Germantown/Mount Airy Properties

Physical Conditions and Needs Assessment

Premises O

67 E. Church Lane

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

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.

67 E. Church Lane is a two and a half (2.5) story plus basement building owned by the Philadelphia Housing and Development Corporation (PHDC) and managed by the Philadelphia Housing Authority (PHA).

The site measures approximately thirty feet wide by eighty eight feet deep and is located on the north side of East Church Lane midway between Lena Street and Germantown Avenue. The building has an exterior cladding of cementitious parge coat over an unknown substrate.

Environmental investigation identified the presence of lead-based paint.

At the time of inspection the building was occupied.

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

1.2 *General Physical Condition*

Building Type: Single family home
Property Age: ~130 yrs.

System Conditions & Observations Summary		Good	Fair	Poor	Action
Site Improvements					
3.2.1	Topography		√		None
3.2.2	Storm Water Drainage				Not Accessible
3.2.3	Access and Egress		√		None
3.2.4	Paving, Curbing and Parking		√		None
3.2.5	Flatwork		√		None
3.2.6	Landscaping and Appurtenances		√		Remove vegetative growth on dwelling and repair rear rock wall.
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		√		Repair side wall. Fill all gaps and openings.
3.3.2	Building Frame		√		None
3.3.3	Facades or Curtain Wall		√		Windows should be replaced
3.3.4	Roofing and Roof Drainage			√	Replace roofing and gutters.
Mechanical, Plumbing, Fire Protection and Electrical Systems					
3.4.1	Plumbing			√	Replace tub surrounds, vanities and first floor toilet.
3.4.2	Heating		√		All supply grills should be replaced.
3.4.3	Air Conditioning and Ventilation		√		All filters should be replaced. Kitchen and bathroom exhaust fans should be replaced. Replace dryer vent in basement.
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		√		All smoke detectors should be replaced.
3.6.3	Other Systems				N/A
Interior Elements					
3.7.1	Common Areas				N/A
3.7.2	Tenant Spaces		√		General painting and some crack repair in drywall is required. Replace fiberglass tub surrounds, first floor water closet and both bathroom vanities. Lead-base paint should be addressed.

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 building walkthrough was conducted on September 8, 2020. A unit was inspected (100%) along with common areas, stairwells and corridors.

2.3 *Useful Life Estimate*

It is our observation that the 67 E. Church Lane constructed circa 1890, 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 *OVERALL GENERAL DESCRIPTION*

3.1.1 Apartment Unit Types and Unit Mix

The subject property is a single family home with six (6) bedrooms and two (2) bathrooms, the building is 2.5 stories tall with basement. The unit has a living room, dining room, kitchen and one (1) bedroom on the first floor There are three (3) bedrooms that share a common bathroom on the second floor. The attic/third floor has two (2) bedrooms.

3.1.2 List of Apartment Units Inspected

100% of units were inspected.

3 *SITE*

3.2.1 Topography

The building is located on a city block with the property sloping back to front towards East Church Lane.

3.2.2 Storm Water Drainage

Roof storm water is conveyed via built in gutter to an external downspout at the front of the dwelling. Roof edge gutters are provided at the rear. All piping leads to underground piping, not visible for inspection.

3.2.3 Access and Egress

Entry to the dwelling is via concrete stairs and wood roofed porch which is approximately 4 - 4 1/2 feet above grade.

3.2.4 Paving, Curbing and Parking

The dwelling has no dedicated off-street parking. Curbs and pavement appear to be in fair condition.

3.2.5 Flatwork

Sidewalks in the front of the building appear to be in good condition.

3.2.6 Landscaping and Appurtenances

The rear yard is mostly paved over with concrete. A small rock wall is located near the back of the lot. Repointing and/or setting of the stone wall is required. Rear yard should be cleaned of dirt and debris. Ivy was noted growing on the side of the dwelling. This should be removed to avoid additional damage to the facade.

3.2.7 Recreational Facilities

There are no recreational facilities associated with this property.

3.2.8 Utilities

Sanitary Sewer: City of Philadelphia
Storm Stewer: City of Philadelphia
Domestic Water: City of Philadelphia
Electric Service: PECO Energy Company
Natural Gas Service: Philadelphia Gas Works

3.2.8.1 Water

Domestic water piping was not visible in the majority of the unit. The visible piping in the basement is in good to fair condition. Hot water is provided by a gas fired 30-gallon storage type water heater located in unit.

3.2.8.2 Electricity

There is one service entrance. A 60amp panel 120/240 powered from PECO meters for lighting and power which are in good condition depending on the unit.

3.2.8.3 Natural Gas

Incoming gas service from PGW is intact and in good condition. There is a gas meter located in the basement and looks to be in good condition.

3.2.8.4 Sanitary Sewer

Visible Sanitary piping is PVC and appears to be in good condition.

3.2.8.5 Special Utility Systems

There are no special utility systems in the building.

3.2.8.5.1 Site Lighting

There is no site lighting at this building

3 *STRUCTURAL FRAME & BUILDING ENVELOPE*

3.3.1 Foundation

Foundations are parged stone in good to fair condition. Repairs to the wall are required to close entry points to critters, especially around basement window.

3.3.2 Building Frame

3.3.2.1 Floor Frame System

The dwelling is wood framed with wood subfloor. Visible structure from the basement indicated overall good conditions, however areas under the kitchen and bathroom were noted to have water damage. Additional investigation and possible replacement of subfloor may be required.

3.3.2.2 Crawl Spaces and Penetrations

N/A

3.3.2.3 Roof Frame

The roof framing was not visible for inspection. The roof is configured as an approximately 8 on 12 pitch with asphalt shingles. The rear portion is a shed roof pitched to the rear.

3.3.2.4 Flashing & Moisture Protection

Not visible for assessment.

3.3.2.5 Attic Spaces, Draft Stops, Roof Vents & Penetrations

Dryer vent pipe in the basement was torn allowing dryer exhaust to stay in basement area.

Observations/Comments:

Replace dryer vent.

3.3.2.6 Insulation

Not visible for assessment except at basement. Minimal insulation provided for 2 feet between floor joist at side wall.

Observations/Comments:

Provide insulation in between floor joist for first floor framing.

3.3.2.7 Stairs, Railings & Balconies

Interior stairs are wood construction with wooden handrail. Handrail to basement requires repair to maintain proper anchorage. A carpet runner is provided from the first to second floor. The remainder of the stairs are carpeted.

3.3.2.8 Exterior Doors and Entry Systems

Entry doors and rear yard doors appear to be six panel metal doors in generally good to fair condition. Some repairs/replacements are required. New exterior paint will also be required. Repairs to door frame will also be needed to maintain weather tightness and security.

Observations/Comments:

Repaint handrails and exposed portions of wood stair.

3.3.3 Facades or Curtain Wall

3.3.3.1 Sidewall System

The dwelling has a stucco exterior over an unknown substrate. The cornice is of wood construction and may require repair. Up close inspection was not possible due to lack of access. General condition of the stucco is good to fair. Ivy and other vegetative growth should be removed from the exterior walls. Repair portions of exterior as required including area above entry porch.

3.3.3.2 Fenestration (Window) Systems

Exterior windows are wood double hung with storm windows.. The interior window sills appear to be painted wood in fair condition.

Observations/Comments:

It is recommended to replace all exterior windows for increased energy efficiency.

3.3.4 Roofing and Roof Drainage

Roofs were visible from grade level only. The main roof consists of 3 tab asphalt shingles that are at the end of their useful life. The rear roofs over the second and first floor portions appear to be single ply EPDM roofing. The roof over the entry porch appears to be flat seamed metal. Aluminum gutters conduct storm water to aluminum downspouts. Damaged gutter was noted at the rear of the first floor portion.

Observations/Comments:

Roofs should be replaced on all portions, including shed entry porch and rear low slope sections. Repair/reline built in gutter. Replace damaged section of gutter and downspout.

3 *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

Domestic hot water is provided by a gas fired 30 gallon tank located within each unit.

3.4.1.3 Fixtures

Plumbing fixtures are antiquated and should be replaced. The second floor toilet appears to be newer and can remain.

3.4.2 Heating

3.4.2.1 Heating Generating Equipment

The unit includes a gas fired vertical furnace.

3.4.3 Air Conditioning and Ventilation

3.4.3.1 Equipment

3.4.1.1 Air Conditioning and Ventilation

There is no air conditioning in the building.

Observations/Comments:

The furnace flue is connected adequately. It is working effectively and seems to be in good shape.
All supply and return grills should be replaced.
All filters should be replaced.

3.4.1.2 Exhaust Systems

Kitchen and bathroom exhaust fans were none functional and should be replaced. Replace dryer vent in basement.

3.4.3.2 Distribution

See Section 3.4.3.1 above.

3.4.3.3. Control Systems

There is a thermostat in fair condition.

3.4.3.4 Sprinkler and Standpipes

There is no sprinkler system in this building.

3.4.4 Electrical

3.4.4.1 Service, Metering, Distribution Panels

All units have 60amp 120/240 panels powered by PECO meters for lighting and power. Electrical outlets are spaced out throughout the unit; wiring was not visible to asses 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

None

3.4.4.5 Lighting - Resident Apartment

Light fixtures in the unit are surface mounted. Kitchen lighting consists of a surface mounted 4x4 fluorescent fixture in need of replacement. Each bedroom had a switched outlet.

Observations/Comments:

Recommend replacing with LED light fixtures.

3.4.4.6 Lighting - Site

The building has no exterior lighting beyond the public street lights.

Observations/Comments:

None

3.4.4.7 Emergency Generator

There is no emergency generator in the building.

4 *VERTICAL TRANSPORTATION*

3.5.1 The building does not have an elevator.

4 *LIFE SAFETY/FIRE PROTECTION*

3.6.1 Sprinklers and Standpipes

There is no sprinkler system in this building.

3.6.2 Alarm Systems

3.6.2.1 In Common Areas

There is an alarm system in the building.

3.6.2.2 In Tenant Spaces

There is a battery operated smoke detector and multiple carbon monoxide detectors.

Observations/Comments:

Battery powered smoke detectors installed in dwelling units are not hard wired. All 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 this building.

4 *INTERIOR ELEMENTS*

3.7.1 Common Areas

There are no common areas for this unit. This is a single family home.

3.7.2 Tenant Spaces

3.7.2.1 Finishes, Wall, Floors

Apartment finishes are gypsum wallboard walls and ceiling. Floors throughout the units are carpeted, and vinyl self adhesive tile in the kitchen, bathrooms, and rear hallway of the first floor. All flooring is in good to fair condition. Interior doors are 6 panel design. Most doors are in good condition.

Observations/Comments:

General condition of the units is good. General painting and some crack repair in drywall is required. Determine pronounced urine smell in front second floor hallway.

3.7.2.2 Appliances

A gas fired range, refrigerator and range hood are provided. Appliances are generally in good to fair condition.

3.7.2.3 Bath Fixtures and Specialties

There is a full bath located on the first floor and a single bathroom on the second floor with vinyl tile, a tank style toilet, floor mounted wood vanity with P-lam top, a porcelain sink and a fiberglass tub with one-piece surround. The fiberglass tub surrounds are indoor condition. The first floor toilet was found to be running.

