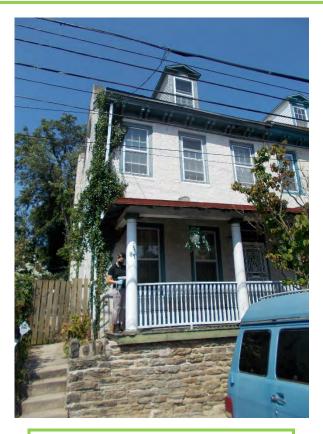
Germantown/Mount Airy Properties

Physical Conditions and Needs Assessment



Premises O

67 E. Church Lane

Philadelphia, PA 19144

Submitted to

PHDC











TABLE OF CONTENTS

1	Execu	utive Summar	7	
	1.1	General Des		
	1.2		sical Condition)n
	1.3		Probable Cos	
2		se and Scop		
	2.1	Purpose		
	2.2	Site Visit		
	2.3	Useful Life E	Estimate	
	2.4	Tenant Pre-	Survey Ouest	ionnaire
3	Prope	erty Address	- System De	scription and Observations
	3.1	Overall Gen	eral Descrinti	on
		3.1.1 Apartn	nent Unit Type	es and Unit Mix
		3.1.2	List of Aparti	ment Units Inspected
	3.2	Site		
		3.2.1	Topography	
		3.2.2	Storm Water	Drainage
		3.2.3	Access and	
		3.2.4		ping and Parking
		3.2.5	Flatwork	M
		3.2.6		and Appurtenances
		3.2.7	Recreational	
		3.2.8	Utilities	
				Water
			3.2.8.2	Electricity
			3.2.8.3	Natural Gas
			3.2.8.4	Sanitary Sewer
			3.2.8.5	Special Utility Systems
				3.2.8.5.1 Site Lighting
	3.3	Structural Fr	rame and Buil	ding Envelope
		3.3.1	Foundation	
		3.3.2	Building Fran	me
			3.3.2.1	Floor Frame System
			3.3.2.2	Crawl Spaces and Penetrations
			3.3.2.3	Roof Frame
			3.3.2.4	Flashing & Moisture Protection
			3.3.2.5	Attic Spaces, Draft Stops, Roof Vents & Penetrations
			3.3.2.6	Insulation
			3.3.2.7	Stairs, Railings & Balconies Including Connection to Structure
			3.3.2.8	Exterior Doors and Entry System
		3.3.3	Facades or (Curtain wall
			3.3.3.1	Sidewall System
			3.3.3.2	Fenestration (Window) System
		3.3.4	Roofing and	Roof Drainage
	3.4	Mechanical	and Electrical	System
		3.4.1	Plumbing	

