			33		Right Side Bedroom	0.00				
			34		Front Right Side Bedroom	0.00				
			35		Bathroom on Bedroom Side	0.00				
White	**Wood**, Brick, Sheetrock, Plaster, Metal, Concrete	DOOR	36		Right Side Bedroom	0.00	0.00	POS, **NEG**, INC	**FRICTION**, NON-FRICTION; **INTACT**, FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, **N/A**
			37		Left Side Bedroom	0.00				
			38		Front Right Side Bedroom	0.00				
			39		Bathroom on Bedroom Side	0.00				

XRF Testing Report

Criterion

Client: BFW GROUP

Date: 8/25/2020

Sampling Location: 515 GARFIELD STREET PHILA PA

Signature:

Room Equivalent: (GROUND FLOOR UNIT)

Project No.: 201379

Room #:

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
TAN	Wood, Brick, (Sheetrock), Plaster, Metal, Concrete	WALLS	50	1	BATHROOM AT Bedroom Side	0.00	0.00	POS, (NEG), INC	(FRICTION), NON-FRICTION; (INTACT), FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, (N/A)
			51	2	↓	0.00				
			52	3	↓	0.00				
			53	4	↓	0.00				
TAN	Wood, Brick, (Sheetrock), Plaster, Metal, Concrete	WALLS	54	1	KITCHEN AREA	0.00	0.00	POS, (NEG), INC	(FRICTION), NON-FRICTION; (INTACT), FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, (N/A)
			55	2	↓	0.00				
			56	3	↓	0.00				
white	(Wood), Brick, Sheetrock, Plaster, Metal, Concrete	SILL	57		KITCHEN AREA	0.00	0.00	POS, (NEG), INC	FRICTION, (NON-FRICTION); (INTACT), FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, (N/A)
			58		DINING ROOM	0.00				
TAN	Wood, Brick, (Sheetrock), Plaster, Metal, Concrete	WALLS	59	1	DINING ROOM	0.00	0.00	POS, (NEG), INC	FRICTION, (NON-FRICTION); (INTACT), FAIR, POOR	HR, AR, A ENCL; A ENCP, CA, OSHA, (N/A)
			60	2	↓	0.00				
			61	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