Observations/Comments:

Replace fiberglass tub surrounds, first floor water closet and both bathroom vanities.

3.7.2.4 Kitchen Fixtures and Specialties

Kitchen are furnished with a double bowl stainless steel sink.

Observations/Comments:

Kitchen sink appeared to be in good condition.

3.7.2.5 Millwork, Casework, Cabinets and Countertops

Kitchens consist of wood cabinets, plastic laminate countertop. Bathroom vanities are the same construction. All cabinetry is in poor shape.

Observations/Comments:

Cabinets and countertops in kitchen and bathrooms should be replaced.

3.7.2.6 Closet Systems

The rooms on the third floor were provided with a closet.

4 ADDITIONAL CONSIDERATIONS

4.1 *ENVIRONMENTAL HAZARDS*

Lead-based paint, lead in water and radon testing were completed for this premises.

During the inspection, the presence of lead-based paint was detected in various locations of the Property including: including an exterior white, wood porch column; interior stair tread, riser and posts; and an interior window sash in the second floor bathroom.

The water samples collected from the kitchen and bathroom at E. 67 Church Lane indicated a lead concentration of <2.5 ppb, which is below the EPA Action Level.

A radon sample was collected from the First Floor of the home. Sample results indicated an average radon level of 2.1 picocuries per liter (pCi/L). This is below the United States Environmental Protection Agency's (US EPA) recommended indoor residential level of 4 pCi/L.

According to inspections completed by Philadelphia Asset & Property Management Corporation (PAPMC) occupied units do not have asbestos.

Observations/Comments:

Lead-based paint in the building should be treated through Abatement Encapsulation with the application of 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" or by 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. "

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 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
1,818SF												
General Requirement	Permitting	2% of the total cost of each respective project									$1,717	$1,213
	Contingency	10% of the total cost of each respective project									$8,587	$6,067
	Overhead and Profit	2.5% of the total cost of each respective project									$2,147	$1,517
	SubTotal										**$12,451**	**$8,797**
Site Construction/Existing Conditions		Exterior cladding is Cementous parge coat over unknown substrate (3 sides)	Fair	Patching of Cementous parge likely required	50	20	30	300	SF	$8.00	$2,400	
		Asphalt shingle roof (3-tab)	Fair	Replace	20	20	0	900	SF	$10.00	$9,000	$9,000
		Front porch (wood) (Allowance)	Fair	Some replacement of wood decking	25	20	5	100	SF	$8.00	$800	$800
	Basement	Smells of urine; wet stain on floor	Poor	Investigate leak	N/A	N/A	N/A	N/A	N/A	$300.00	$300	$300
	Second Floor	Pungent urine smell located at front of second floor along hallway leading to third floor	Poor	Investigate cause of smell remediate	N/A	N/A	N/A	N/A	N/A	$300.00	$300	$300
		Ivy growth along side wall	Poor	Removal of ivy to maintain water tightness and parge coat	N/A	N/A	N/A	N/A	N/A	$400.00	$400	$400
		Lower roof at first floor (EPDM)	Fair	Replace roof	15	20	0	150	SF	$8.00	$1,200	
		Rear gutter at first-floor addition; overgrown	Poor	Clear vegetation and replace gutter	20	20	0	30	LF	$12.00	$360	$360
		Chain-link fence (rear yard) 6' high; portions bent and dislodged; stone retaining wall	Poor	Repair of fence and small stone retaining wall	40	20	20	75	LF	$20.00	$1,500	$1,500
	Lead-based paint (Allowance)	Exterior: White/Wood/Porch Columns 2nd Floor: Red/Wood/Stair Tread Red/Wood/Stair Riser Red/Wood/Rail Posts White/Wood/Frame Between Sash	Non-Friction/Poor Friction/Intact Friction/Intact Non-Friction/Intact Non-Friction/Fair	Hazard Reduction/Complete Abatement Hazard Reduction/OSHA Hazard Reduction/OSHA Hazard Reduction/OSHA Abatement Encapsulation/Hazard Reduction/OSHA	N/A	N/A	N/A	N/A	N/A	$1,000.00	$1,000	$1,000
	SubTotal										**$17,260**	**$13,660**
Openings		Windows (vinyl)	Fair-Good	Replace at EUL	30	25	5	12	EA	$800.00	$9,600	
		6-panel wood doors (interior)	Fair-Good	Replace at EUL	25	20	5	10	EA	$900.00	$9,000	
	SubTotal										**$18,600**	**$0**
Finishes		Gypsum wallboard and ceiling finishes (throughout); structural cracks on third floor ceiling	Good-Fair	Repair and repaint	35	20	15	2000	SF	$4.00	$8,000	$8,000
		Flooring carpet (throughout); possible leakage from bathroom and kitchen on first floor	Poor	Demo and replace	5	10	0	600	SF	$10.00	$6,000	$6,000
		Subfloor (below water closet) damage	Poor	Repair subfloor	40	20	20	100	SF	$8.00	$800	$800
	SubTotal										**$14,800**	**$14,800**
Specialties		Wooden stairs (interior)	Good	Replace at EUL	50	20	30	20	LF	$100.00	$2,000	
		Handrail and balusters	Good	Demo and replace	15	15	0	60	LF	$40.00	$2,400	$2,400
		Bathroom tub, surround and fixtures	Poor	Replace tub and fixtures	30	20	10	2	EA	$1,800.00	$3,600	$3,600
	SubTotal										**$8,000**	**$6,000**
Furnishings												
		Bathroom Vanity	Poor	Demo and replace	20	20	0	16	EA	$400.00	$6,400	$6,400
		Kitchen Cabinets (wood)	Poor	Demo and replace cabinetry	20	20	0	40	LF	$150.00	$6,000	$6,000
		Kitchen Countertop (p-lam)	Poor	Demo and replace countertop	15	20	0	25	LF	$75.00	$1,875	$1,875
	SubTotal										**$14,275**	**$14,275**
Mechanical, Plumbing and Fire Alarm/Suppression	**HVAC**	Dryer Vent	Poor	Replace	15	20	0	1	EA	$75.00	$75	$75
		Kitchen and Bathroom Exhaust Fans	Poor	Replace exhaust fans	15	20	0	3	EA	$500.00	$1,500	$1,500
	Plumbing	Sanitary Piping	Fair	Replace at EUL	50	20	30	N/A	N/A	$1,000.00	$1,000	
	Fire Alarm	Fire Alarms (battery operated)	Poor	Replace	5	10	0	6	SF	$60.00	$360	$360
	SubTotal										**$2,935**	**$1,935**
Electrical	**Electrical System**	60-amp service, panels and wiring (including outlets switches and other power controls)	Poor	Upgrade to 200-amp service, replace all panels and rewire throughout	50	20	30	N/A	N/A	$10,000.00	$10,000	$10,000
	SubTotal										**$10,000**	**$10,000**
	Total										**$98,321**	**$69,467**

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
1,818SF		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
General Requirement	Permitting					$645															
	Contingency					$3,226															
	Overhead and Profit					$807															
	SubTotal	$0	$0	$0	$0	$4,678	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Site Construction/Existing Conditions						$2,715															
	Basement																				
	Second Floor																				
						$1,358															
	Lead-based paint (Allowance)																				
	SubTotal	$0	$0	$0	$0	$4,073	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Openings						$10,862															
						$10,183															
	SubTotal	$0	$0	$0	$0	$21,044	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Finishes																					
	SubTotal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Specialties						$2,263															
	SubTotal	$0	$0	$0	$0	$2,263	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Furnishings																					
	SubTotal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Mechanical, Plumbing and Fire Alarm/Suppression	HVAC																				
	Plumbing					$1,131															
	Fire Alarm																				
	SubTotal	$0	$0	$0	$0	$1,131	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electrical	Electrical System																				
	SubTotal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Total	$0	$0	$0	$0	$33,189	$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.

1,818 SF Renovation - Premises O 67 E Church Lane				
ITEM	**Total**		**$/SF**	
DEMOLITION	$	21,816.00	$	12.00
SITEWORK	$	-	$	-
LANDSCAPE & IRRIGATION	$	1,818.00	$	1.00
CONCRETE	$	-	$	-
MASONRY	$	2,727.00	$	1.50
STRUCTURAL STEEL	$	-	$	-
METAL FABRICATIONS	$	-	$	-
ROUGH CARPENTRY	$	14,544.00	$	8.00
ARCHITECTURAL WOODWORK	$	-	$	-
THERMAL & MOISTURE PROTECTION	$	9,090.00	$	5.00
FIREPROOFING	$	909.00	$	0.50
SEALANTS	$	1,818.00	$	1.00
WINDOWS	$	9,090.00	$	5.00
DOORS / FRAMES / HARDWARE	$	10,908.00	$	6.00
STOREFRONT / GLAZING	$	-	$	-
INTERIOR GLASS	$	-	$	-
DRYWALL	$	18,180.00	$	10.00
TILE	$	-	$	-
ACOUSTIC CEILINGS	$	-	$	-
CARPET	$	9,090.00	$	5.00
PAINTING	$	5,454.00	$	3.00
WALL COVERINGS	$	-	$	-
SPECIALTIES	$	5,454.00	$	3.00
EQUIPMENT	$	3,636.00	$	2.00
FURNISHINGS	$	7,272.00	$	4.00
CONVEYING	$	-	$	-
FIRE PROTECTION	$	909.00	$	0.50
PLUMBING	$	5,454.00	$	3.00
HVAC	$	10,908.00	$	6.00
ELECTRICAL	$	8,181.00	$	4.50
COMMUNICATIONS	$	909.00	$	0.50
ELECTRONIC SAFETY & SECURITY	$	-	$	-
GENERAL REQUIREMENTS	$	7,272.00	$	4.00
Subtotal	**$**	**155,439.00**	**86**	
Construction Contingency - 10%	$	15,543.90	$	8.55
Subcontractor Insurance - 2%	$	3,108.78	$	1.71
Design Contingency - 2%	$	3,108.78	$	4.28
Overhead & Profit - 2.5%	$	3,885.98	$	2.14
Permits - 1.5%	$	2,331.59	$	1.71
Performance & Payment Bonds - 2%	$	3,108.78	$	1.71
Grand Total	**$**	**186,526.80**	**106**	

RFR ASSUMPTIONS	
Units	3
Beginning Year	2021
Investment Rate of Return	3%
Inflation Rate	3%
Existing Reserve Fund	$ -
Monthly Reserve Contribution	$ 425.00
Reserve Cost/Unit/Year	$ 1,700.00
Year 1 Construction Funds	$ 69,467.00

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)	$69,467	$0	$0	$0	$0	$33,189	$0	$0	$0	$0	$0	$0	$0
Annual RFR Contribution	$5,100	$5,100	$5,100	$5,100	$5,100	$5,100	$5,100	$5,100	$5,100	$5,100	$5,100	$5,100	$5,100
Previous RFR Plus Contributions	$5,100	$10,328	$15,686	$21,256	$26,994	$32,904	$5,801	$11,075	$16,508	$22,103	$27,866	$33,802	$39,916
RFR with 3% Rate of Return	$5,228	$10,586	$16,156	$21,894	$27,804	$33,891	$5,975	$11,408	$17,003	$22,766	$28,702	$34,816	$41,114
Current Year Balance	-$64,240	$10,586	$16,156	$21,894	$27,804	$701	$5,975	$11,408	$17,003	$22,766	$28,702	$34,816	$41,114
Year 1 Construction Funds	$69,467												
Total Year 1 Funds	$5,228												

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	$5,100	$5,100	$5,100	$5,100	$5,100	$5,100	$5,100	$5,100
Previous RFR Plus Contributions	$46,214	$52,700	$59,381	$66,262	$73,350	$80,651	$88,170	$95,915
RFR with 3% Rate of Return	$47,600	$54,281	$61,162	$68,250	$75,551	$83,070	$90,815	$98,793
Current Year Balance	$47,600	$54,281	$61,162	$68,250	$75,551	$83,070	$90,815	$98,793
Year 1 Construction Funds								
Total Year 1 Funds								

8.2.1 *Photos Architectural*

Photos by: **VP** on **9/8/20**

Photo No. 1

Depicts exterior view of premises facing East Church Lane.