	3.4.1.1	Supply and Waste Piping
	3.4.1.2	Domestic Hot Water Production
	3.4.1.3	Fixtures
3.4.2	Heating	
	3.4.2.1	Heat Generating Equipment
3.4.3		oning and Ventilation
	3.4.3.1	Equipment
		3.4.3.1.1 Air Conditioning and Ventilation
		3.4.3.1.2 Exhaust Systems
	3.4.3.2	Distribution
	3.4.3.3	Control Systems
	3.4.3.4	Sprinkler and Standpipes
3.4.4	Electrical	
	3.4.4.1	Service, Metering, Distribution Panels
	3.4.4.2	Distribution
	3.4.4.3	Distribution - Tenant Apartments
	3.4.4.4	Lighting - Building Common Area
	3.4.4.5	Lighting - Resident Apartments
	3.4.4.6	Lighting - Site
2 E Mortical	3.4.4.7	Emergency Generator
	Transportation	
	ety/Fire Protecti	UII
3.6.1		and Standpipes
3.6.2	Alarm Sys	
3.0.3	Other Sys 3.6.3.1	Intercom System
	3.6.3.2	Apartment Emergency Duress System
3.7 Interior	Elements	Apartifett Effettey Duless System
3.7.1	Common /	Areas
3.7.1	Tenant Sp	
J. I . Z	3.7.2.1	Finishes, Wall, Floors
	3.7.2.1	Appliances
	3.7.2.3	Bath Fixtures and Specialties
	3.7.2.4	Kitchen Fixtures and Specialties
	7 / / 4	INDURANT I MUNCO AND ONCOMINO
	3.7.2.5	Millwork, Casework, Cabinets and Countertops
Additional Cor	3.7.2.5 3.7.2.6	
 Additional Cor	3.7.2.5 3.7.2.6 nsiderations	Millwork, Casework, Cabinets and Countertops Closet Systems
 4.1 Environ	3.7.2.5 3.7.2.6 nsiderations mental Hazards	Millwork, Casework, Cabinets and Countertops Closet Systems
 4.1 Environ Opinions of Pr	3.7.2.5 3.7.2.6 nsiderations mental Hazards obable Costs to	Millwork, Casework, Cabinets and Countertops Closet Systems
 4.1 Environ Opinions of Pr Out of Scope (3.7.2.5 3.7.2.6 siderations mental Hazards obable Costs to Considerations	Millwork, Casework, Cabinets and Countertops Closet Systems Remedy Physical Deficiencies
 4.1 Environ Opinions of Pr Out of Scope (6.1 Accessi	3.7.2.5 3.7.2.6 asiderations mental Hazards obable Costs to Considerations ibility for Person	Millwork, Casework, Cabinets and Countertops Closet Systems
 4.1 Environ Opinions of Pr Out of Scope (3.7.2.5 3.7.2.6 asiderations mental Hazards obable Costs to Considerations ibility for Person	Millwork, Casework, Cabinets and Countertops Closet Systems Remedy Physical Deficiencies
 4.1 Environ Opinions of Pr Out of Scope (6.1 Accessi Limiting Condi Exhibits	3.7.2.5 3.7.2.6 asiderations mental Hazards obable Costs to Considerations ibility for Person tions	Millwork, Casework, Cabinets and Countertops Closet Systems Remedy Physical Deficiencies
4.1 Environ Opinions of Pr Out of Scope (6.1 Accessi Limiting Condi	3.7.2.5 3.7.2.6 asiderations mental Hazards obable Costs to Considerations ibility for Person tions	Millwork, Casework, Cabinets and Countertops Closet Systems Remedy Physical Deficiencies
4.1 Environ Opinions of Pr Out of Scope (6.1 Accessi Limiting Condi Exhibits 8.1 Cost Estim	3.7.2.5 3.7.2.6 siderations mental Hazards obable Costs to Considerations ibility for Person tions nates 20 Year Ta	Millwork, Casework, Cabinets and Countertops Closet Systems Remedy Physical Deficiencies s with Disabilities
4.1 Environ Opinions of Pr Out of Scope (6.1 Accessi Limiting Condi Exhibits 8.1 Cost Estim 8.1.1	3.7.2.5 3.7.2.6 asiderations mental Hazards obable Costs to Considerations ibility for Person tions ates 20 Year Ta	Millwork, Casework, Cabinets and Countertops Closet Systems Remedy Physical Deficiencies s with Disabilities able of Quantities & Annual Estimated Costs

	8.2.1	Photos Architectural
	8.2.2	Photos MPEFP
8.3	Support	ing Documentation
	8.3.1	Flood and Zoning Maps
	8.3.2	Environmental Reports
	8.3.3	Tenant Questionnaire

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.

					Floperty Age. ~130 yrs.
System Summa	Conditions & Observations ary	Good	Fair	Poor	Action
Site Imp	provements				
3.2.1	Topography		٧		None
3.2.2	Storm Water Drainage				Not Accessible
3.2.3	Access and Egress		٧		None
3.2.4	Paving, Curbing and Parking		٧		None
3.2.5	Flatwork		٧		None
3.2.6	Landscaping and Appurtenances		٧		Remove vegetative growth on dwelling and repair rear rock wall.
3.2.7	Recreational Facilities				N/A
3.2.8	Utilities		٧		None

Structura	al Frame and Building Envelope	Good	Fair	Poor	Action
3.3.1	Foundation		٧		Repair side wall. Fill all gaps and openings.
3.3.2	Building Frame		٧		None
3.3.3	Facades or Curtain Wall		٧		Windows should be replaced
3.3.4	Roofing and Roof Drainage			٧	Replace roofing and gutters.
Mechani	ical, Plumbing, Fire Protection and Ele	ectrical Sys	tems		
3.4.1	Plumbing			٧	Replace tub surrounds, vanities and first floor toilet.
3.4.2	Heating		٧		All supply grills should be replaced.
3.4.3	Air Conditioning and Ventilation		٧		All filters should be replaced. Kitchen and bathroom exhaust fans should be replaced. Replace dryer vent in basement.
3.4.4	Electrical		٧		None
Vertical [*]	Transportation				
3.5.	Elevators				N/A
Life Safe	ety/Fire Protection	•	•	•	
3.6.1	Sprinklers and Standpipes				N/A
3.6.2	Alarm Systems		٧		All smoke detectors should be replaced.
3.6.3	Other Systems				N/A
Interior E	Elements				
3.7.1	Common Areas				N/A
3.7.2	Tenant Spaces		٧		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.

Satisfactory as-is. Repair or replacement is required due to current physical condition and/or Fair = 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.

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	DESCRIPTION / COMMENTS	CONDITION	ACTION	EUL (yr)	EFFECTIVE	RUL (yr)	QUANTITY	UNIT OF	UNIT COST	TOTAL COST	CRITICAL
Division	CATEGORY	DESCRIPTION COMMENTS	COMBINION	Action	202(3.)	AGE (yr)		20/	MEASURE	0.1	IO IAL COST	REPAIRS
1,818SF												
, , , , , , , , , , , , , , , , , , , ,	Permitting	2% of the total cost of each									\$1,717	\$1,213
		respective project 10% of the total cost of each										
General Requirement	Contingency	respective project									\$8,587	\$6,067
	Overhead and Profit	2.5% of the total cost of each									\$2,147	\$1,517
	SubTotal	respective project									\$12,451	\$8,797
		Exterior cladding is Cementous	F-11	Patching of	50	20	20	200	CE	£0.00	60.400	
		parge coat over unknown substrate (3 sides)	Fair	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	Poor	Investigate leak	N/A	N/A	N/A	N/A	N/A	\$300.00	\$300	\$300
	Dasement	floor Pungent urine smell located at	1 001	iiivestigate leak	1071	1071	1471	1071	1073	4500.00	\$555	\$500
	Second Floor	front of second floor along	Poor	Investigate cause of smell remediate	N/A	N/A	N/A	N/A	N/A	\$300.00	\$300	\$300
		hallway leading to third floor										
				Removal of ivy to maintain water						****	****	****
		Ivy growth along side wall	Poor	tightness and parge	N/A	N/A	N/A	N/A	N/A	\$400.00	\$400	\$400
				coat								
		Lower roof at first floor (EPDM)	Fair	Replace roof	15	20	0	150	SF	\$8.00	\$1,200	
Site		Rear gutter at first-floor addition;	Poor	Clear vegetation and	20	20	0	30	LF	\$12.00	\$360	\$360
Construction/Existing		overgrown Chain-link fence (rear yard) 6'		replace gutter Repair of fence and								
Conditions		high; portions bent and	Poor	small stone retaining	40	20	20	75	LF	\$20.00	\$1,500	\$1,500
		dislodged; stone retaining wall		wall Hazard								
		Exterior:		Reduction/Complete								
		White/Wood/Porch Columns	Non-Friction/Poor	Abatement								
		2nd Floor:		Hazard								
		Red/Wood/Stair Tread	Friction/Intact	Reduction/OSHA								
	Lead-based paint	Red/Wood/Stair Riser	Friction/Intact	Hazard	N/A	N/A	N/A	N/A	N/A	\$1,000.00	\$1,000	\$1,000
	(Allowance)		Non-	Reduction/OSHA								
		Red/Wood/Rail Posts	Friction/Intact	Hazard								
		White/Wood/Frame Between	Non-Friction/Fair	Reduction/OSHA								
		Sash		Abatement								
				Encapsulation/Hazar d Reduction/OSHA								
	SubTotal										\$17,260	\$13,660
Ononinas		Windows (vinyl)	Fair-Good Fair-Good	Replace at EUL	30 25	25 20	5 5	12 10	EA EA	\$800.00 \$900.00	\$9,600 \$9,000	
Openings	SubTotal	6-panel wood doors (interior)	Fair-Good	Replace at EUL	25	20	5	10	EA	\$900.00	\$18,600	\$0
		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);										
Finishes		possible leakage from bathroom	Poor	Demo and replace	5	10	0	600	SF	\$10.00	\$6,000	\$6,000
		and kitchen on first floor										
		Subfloor (below water closet)	Poor	Repair subfloor	40	20	20	100	SF	\$8.00	\$800	\$800
	SubTotal	damage		<u> </u>							\$14,800	\$14,800
		Wooden stairs (interior)	Good	Replace at EUL	50	20	30	20	LF	\$100.00	\$2,000 \$2.400	40.100
Specialties		Handrail and balusters Bathroom tub, surround and	Good	Demo and replace Replace tub and	15	15	0	60	LF	\$40.00		\$2,400
		fixtures	Poor	fixtures	30	20	10	2	EA	\$1,800.00	\$3,600	\$3,600
	SubTotal			-							\$8,000	\$6,000
		Bathroom Vanity	Poor	Demo and replace	20	20	0	16	EA	\$400.00	\$6,400	\$6,400
		Kitchen Cabinets (wood)	Poor	Demo and replace	20	20	0	40	LF	\$150.00	\$6,000	\$6,000
Furnishings			D	cabinetry Demo and replace	45	20		25		£7F.00	64.075	
		Kitchen Countertop (p-lam)	Poor	countertop	15	20	0	25	LF	\$75.00	\$1,875	\$1,875
	SubTotal				4.5					475.00	\$14,275	\$14,275
	HVAC	Dryer Vent Kitchen and Bathroom Exhaust	Poor	Replace	15	20	0	1	EA	\$75.00	\$75	\$75
Mechanical, Plumbing and Fire		Fans	Poor	Replace exhaust fans	15	20	0	3	EA	\$500.00	\$1,500	\$1,500
Alarm/Suppression	Plumbing Fire Alarm	Sanitary Piping	Fair Poor	Replace at EUL Replace	50 5	20 10	30	N/A 6	N/A SF	\$1,000.00 \$60.00	\$1,000 \$360	\$360
	SubTotal	Fire Alarms (battery operated)	FOOI	Replace	3	10	-	0	31	\$00.00	\$2,935	\$1,935
		60-amp service, panels and		Upgrade to 200-amp								
	Electrical System	wiring (including outlets	Poor	service, replace all	50	20	30	N/A	N/A	\$10,000.00	\$10,000	\$10,000
Electrical		switches and other power controls)		panels and rewire throughout						,		,
	SubTotal	*		1							\$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
	Permitting					\$645															
General Requirement	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
						\$2,715															
						. , .															
	Basement																				
	basement																				
	Second Floor																				
						\$1,358															
						\$1,558															
Site Construction/Existing																					
Conditions																					
	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 \$2,263	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties																					
		**		**		****		**	**	**	**	**	**		**	**	**	**	**	**	-
	SubTotal	\$0	\$0	\$0	\$0	\$2,263	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Furnishings																					
	SubTotal HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical, Plumbing	HVAC																				
and Fire	Plumbing					\$1,131															
Adding Supplession	Fire Alarm SubTotal	\$0	\$0	\$0	\$0	\$1,131	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Jun i Oldi	70	20	30	30	91,131	20	30	20	30	30	30	30	30	30	30		30	30	40	30
Electrical	Electrical System																				
Liettrical																					
	SubTotal	\$0	\$0	\$0	\$0	\$0 \$22.190	\$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