Photo No. 2

Depicts overall view of front elevation and side yard.

Photos by: **VP** on **9/8/20**

Photo No. 3

Depicts stone retaining wall and access to basement from East Church Lane.

Photo No. 4

Depicts view of basement stairs from first floor. Note handrail has been damaged and will require repair.

Photos by: **VP** on **9/8/20**

Photo No. 5

Depicts view of gas meter and water service and electric panel in basement.

Photo No. 6

Depicts view of washer/dryer hook up at basement. Note damaged dryer venting allowing fumes to vent back into the basement.

Photo No. 7

Depicts view of window leading to side yard. Note portion at top right will require patching.

Photos by: **VP** on **9/8/20**

Photo No. 8

Looking towards rear of building within basement.

Photo No. 9

Photo depicts overall view of waste piping at rear of basement.

Photos by: **VP** on **9/8/20**

Photo No. 10

Depicts view of damaged subfloor from bathroom above. Repair of subfloor is required.

Photo No. 11

Depicts view of living room as viewed from kitchen looking towards front apartment entry.

Photo No. 12

Depicts view of dining area and kitchen to the right.

Photos by: **VP** on **9/8/20**

Photo No. 13

Depicts view of kitchen as seen from hallway.

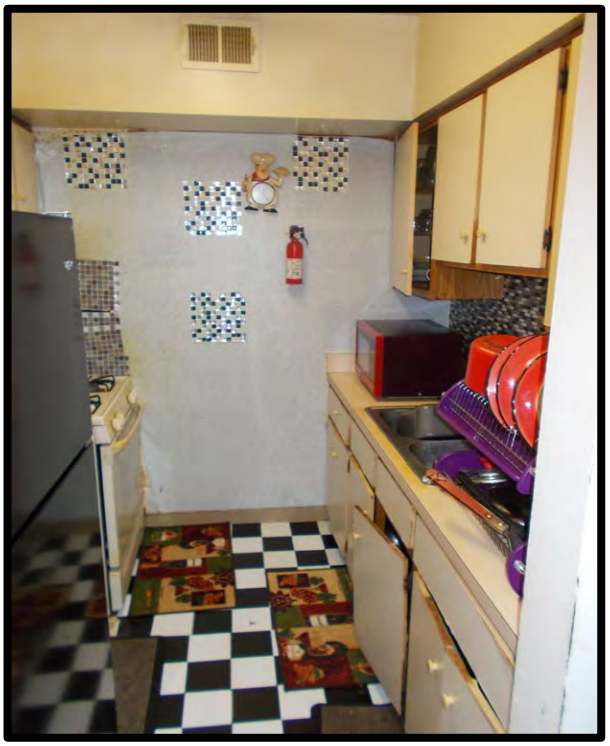


Photo No. 14

Panning left from previous photo. Additional view of kitchen.

Photos by: **VP** on **9/8/20**

Photo No. 15

View looking towards rear of dwelling with bathroom and bedroom beyond.

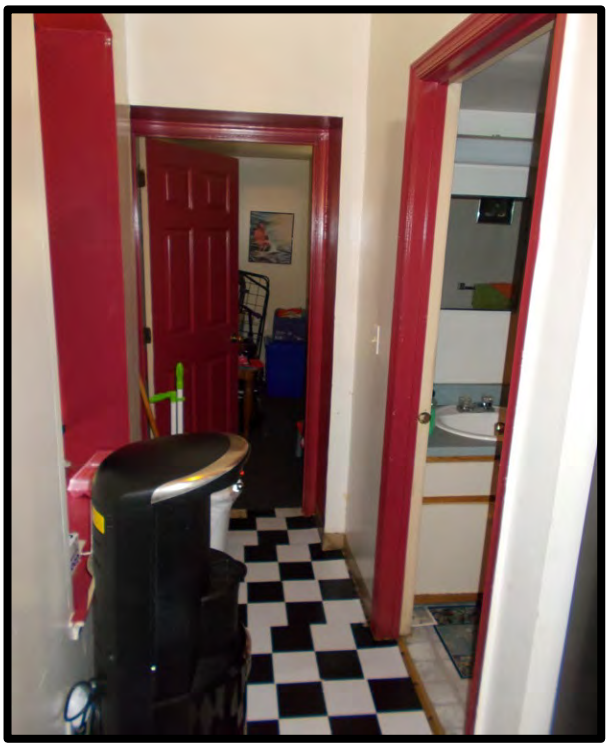
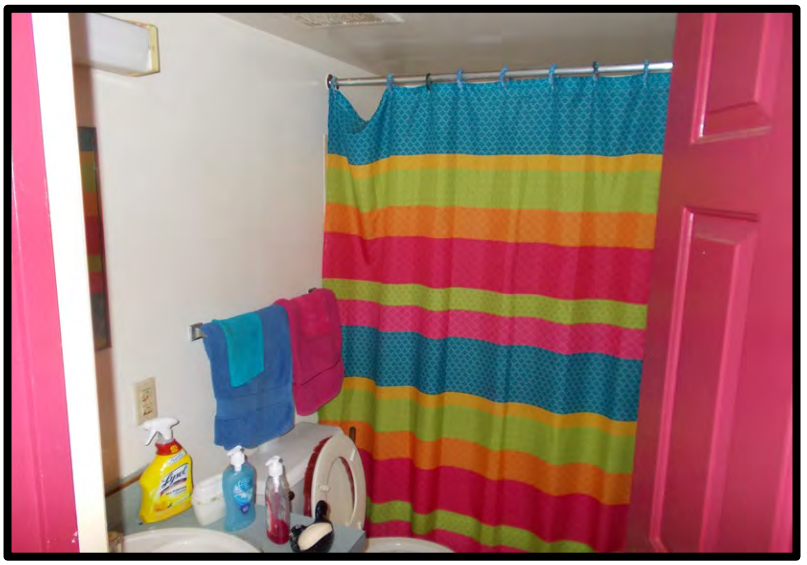


Photo No. 16

Interior view of first floor bathroom.



Photos by: **VP** on **9/8/20**

Photo No. 17

Panning down from previous photo.

Photo No. 18

Depicts overall view of bathtub and fiberglass surround.

Photos by: **VP** on **9/8/20**

Photo No. 19

View of rear bedroom at first floor.

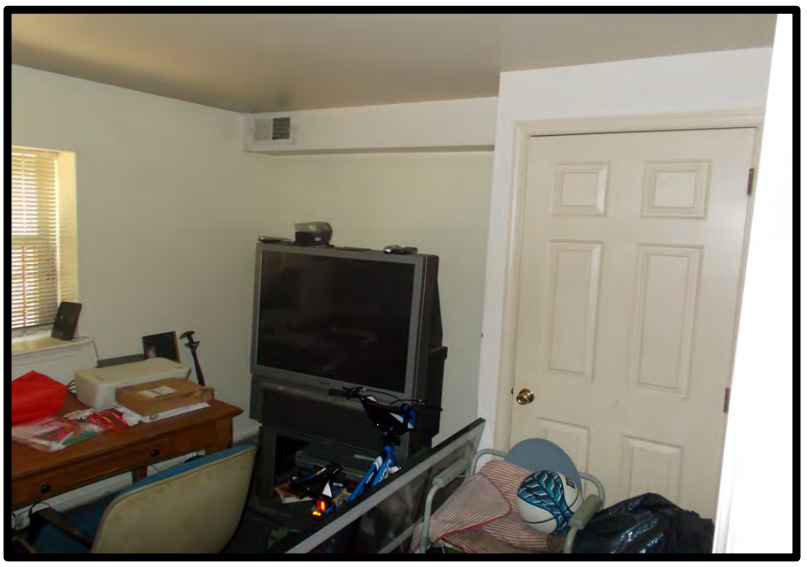
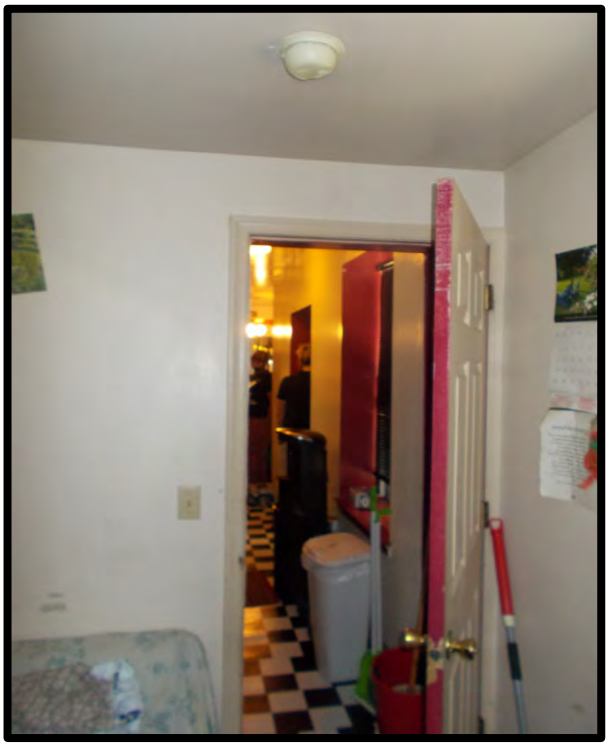


Photo No. 20

View of rear bedroom entry from hallway.



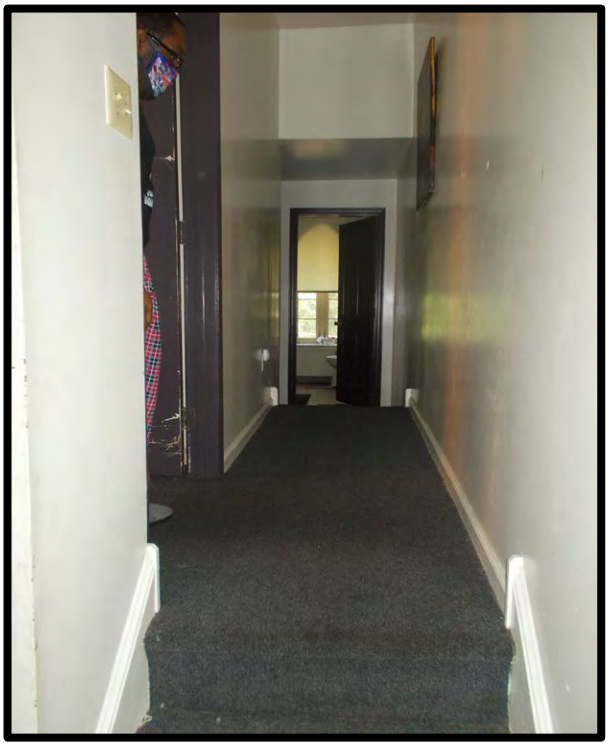
Photos by: **VP** on **9/8/20**

Photo No. 21

View of wood stairs leading to second floor.

Photo No. 22

View of second floor hallway leading to bedrooms.



Photos by: **VP** on **9/8/20**

Photo No. 23

View of rear bedroom at second floor.

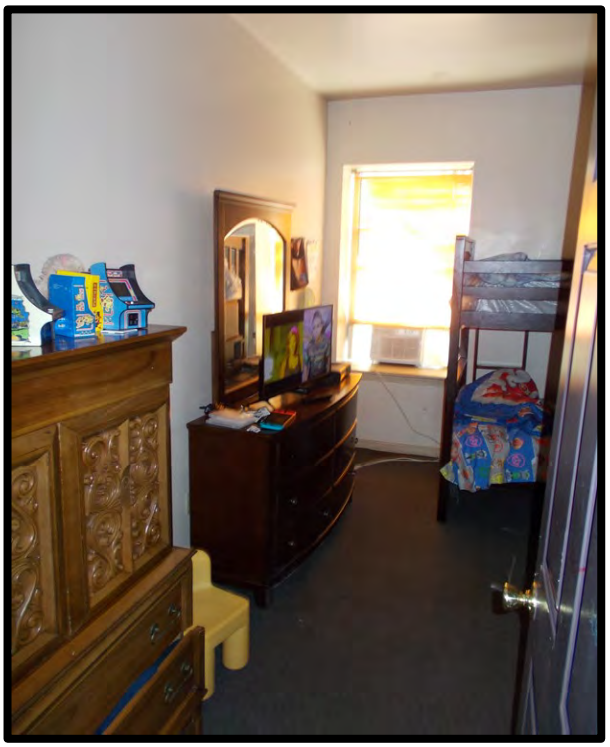
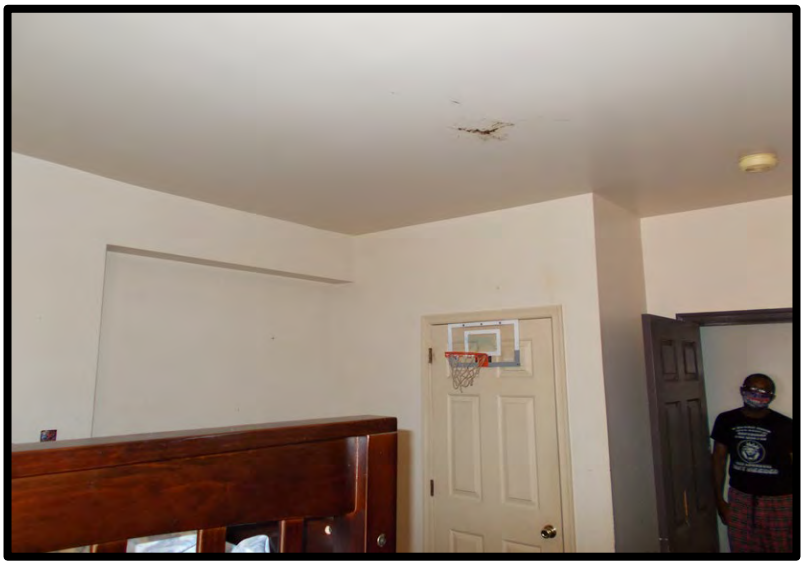


Photo No. 24

View of bedroom closet and bedroom entry.



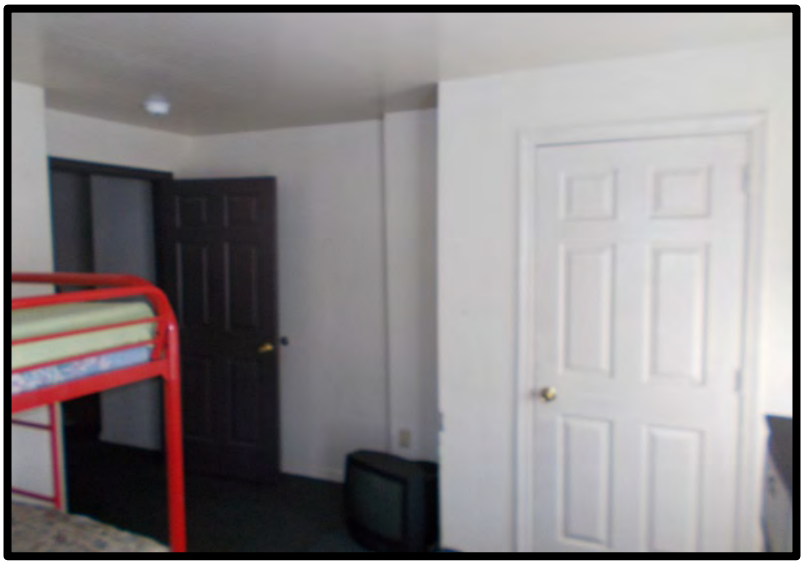
Photos by: **VP** on **9/8/20**

Photo No. 25

View of bedroom #2.

Photo No. 26

View of closet in bedroom #2 and entry.



Photos by: **VP** on **9/8/20**

Photo No. 27

View of second floor bathroom as seen from hallway.

Photo No. 28

View of second floor bathroom vanity.

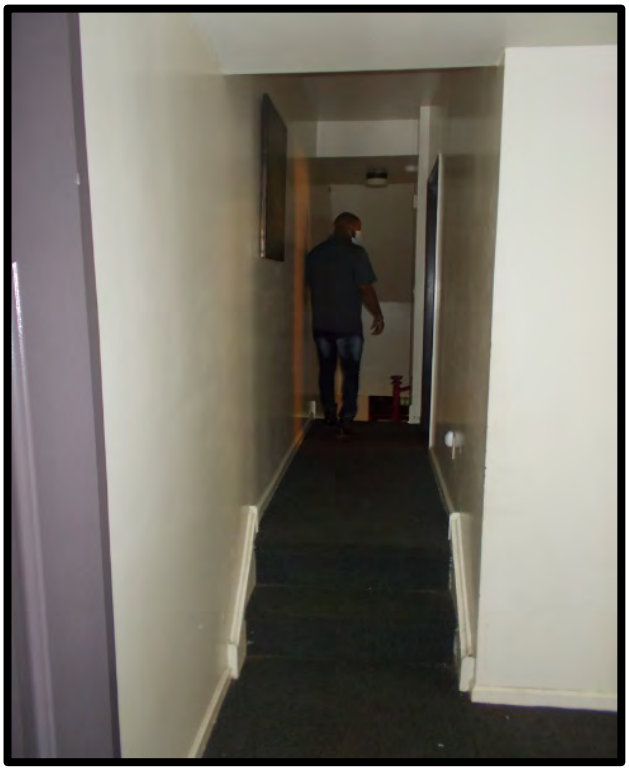
Photos by: **VP** on **9/8/20**

Photo No. 29

View of second floor bathroom tub and fiberglass surround.

Photo No. 30

View looking down hallway at second floor.



Photos by: **VP** on **9/8/20**

Photo No. 31

View at top of stairs at second floor with bedroom access at front of dwelling.

Photo No. 32

View inside bedroom at front of second floor.

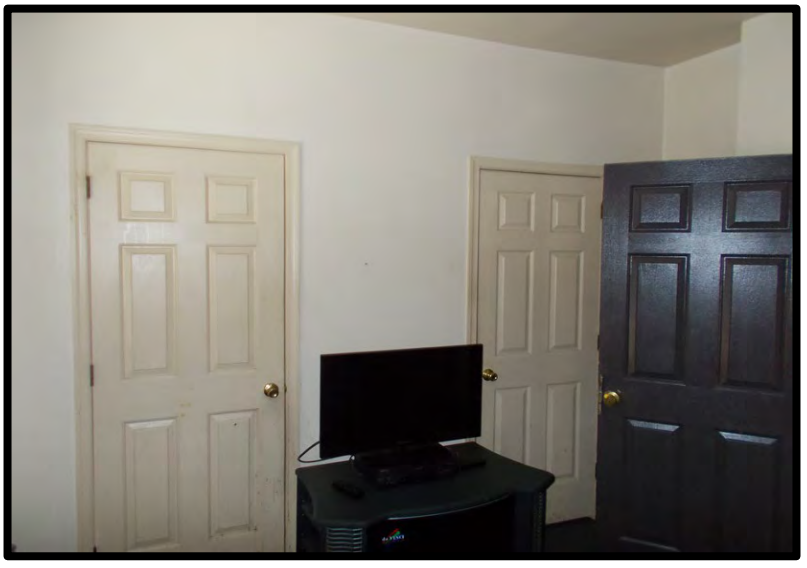
Photos by: **VP** on **9/8/20**

Photo No. 33

Panning left from previous photo. Additional view of bedroom #3.

Photo No. 34

Panning left from previous photo. View of closets within bedroom #3.



Photos by: **VP** on **9/8/20**

Photo No. 35

View of stairs leading to third floor from second floor.