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 - Pr	emise	es O 67 E Church	Lane	
ITEM		Total	\$/SF	
DEMOLITION	\$	21,816.00	\$ 12.0	0
SITEWORK	\$	-	\$ -	-
LANDSCAPE & IRRIGATION	\$	1,818.00	\$ 1.0	0
CONCRETE	\$	-	\$ -	-
MASONRY	\$	2,727.00	\$ 1.5	0
STRUCTURAL STEEL	\$	-	\$ -	
METAL FABRICATIONS	\$	-	\$ -	
ROUGH CARPENTRY	\$	14,544.00	\$ 8.0	0
ARCHITECTURAL WOODWORK	\$	-	\$ -	
THERMAL & MOISTURE PROTECTION	\$	9,090.00	\$ 5.0	0
FIREPROOFING	\$	909.00	\$ 0.5	0
SEALANTS	\$	1,818.00	\$ 1.0	0
WINDOWS	\$	9,090.00	\$ 5.0	0
DOORS / FRAMES / HARDWARE	\$	10,908.00	\$ 6.0	0
STOREFRONT / GLAZING	\$	-	\$ -	
INTERIOR GLASS	\$	-	\$ -	-
DRYWALL	\$	18,180.00	\$ 10.0	0
TILE	\$	-	\$ -	-
ACOUSTIC CEILINGS	\$	-	\$ -	-
CARPET	\$	9,090.00	\$ 5.0	0
PAINTING	\$	5,454.00	\$ 3.0	0
WALL COVERINGS	\$	-	\$ -	-
SPECIALTIES	\$	5,454.00	\$ 3.0	0
EQUIPMENT	\$	3,636.00	\$ 2.0	0
FURNISHINGS	\$	7,272.00	\$ 4.0	0
CONVEYING	\$	ı	\$ -	•
FIRE PROTECTION	\$	909.00	\$ 0.5	0
PLUMBING	\$	5,454.00	\$ 3.0	0
HVAC	\$	10,908.00	\$ 6.0	0
ELECTRICAL	\$	8,181.00	\$ 4.5	0
COMMUNICATIONS	\$	909.00	\$ 0.5	0
ELECTRONIC SAFETY & SECURITY	\$	1	\$ -	-
GENERAL REQUIREMENTS	\$	7,272.00	\$ 4.0	0
Subtotal	\$	155,439.00	86	
Construction Contingency - 10%	\$	15,543.90	\$ 8.5	5
Subcontractor Insurance - 2%	\$	3,108.78	\$ 1.7	1
Design Contingency - 2%	\$	3,108.78	\$ 4.2	8
Overhead & Profit - 2.5%	\$	3,885.98	\$ 2.1	4
Permits - 1.5%	\$	2,331.59	\$ 1.7	1
Performance & Payment Bonds - 2%	\$	3,108.78	\$ 1.7	1
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)