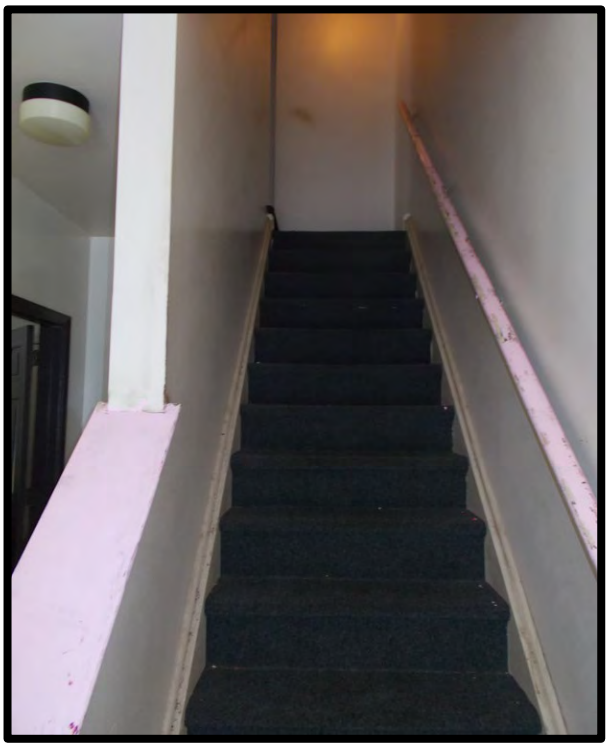
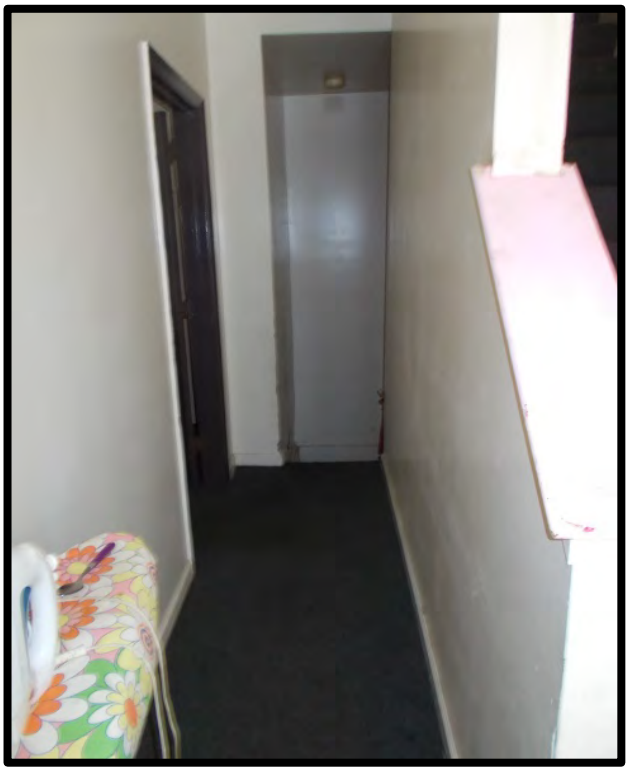


Photo No. 36

View looking down second floor hallway toward the second floor stairs.



Photos by: **VP** on **9/8/20**

Photo No. 37

View at rear of third floor attic.

Photo No. 38

Panning left from previous photo. Additional view of attic space.

Photo No. 39

Depicts view of closet located at rear bedroom in attic.

Photos by: **VP** on **9/8/20**

Photo No. 40

Depicts view of third floor attic at front of dwelling.

Photo No. 41

Depicts view of closet door within front room of attic.

Photos by: **VP** on **9/8/20**

Photo No. 42

Depicts entry to front bedroom in attic on third floor.

Photo No. 43

Depicts crack at gypsum ceiling within third floor attic.

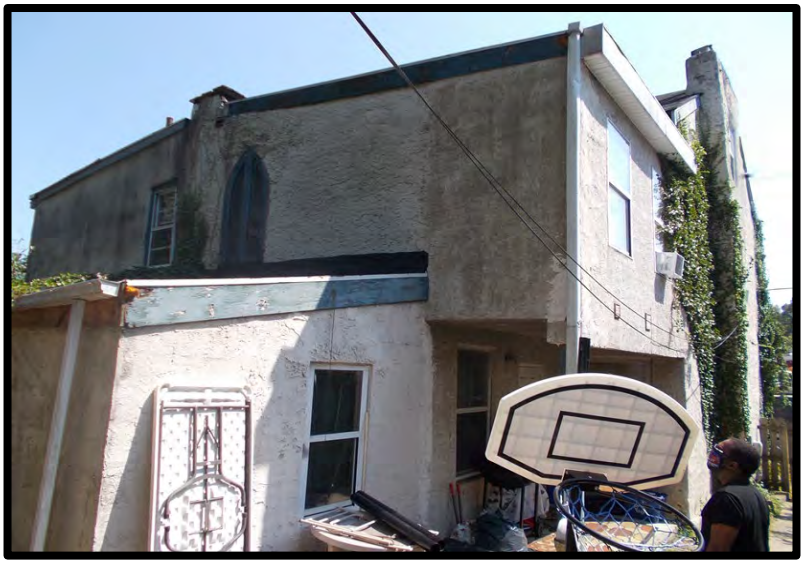
Photos by: **VP** on **9/8/20**

Photo No. 44

View looking east along south side elevation. View depicts cementitious stucco exterior finish and ivy growth.

Photo No. 45

Depicts rear view of dwelling.



Photos by: **VP** on **9/8/20**

Photo No. 46

Depicts view of rear bedroom located at the first floor. Note substantial vegetative growth within gutter.

Photo No. 47

Depicts view of first floor EPDM roof over rear bedroom.

Photo No. 48

Depicts rear chain link fencing and partial stone retaining wall at rear yard.

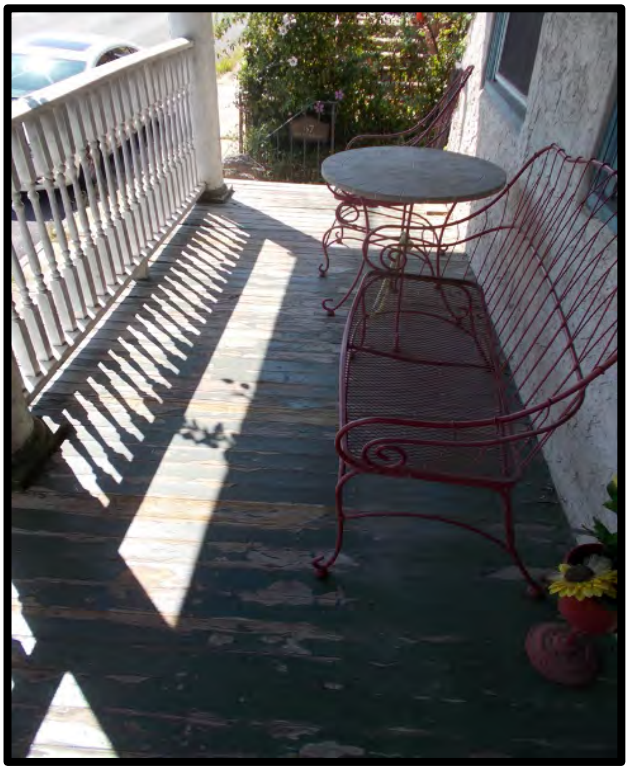
Photos by: **VP** on **9/8/20**

Photo No. 49

Depicts view of basement window that requires repair as noted previously.

Photo No. 50

Depicts view of entry wood porch.



LAN Associates, EPAS, Inc.

LAN No.: **2.20341.01**
BFW Group, LLC/PHDC PCNA of Germantown/Mount Airy Properties Premises O – 67 East Church Lane

Photos by: **VP** on **9/8/20**

Photo No. 51

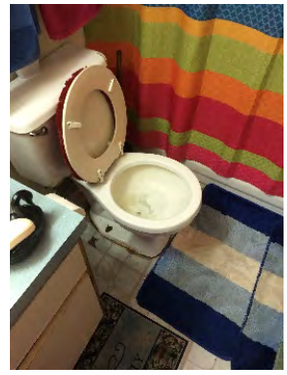
Depicts building signage.

cc: File #2.20341.01

8.2.2 *Photos MPEFP*

MEP

Kitchen faucet working well

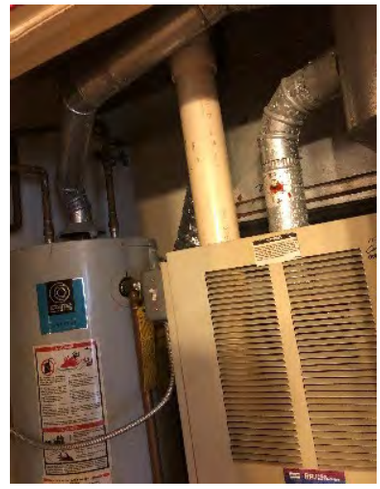


Bathroom toilet working well

Typical vent in good shape

Gas fired furnace working well

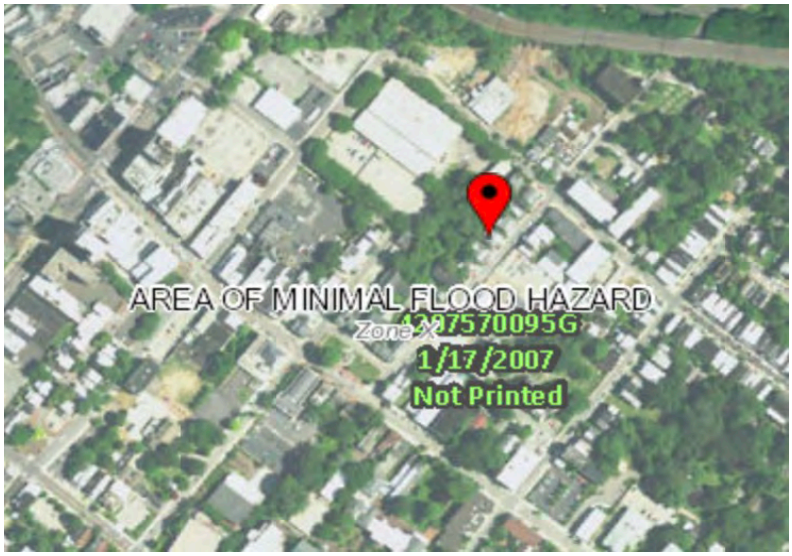
Bathroom #2 toilet in good shape



Gas hot water heater and furnace

8.3.1 *FLOOD AND ZONING MAPS*

FEMA Flood Zone Map

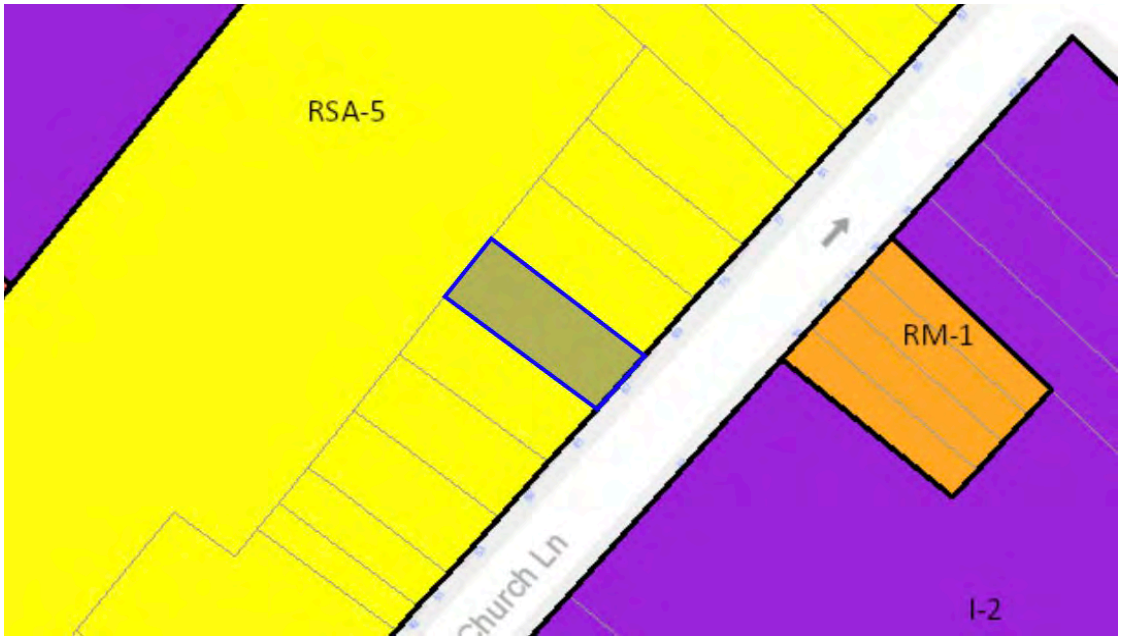


FEMA Flood Zone Information

67 E Church Lane 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). 67 E Church Lane is located in EPA Radon Zone 3, indicating a low potential for the presence of Radon and a predicted average indoor radon screening level of less than 2 pCi/L.

Aerial

City of Philadelphia Zoning Map



Zoned RSA - 5 - Residential Single Family Attached-5

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

October 22, 2020

Attention: PHDC Germantown CNA

Reference: Lead XRF Testing Results
67 E. Church Lane, 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 67 E. Church Lane in Philadelphia, PA. The purpose of the inspection was to confirm the presence, if any, and condition of lead-based painted surfaces.

Criterion performed a lead-based pint inspection on September 8, 2020. Painted surfaces were analyzed for lead using an X-ray Fluorescence Spectrometer (XRF) manufactured by Thermo Scientific-NITON.

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

The City of Philadelphia's Department of Public Health document entitled "Regulations Relating to Labeling, Application and Removal of Lead Paint", dated December 26, 1977, states that any paint lacquer or other applied liquid surface coating, and putty or caulking or other sealing compound with a lead content of 0.7 mg/cm² or greater, is considered lead-based.

During the inspection, the presence of lead-based paint was detected in various locations of the Property, (refer to Attachments). Listed on the attached sheets (Attachments) are location and components for the areas where painted surfaces were sampled. **A summary of the locations/components testing positive for lead-based paint is included in the following table. You will find a legend in the Attachments Section, which will explain the codes used in this table.**

67 E. Church Lane, Philadelphia, PA

Location	Color/Substrate/ Component	Surface/Condition	Recommendations
Exterior			
Exterior	White/Wood/Porch Column	Non-Friction/Poor	HR/CA
2nd Floor			
Stairway to 2nd Floor	Red/Wood/Stair Tread	Friction/Intact	HR/OSHA
Stairway to 2nd Floor	Red/Wood/Stair Riser	Friction/Intact	HR/OSHA
Stairway to 2nd Floor	Red/Wood/Rail Posts	Non-Friction/Intact	HR/OSHA

67 E. Church Lane, Philadelphia, PA

Location	Component	Color/Substrate/ Surface/Condition	Recommendations
2nd Floor – con't			
Bathroom	White/Wood/Frame Between Sash	Non-Friction/Fair	A ENCP/HR/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 the OSHA's 29 CFR Part 1926.62 Lead Exposure in Construction, Interim Rule. Improper disturbance of any paint with lead content can cause lead to become airborne. The emphasis on controlling lead dust derives from the conclusion that lead dust appears to be the primary route of exposure to lead, especially of low-level exposure.

It is therefore important that occupants of the building and any contractors be made aware of the presence of the lead-based paint and the potential health risks associated with the ingestion of lead-based paint or the associated dust that results from the damaging of the painted surfaces.

Occupants and/or contractors should also be made aware of the importance of not damaging the painted surfaces and creating loose and flaking paint or the creation of dust. If the painted surfaces are damaged this should be reported to the proper building representative/maintenance personnel to properly correct the problem to prevent an increased exposure potential.

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: 67 E. Church Lane
Phila., PA

Date: 9-8-20 **XRF Serial #:** 25357

Project Number: 201379

Inspector: Andrew O. Ward Jr

Inspector Signature:

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	210	0.00				
1.04 ± 0.06	2	1.0	211	1.0				
0.71 ± 0.08	3	0.7	212	0.7				
3.58 ± 0.39								
1.53 ± 0.09								
0.31 ± 0.02								
Detector Resolution	377.8							

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

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 67 E. Church Lane, Philadelphia, PA

Signature: [signature]

Room Equivalent: Exterior

Project No.: 201379

Room #: Exterior

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition	Recommendation
Green	(Wood) Brick Sheetrock Plaster Metal Concrete	Porch Frame	4	A	Middle	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION; INTACT FAIR POOR	HR AR A ENCL; A ENCP CA OSHA (N/A)
			5	A	Bottom	0.01				
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Porch Column	6	A	Middle	3.8	2.55	(POS) NEG INC	(NON-FRICTION); INTACT FAIR (POOR)	(HR) AR A ENCL; A ENCP (CA) OSHA N/A
			7	A	TOP	1.3				
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Rail Cap	8	A	TOP	0.17	0.19	POS (NEG) INC	FRICTION NON-FRICTION; INTACT FAIR POOR	HR AR A ENCL; A ENCP CA OSHA (N/A)
			9	A	TOP	0.21				
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Rail Posts	10	A	Middle	0.07	0.08	POS (NEG) INC	FRICTION NON-FRICTION; INTACT FAIR POOR	HR AR A ENCL; A ENCP CA OSHA (N/A)
			11	A	Bottom	0.08				
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Porch Frame	12	A	Middle	0.04	0.05	POS (NEG) INC	FRICTION NON-FRICTION; INTACT FAIR POOR	HR AR A ENCL; A ENCP CA OSHA (N/A)
			13	A	Bottom	0.06				

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 67 E. Church Lane Philadelphia, PA

Signature: [signature]

Room Equivalent: Exterior

Project No.: 201379

Room #: Exterior

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Porch Rail Frame	14	A	Middle	0.03	0.04	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			15	A	Bottom	0.05				
Green	(Wood) Brick Sheetrock Plaster Metal Concrete	Porch Floor	16	A	Middle	0.09	0.09	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			17	A	Front	0.08				
Dark Green	(Wood) Brick Sheetrock Plaster Metal Concrete	Porch Ceiling	18	A	Middle	0.06	0.07	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			19	A	Rear	0.08				
Gray	(Wood) Brick Sheetrock Plaster Metal Concrete	Window Casing	20	A	Left Side	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Gray	(Wood) Brick Sheetrock Plaster Metal Concrete	Window Sill	21	A	Top	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 67 E. Church Lane Philadelphia, PA

Signature: [signature]

Room Equivalent: Exterior

Project No.: 201379

Room #: Exterior

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
Dark Green	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Casing	22	A	Right Side	0.09	0.09	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	23	A	Top	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Casing	24	A	Left Side	0.08	0.08	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	Door	25	A	Middle	0.03	0.03	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Green	Wood Brick Sheetrock Plaster (Metal) Concrete	Column	26	C	Rear of House	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 67 E. Church Lane, Philadelphia, PA

Signature: [signature]

Room Equivalent: Exterior

Project No.: 201379

Room #: Exterior

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
Green	(Wood) Brick Sheetrock Plaster Metal Concrete	Roof Eave	27	C	Rear of House	0.06	0.06	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	28	A	Middle	0.05	0.05	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			29	D	Bottom	0.05				
	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

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 67 E. Church Lane Philadelphia, PA

Signature: [signature]

Room Equivalent: 1st Floor

Project No.: 201379

Room #: Living 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
White	(Wood) Brick (Sheetrock) Plaster Metal Concrete	walls	30	A	Top	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			31	B	Middle	0.00				
			32	C	Bottom	0.00				
			33	D	Top	0.00				
White	Wood Brick (Sheetrock) Plaster Metal Concrete	ceiling	34		Middle	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	window Sill	35	A	Top	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			36	B	Top	0.01				
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	window Apron	37	B	Bottom	0.02	0.02	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			38	A	Bottom	0.01				
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	window Sash	39	A	Middle	0.03	0.03	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			40	B	Bottom	0.03				

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 67 E. Church Lane Philadelphia, PA

Signature:

Room Equivalent: 1ST FLOOR

Project No.: 201379

Room #: Living 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
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	Window Jamb	41	B	Left Side	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			42	A	Right Side	0.01				
Red	Wood Brick (Sheetrock) Plaster Metal Concrete	Wall	43	A	Top	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			44	B	Top	0.00				
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	Door	45	D	Middle	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Casing	46	D	Left Side	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Jamb	47	D	Right Side	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 67 E. Church Lane Philadelphia, PA

Signature: [signature]

Room Equivalent: 1st Floor

Project No.: 201379

Room #: Dining 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
White	(Sheetrock)	Walls	48	A	Middle	0.00	0.00	(NEG)	FRICTION, INTACT	N/A
			49	B	Bottom	0.00			NON-FRICTION, FAIR	
			50	C	Top	0.00			POOR	
			51	D	Top	0.00				
White	(Sheetrock)	ceiling	52		Middle	0.00	0.00	(NEG)	FRICTION, INTACT	N/A
									NON-FRICTION, FAIR	
									POOR	
Red	(Wood)	window sash	53	C	Bottom	0.01	0.01	(NEG)	FRICTION, INTACT	N/A
									NON-FRICTION, FAIR	
									POOR	
Red	(Wood)	window sill	54	C	Top	0.01	0.01	(NEG)	FRICTION, INTACT	N/A
									NON-FRICTION, FAIR	
									POOR	
Red	(Wood)	window Apron	55	C	Bottom	0.00	0.00	(NEG)	FRICTION, INTACT	N/A
									NON-FRICTION, FAIR	
									POOR	

Substrate: Wood, Brick, (Sheetrock), Plaster, Metal, Concrete

Class-ification: POS, (NEG), INC

Surface/Condition: FRICTION, NON-FRICTION, INTACT, FAIR, POOR

Recommendation: HR, AR, A ENCL, A ENCP, CA, OSHA, (N/A)

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 67 E. Church Lane Philadelphia, PA

Signature: [signature]

Room Equivalent: 1ST FLOOR

Project No.: 201379

Room #: Dining 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
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	window casing	56	C	Left Side	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	Door	57	D	TOP	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	Door casing	58	D	Right Side	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Jamb	59	D	Left Side	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	cove base	60	A	Bottom	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 67 E. Church Lane Philadelphia, PA

Signature: [signature]

Room Equivalent: 1st Floor

Project No.: 201379

Room #: Hallway

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
White	(Wood) Brick (Sheetrock) Plaster Metal Concrete	walls	61	A	Top	0.00	0.00	(POS) (NEG) INC	(FRICTION) NON-FRICTION (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			62	B	Middle	0.00				
			63	C	Bottom	0.00				
			64	D	Middle	0.00				
White	(Wood) Brick (Sheetrock) Plaster Metal Concrete	ceiling	65		Middle	0.00	0.00	(POS) (NEG) INC	(FRICTION) NON-FRICTION (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	window sill	66	B	Top	0.00	0.00	(POS) (NEG) INC	(FRICTION) NON-FRICTION (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	window apron	67	B	Bottom	0.01	0.01	(POS) (NEG) INC	(FRICTION) NON-FRICTION (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	window casing	68	B	Left Side	0.01	0.01	(POS) (NEG) INC	(FRICTION) NON-FRICTION (INTACT) FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 67 E. Church Lane Philadelphia, PA

Signature: [signature]