Existing Reserve Fund
Expense Sum (Projected)
Annual RFR Contribution
Previous RFR Plus Contributions
RFR with 3% Rate of Return
Current Year Balance
Year 1 Construction Funds
Total Year 1 Funds

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
\$0												
\$69,467	\$0	\$0	\$0	\$0	\$33,189	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$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
\$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
\$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
-\$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
\$69,467												
\$5,228												

Reserve for Replacement (RFR)

Existing Reserve Fund
Expense Sum (Projected)
Annual RFR Contribution
Previous RFR Plus Contributions
RFR with 3% Rate of Return
Current Year Balance
Year 1 Construction Funds
Total Year 1 Funds

Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 2
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,10
\$46,214	\$52,700	\$59,381	\$66,262	\$73,350	\$80,651	\$88,170	\$95,93
\$47,600	\$54,281	\$61,162	\$68,250	\$75,551	\$83,070	\$90,815	\$98,79
\$47,600	\$54,281	\$61,162	\$68,250	\$75,551	\$83,070	\$90,815	\$98,7

8.2.1

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. 1

Depicts exterior view of premises facing East Church Lane.

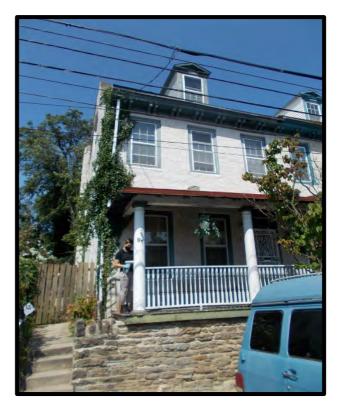


Photo No. 2

Depicts overall view of front elevation and side yard.



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. 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.



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. 5

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

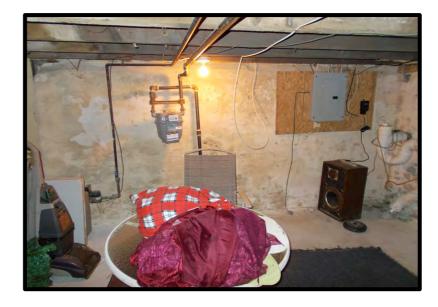


Photo No. 6

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.



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

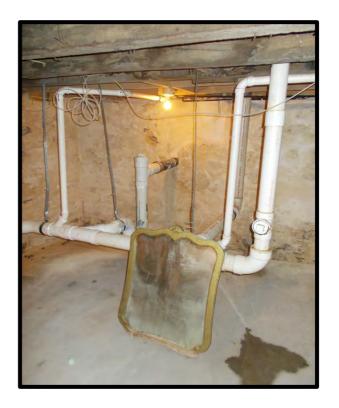
Photo No. 8

Looking towards rear of building within basement.



Photo No. 9

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



LAN No.: 2.20341.01

BFW Group, LLC/PHDC PCNA of Germantown/Mount Airy Properties Premises O – 67 East Church Lane

Photos by: 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.



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**

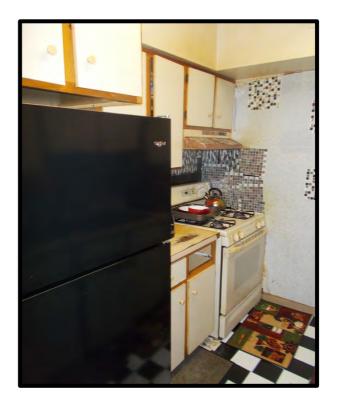
Photo No. 13

Depicts view of kitchen as seen from hallway.