Room Equivalent: 1st Floor

Project No.: 201379

Room #: Kitchen

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	Door	69	B	Middle	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	Door casing	70	B	Left Side	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Jamb	71	B	Right Side	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Red	Wood Brick (Sheetrock) Plaster Metal Concrete	wall	72	B	Middle	0.02	0.02	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	walls	73	A	Top	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			74	C	Middle	0.00				
			75	D	Middle	0.00				

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 67 E. Church Lane Philadelphia, PA

Signature:

Room Equivalent: 1st Floor

Project No.: 201379

Room #: Bathroom

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	Door	76	B	TOP	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Casing	77	B	Right Side	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Jamb	78	B	Left Side	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
off-White	(Wood) Brick Sheetrock Plaster Metal Concrete	Door	79	B	Middle	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
off-White	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Casing	80	B	Left Side	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 67 E. Church Lane Philadelphia, PA

Signature: [signature]

Room Equivalent: 1st Floor

Project No.: 201379

Room #: Bathroom

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
off-white	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Jamb	81	B	Right Side	0.01	0.01	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	wall	82	A	Top	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			83	B	Middle	0.00				
			84	C	Bottom	0.00				
white	Wood Brick (Sheetrock) Plaster Metal Concrete	ceiling	85		Middle	0.00	0.00	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

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 607 E. Church Lane Philadelphia, PA

Signature: [signature]

Room Equivalent: 1st Floor

Project No.: 201379

Room #: Bedroom

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	Door	86	A	Top	0.00	0.00	(POS) NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Casing	87	A	Left Side	0.01	0.01	(POS) NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Jamb	88	A	Right Side	0.01	0.01	(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	89	A	Middle	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	90	A	Right Side	0.01	0.01	(POS) NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)

XRF Testing Report

Criterion

Client: BFW **Date:** 9-8-20

Sampling Location: 67 E. Church Lane Philadelphia, PA **Signature:**

Room Equivalent: 1ST Floor **Project No.:** 201379

Room #: Bedroom **XRF Serial No.:** 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Jamb	91	A	Left Side	0.01	0.01	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	Walls	92	A	Top	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			93	B	Middle	0.00				
			94	C	Middle	0.00				
			95	D	Bottom	0.00				
White	Wood Brick (Sheetrock) Plaster Metal Concrete	Ceiling	96		Middle	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	Window Sill	97	B	Top	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			98	C	Top	0.01				
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Window Apron	99	C	Bottom	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			100	B	Bottom	0.01				

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 67 E. Church Lane Philadelphia, PA

Signature: [signature]

Room Equivalent: 2ND Floor

Project No.: 201379

Room #: Stairway to 2ND Floor

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	newel post	101	B	Middle	0.16	0.16	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	Railing	102	B	TOP	0.18	0.18	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			103	B	Bottom	0.17				
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	Stair Tread	104		TOP	5.6	5.0	(POS) NEG INC	(FRICTION) NON-FRICTION (INTACT) FAIR POOR	(HR) AR A ENCL A ENCP CA OSHA (N/A)
			105		TOP	4.4				
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	Stair Riser	106		Bottom	4.8	4.4	(POS) NEG INC	(FRICTION) NON-FRICTION (INTACT) FAIR POOR	(HR) AR A ENCL A ENCP CA OSHA (N/A)
			107		Bottom	4.0				
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	Rail Posts	108	B	Middle	1.6	1.3	(POS) NEG INC	FRICTION (NON-FRICTION) (INTACT) FAIR POOR	(HR) AR A ENCL A ENCP CA OSHA N/A
			109	B	Middle	1.0				

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 67 E. Church Lane Philadelphia, PA

Signature:

Room Equivalent: 2ND Floor

Project No.: 201379

Room #: Stairway To 2ND Floor

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	Stair Stringer	110	D	Middle	0.23	0.28	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			111	D	Bottom	0.33				
White	Wood (Brick) Sheetrock Plaster Metal Concrete	walls	112	B	Middle	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			113	B	Bottom	0.00				
White	Wood Brick (Sheetrock) Plaster Metal Concrete	ceiling	114		Middle	0.00	0.00	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

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 67 E. Church Lane Philadelphia, PA

Signature: [signature]

Room Equivalent: 2ND Floor

Project No.: 201379

Room #: Hallway

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
white	(Wood) Brick Sheetrock Plaster Metal Concrete	stair stringer	115	B	Middle	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			116	D	Bottom	0.01				
white	(Wood) Brick Sheetrock Plaster Metal Concrete	cove Base	117	D	Bottom	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			118	B	Bottom	0.01				
white	Wood Brick (Sheetrock) Plaster Metal Concrete	walls	119	A	TOP	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			120	B	Middle	0.00				
			121	C	Bottom	0.00				
			122	D	Middle	0.00				
white	Wood Brick (Sheetrock) Plaster Metal Concrete	ceiling	123		Middle	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	window sill	124	A	TOP	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 67 E. Church Lane Philadelphia, PA

Signature: [signature]

Room Equivalent: 2ND FLOOR

Project No.: 201379

Room #: Hallway

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
white	(Wood) Brick Sheetrock Plaster Metal Concrete	Window Apron	125	A	Bottom	0.01	0.01	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	Window Sash	126	A	Middle	0.02	0.02	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

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 67 E. Church Lane, Philadelphia, PA

Signature: [signature]

Room Equivalent: 2ND Floor

Project No.: 201379

Room #: Bedroom Next To Stairway

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
Dark Gray	(Wood) Brick Sheetrock Plaster Metal Concrete	Door	127	D	Middle	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Dark Gray	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Casing	128	D	Right Side	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Dark Gray	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Jamb	129	D	Left Side	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	Walls	130	A	Middle	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			131	B	Bottom	0.00				
			132	C	TOP	0.00				
			133	D	TOP	0.00				
White	Wood Brick (Sheetrock) Plaster Metal Concrete	Ceiling	134		Middle	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 67 E. Church Lane Philadelphia, PA

Signature:

Room Equivalent: 2ND Floor

Project No.: 201379

Room #: Bedroom Next To Stairway

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition	Recommendation
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Window Sill	135	B	Top	0.01	0.01	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	Window Apron	136	B	Bottom	0.01	0.01	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	Cove Base	137	A	Bottom	0.01	0.01	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

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 67 E. Church Lane Philadelphia, PA

Signature: [signature]

Room Equivalent: 2ND Floor

Project No.: 201379

Room #: Bathroom

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Window Sill	138	C	Top	0.01	0.01	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	Window Apron	139	C	Bottom	0.01	0.01	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	Window Sash	140	C	Middle	0.01	0.01	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	Frame Between Sash	141	C	Middle	1.0	1.0	(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	Walls	142	A	Top	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			143	B	Middle	0.00				
			144	C	Bottom	0.00				

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 67 E. Church Lane Philadelphia, PA

Signature: [signature]

Room Equivalent: 2ND Floor

Project No.: 201379

Room #: Bathroom

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Ceiling	145		Middle	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Dark Gray	(Wood) Brick Sheetrock Plaster Metal Concrete	Door	146	A	Top	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Dark Gray	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Casing	147	A	Right Side	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Dark Gray	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Jamb	148	A	Left Side	0.01	0.01	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

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 67 E. Church Lane Philadelphia, PA

Signature: [signature]

Room Equivalent: 2ND Floor

Project No.: 201379

Room #: Rear Bedroom

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition	Recommendation
Dark Gray	(Wood) Brick Sheetrock Plaster Metal Concrete	Door	149	D	TOP	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Dark Gray	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Casing	150	D	Left Side	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Dark Gray	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Jamb	151	D	Right Side	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	Walls	152	A	TOP	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			153	B	Middle	0.00				
			154	C	Middle	0.00				
			155	D	Bottom	0.00				
White	Wood Brick (Sheetrock) Plaster Metal Concrete	Ceiling	156		Middle	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 67 E. Church Lane Philadelphia, PA

Signature: [signature]

Room Equivalent: 2ND FLOOR

Project No.: 201379

Room #: Rear Bedroom

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Window Sill	157	B	TOP	0.01	0.01	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	Window Apron	158	B	Bottom	0.01	0.01	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	Cove Base	159	A	Bottom	0.01	0.01	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	160	A	Closet	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	161	A	Closet	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 67 E. Church Lane Philadelphia, PA

Signature: [signature]

Room Equivalent: 2ND Floor

Project No.: 201379

Room #: Front Bedroom

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
Dark Gray	(Wood) Brick Sheetrock Plaster Metal Concrete	Door	162	D	Top	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Dark Gray	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Casing	163	D	Left Side	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Dark Gray	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Jamb	164	D	Right Side	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	Door	165	C	Closet	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	Door Casing	166	C	Closet	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 67 E. Church Lane Philadelphia, PA

Signature: [signature]

Room Equivalent: 2ND Floor

Project No.: 201379

Room #: Front Bedroom

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	Door Jamb	167	C	Closet	0.01	0.01	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	Window Sill	168	B	Top	0.01	0.01	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	Window Apron	169	B	Bottom	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	Window Sill	170	A	Top	0.02	0.02	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	Window Apron	171	A	Bottom	0.01	0.01	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

Date: 9-8-20

Sampling Location: 67 E. Church Lane Philadelphia, PA

Signature: [signature]

Room Equivalent: 3rd Floor

Project No.: 201379

Room #: Storage 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
off-white	(Wood) Brick Sheetrock Plaster Metal Concrete	Door	202	A	Middle	0.00	0.00	(POS) NEG INC	(FRICTION) NON-FRICTION; (INTACT) FAIR POOR	HR AR A ENCL; A ENCP CA OSHA (N/A)
off-white	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Casing	203	A	Right Side	0.01	0.01	(POS) NEG INC	(FRICTION) NON-FRICTION; (INTACT) FAIR POOR	HR AR A ENCL; A ENCP CA OSHA (N/A)
off-white	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Jamb	204	A	Left Side	0.01	0.01	(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	Walls	205	A	Middle	0.00	0.00	(POS) NEG INC	(FRICTION) NON-FRICTION; (INTACT) FAIR POOR	HR AR A ENCL; A ENCP CA OSHA (N/A)
			206	B	Bottom	0.00				
			207	C	Top	0.00				
			208	D	Top	0.00				
white	Wood Brick (Sheetrock) Plaster Metal Concrete	Ceiling	209		Middle	0.00	0.00	(POS) NEG INC	(FRICTION) NON-FRICTION; (INTACT) FAIR POOR	HR AR A ENCL; A ENCP CA OSHA (N/A)

October 9, 2020

Attention: PHDC Germantown CNA

Reference: Water Sampling for Lead
67 E. Church Lane, Philadelphia, PA
Criterion's Project Number: **201379**

On September 8, Criterion Laboratories, Inc. (Criterion) collected a water sample E. 67 Church Lane, Philadelphia, PA to be analyzed for lead.

A 250 milliliter (ml), first draw and a Flush sample was collected from two locations at the address. These samples were analyzed at Criterion in Bensalem, PA using the Graphite Furnace Atomic Absorption Method (EPA Method 200.9).

The Environmental Protection Agency (EPA) has established a current Action Level for lead in public drinking water of 0.015 milligrams per liter (mg/L) or 15 parts per billion (ppb).

The water samples collected from the kitchen and bathroom at E. 67 Church Lane indicated a lead concentration of <2.5 ppb, which is below the EPA Action Level.

Sincerely,

Melissa Billingsley
Project Manager

Attachment

Results of Lead in Drinking Water

Client	*BFW Group, LLC*	Site Address	*Germantown Properties Philadelphia, PA*	Sample Date	*9/8/2020*
Project #	*201379*			Sample Received Date	*9/8/2020*
Collected By	*Criterion Laboratories, Inc.*	Analyzed By	*Hudson, Craig*	Sample Analysis Date(s)	*9/18/2020*

Sample Number	Location / Description	Lead (ppb)	Reporting Limit (ppb)
201379-07-023-03-01	Kitchen 1st Draw - 67 Church Lane	< 2.5	2.5
201379-07-023-03-02	Kitchen Flush - 67 Church Lane	< 2.5	2.5
201379-07-023-03-03	Bathroom 1st Draw - 67 Church Lane	< 2.5	2.5
201379-07-023-03-04	Bathroom Flush - 67 Church Lane	< 2.5	2.5
201379-07-023-03-05	Kitchen 1st Draw - 85 Church Lane	< 2.5	2.5
201379-07-023-03-06	Kitchen Flush - 85 Church Lane	< 2.5	2.5
201379-07-023-03-07	Bathroom 1st Draw - 85 Church Lane	< 2.5	2.5
201379-07-023-03-08	Bathroom Flush - 85 Church Lane	< 2.5	2.5

Sample Count 8

James A. Weltz, CIH, Technical Director

EPA Action Limit is 15.0 ppb (parts per billion). 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. 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. Samples are analyzed by Criterion Laboratories, Inc. using EPA Method 200.9: Lead by Graphite Furnace Atomic Absorption (GFAA) and CLI Method 417.

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	Water - Potable
Analyte	Lead
Analysis Type	Graphite Furnace
Container	Bottle 250 ml
Project	201379
Client	BFW Group, LLC
Site Address	Germantown Properties Philadelphia, PA
Turnaround	3 - 5 Days
Field Tech	Mary Anne Lerro
Sample Notes	
Chain of Custody Notes	

Additional Analytes

Sample Number	Location	Description	Received Condition	Date	Notes
201379-07-023-03-01	Kitchen 1st Draw	67 Church Lane	Good	9/14/2020	
201379-07-023-03-02	Kitchen Flush	67 Church Lane	Good	9/14/2020	
201379-07-023-03-03	Bathroom 1st Draw	67 Church Lane	Good	9/14/2020	
201379-07-023-03-04	Bathroom Flush	67 Church Lane	Good	9/14/2020	
201379-07-023-03-05	Kitchen 1st Draw	85 Church Lane	Good	9/14/2020	
201379-07-023-03-06	Kitchen Flush	85 Church Lane	Good	9/14/2020	
201379-07-023-03-07	Bathroom 1st Draw	85 Church Lane	Good	9/14/2020	
201379-07-023-03-08	Bathroom Flush	85 Church Lane	Good	9/14/2020	

Sample Count 8

Handling Chain Type	Handled By	Date	Time	Notes
Report Results To	Melissa Billingsley	9/8/2020	09:55	
Send Reports To	BFW Group, LLC	9/8/2020	09:55	
Samples Taken By	Mary Anne Lerro	9/8/2020	09:55	
Received By	Mary Anne Lerro	9/8/2020	00:00	
Relinquished By	Mary Anne Lerro	9/8/2020	00:00	
Transported By	Mary Anne Lerro	9/8/2020	00:00	
Received By	Zack Somershoe	9/17/2020	08:32	
Analyzed By	Craig Hudson	9/18/2020	15:00	

Environmental & Industrial Hygiene
Field Services…
Laboratory Services…
Training…
…Solutions

October 9, 2020

Attention: PHDC Germantown CNA

Reference: Radon Testing Results
67 E. Church Street, Philadelphia, PA
Criterion's Project Number: **201379**

Enclosed are the laboratory results concerning the radon testing performed at the residence located at 67 E. Church Street in Philadelphia, PA. Sampling was performed by Safe Shelter Environmental from September 22- September 24, 2020.

A radon sample was collected from the First Floor of the home. Sample results indicated an average radon level of 2.1 picocuries per liter (pCi/L). This is **below** the United States Environmental Protection Agency's (US EPA) recommended indoor residential level of 4 pCi/L.

Sincerely,

Melissa Billingsley
Project Manager

Attachment

400 Street Road, Bensalem, PA 19020 / 215-244-1300 / Fax 215-244-4349
275 Madison Avenue, 6th Floor, New York City, NY 10016 / 212-244-0033 / 212-244-0155 Fax
www.criterionlabs.com

SSE SAFE SHELTER ENVIRONMENTAL

RADON TEST RESULTS

Test # 200913142

REPORT DATE: 9/25/2020

CLIENT INFORMATION				TEST LOCATION	
NAME	Ms. Melissa Billingsley			**NAME**	
ADDRESS	Criterion Labs, Inc.			**ADDRESS**	67 E. Church Lane
	400 Street Road				Philadelphia, PA 19144
	Bensalem, PA 19020			**COUNTY**	Philadelphia
PHONE #	(215) 244-1300	**FAX #**	(215) 244-4349	**STRUCTURE**	three story twin
EMAIL	**mbillingsley@criterionlabs.com**				

COMMENTS: Pre-Mitigation (yes) Tested under closed house conditions (yes)
Occupied ( ) Crawl Space vents open: (N/A)

TEST DEVICE - E-PERM

Electret Reader Serial Number: B-89-RE-161	*Reader calibration expiration date: 10/24/2020*

DEVICE ID #	*DEVICE LOCATION*	*START DATE*	*START TIME*	*FINISH DATE*	*FINISH TIME*	*RESULT*	*UNIT*
SLW078	first floor	9/22/2020	10:00	9/24/2020	9:35	**3.1**	**pCi/L**
SLW985	first floor DUP	9/22/2020	10:00	9/24/2020	9:35	**1.1**	**pCi/L**

AVERAGE RADON LEVEL	**2.1**	**pCi/L**

The average radon level of **2.1 pCi/L** falls **BELOW** the EPA recommended action level of 4.0 pCi/L

Radon Health Risk Information
Radon is the second leading cause of lung cancer, after smoking. The U.S. Environmental Protection Agency (EPA) and the Surgeon General strongly recommend taking further action when the home's radon test results are 4.0 pCi/L (.02 WL) or greater. The national average indoor radon level is about 1.3 pCi/L. The higher the home's radon level the greater the health risk to you and your family. Reducing your radon levels can be done easily, effectively and fairly inexpensively. Even homes with very high radon levels can be reduced below 4.0 pCi/L. For further information about reducing elevated radon levels please refer to the "Pennsylvania's Consumer's Guide to Radon Reduction."*

TEST PLACED BY: **Rick Haag** **PA-DEP# 0199**

TEST RETRIEVED BY: **Rick Haag** **PA-DEP# 0199**

SAFE SHELTER RECOMMENDS THAT RADON TESTING BE PERFORMED IN ALL STRUCTURES AT LEAST ONCE EACH YEAR

Notice to Clients: The Radon Certification Act Requires that anyone, who provides any Radon related service or product to the general public, must be certified by the Pennsylvania Department of Environmental Protection. You are entitled to evidence of certification from any person who provides such services or products. You are also entitled to a price list for services or products offered. All radon measurement data will be sent to the Department as required in the Act, and will be kept confidential. If you have any questions, comments or complaints concerning persons who provide Radon related services, please contact the Department at the Bureau of Radiation Protection, Department of Environmental Protection, PO 8469, Harrisburg, PA 17105-8469, (717) 783-3594.

346 N. Pottstown Pike Exton, PA 19341 610-594-0350
www.safeshelter.com

8.3.3 *Tenant Questionnaire*

The Maple Corporation and Germantown Housing Justice

Germantown / Mt. Airy Resident Questionnaire (PCNA)

Date Interviewed:	8/21/2020
Name:	**Margaret Scott**
Address:	**67 E Church Lane**
Number of occupants:	**2**
Length of Occupancy:	28 years
Bedrooms:	4
Baths:	2
Unit Type: Single, Duplex, Triplex, Multifamily	Single
Proposed Inspection date:	**9/10/2020**
Did you receive letter?	Yes
Do you have any health concerns in relation to inspection/Covid-19? Comments	No
*Radon process notification	Yes
Are there mobility or ease of use concerns related to entering your unit, bathroom and kitchen?	No
Do you notice any unusual odors in or directly outside your home or unit?	Yes. Bad odor coming from carpets smells like urine. Carpets cleaned multiple times.
Is mold present in your unit?	Yes
If so, has it been reported?	No
Have you had any recent repairs or replacements in your unit?	No
If so, what was repaired or replaced?	
Basement, if applicable Condition - Very good , Good, Poor, Very Poor Comment	Yes Very Poor Walls and foundation breaking and peeling.
Living Room Condition - Very good , Good, Poor, Very Poor Comment	Good. No issues reported.
Dining room Condition - Very good , Good, Poor, Very Poor Comment	Good. No issues reported.
Kitchen Condition - Very good , Good, Poor, Very Poor Comment	Very Poor Needs new cabinets, stove, flooring, windows.
Bedroom 1 Condition - Very good , Good, Poor, Very Poor Comment	Good. No issues reported.
Interior Railing Condition - Very good , Good, Poor, Very Poor Comment	Good. No issues reported.
Bedroom 2 Condition - Very good , Good, Poor, Very Poor Comment	Good. No issues reported.
Bedroom 3 Condition - Very good , Good, Poor, Very Poor Comment	Very Poor. Bedroom has mold on walls. Cleaned multiple times keeps coming back.

Bathroom(s) Condition - Very good , Good, Poor, Very Poor Comment	Very Poor. Tub in one of the bathrooms is unusable, bathrooms need replacing.
Exterior doors Condition - Very good , Good, Poor, Very Poor Comment	Good. No issues reported.
Exterior stairs Condition - Very good , Good, Poor, Very Poor Comment	Very Poor. Porch is falling apart.
Exterior walls Condition - Very good , Good, Poor, Very Poor Comment	Very Poor Peeling of clay and foundation, weeds are covering the walls.
Exterior railings Condition - Very good , Good, Poor, Very Poor Comment	Very Poor Wood is breaking on the railing, cannot lean on the banister.
Roof Condition - Very good , Good, Poor, Very Poor Comment	Good Had leaking issues years ago but nothing to currently report.
Gutter Condition - Very good , Good, Poor, Very Poor Comment	Very Poor Gutters are broken not working.
Plumbing system Condition - Very good , Good, Poor, Very Poor Comment	Poor
Water pressure Condition - Very good , Good, Poor, Very Poor Comment	Poor
What type of heating system do you have? Condition - Very good , Good, Poor, Very Poor Comment	Natural Gas Good
Do you have central air? Condition - Very good , Good, Poor, Very Poor Comment	No
Do you have smoke detectors?	Yes
Do you have carbon monoxide detectors?	Yes
Is their evidence of infestation in your home?	Yes. Roaches and mice.
If yes, did you report it to management?	No
General questions or concerns	No questions or other concerns.