Photo No. 14

Panning left from previous photo. Additional view of kitchen.



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. 15

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

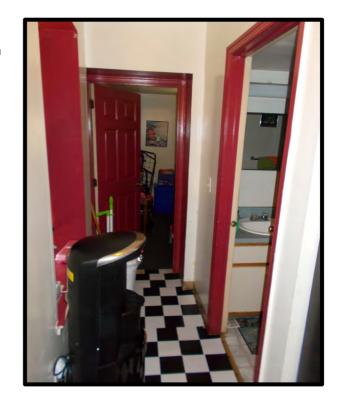


Photo No. 16
Interior view of first floor bathroom.



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. 17

Panning down from previous photo.



Photo No. 18
Depicts overall view of bathtub and fiberglass surround.



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. 19

View of rear bedroom at first floor.



Photo No. 20 View of rear bedroom entry from hallway.



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. 21

View of wood stairs leading to second floor.

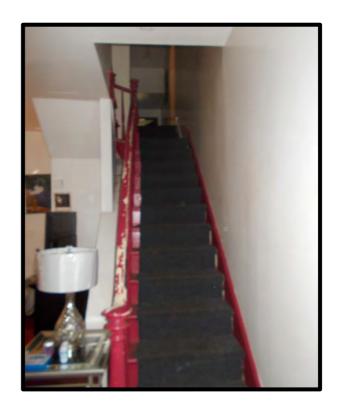


Photo No. 22
View of second floor hallway leading to bedrooms.



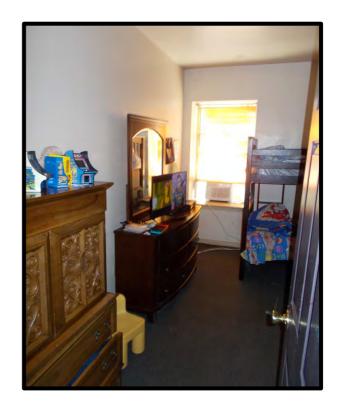
LAN No.: **2.20341.01**

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. 23

View of rear bedroom at second floor.



<u>Photo No. 24</u> View of bedroom closet and bedroom entry.



LAN No.: **2.20341.01**

BFW Group, LLC/PHDC PCNA of Germantown/Mount Airy Properties Premises O – 67 East Church Lane

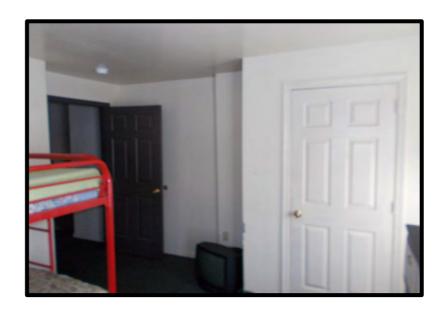
Photos by: **VP** on **9/8/20**

Photo No. 25

View of bedroom #2.



Photo No. 26
View of closet in bedroom #2 and entry.



LAN No.: 2.20341.01

BFW Group, LLC/PHDC PCNA of Germantown/Mount Airy Properties Premises O – 67 East Church Lane

Photos by: 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.



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. 29

View of second floor bathroom tub and fiberglass surround.



Photo No. 30 View looking down hallway at second floor.



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. 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.



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. 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.



LAN No.: **2.20341.01**

BFW Group, LLC/PHDC PCNA of Germantown/Mount Airy Properties Premises O – 67 East Church Lane

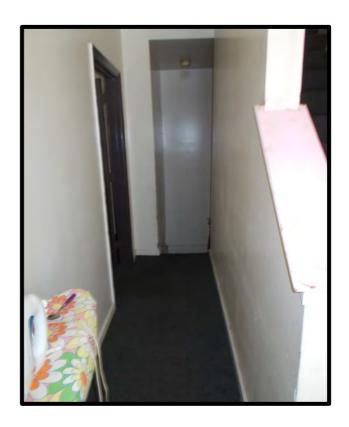
Photos by: **VP** on **9/8/20**

Photo No. 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.



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. 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.



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. 40

Depicts view of third floor attic at front of dwelling.



Photo No. 41 Depicts view of closet door within front room of attic.



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. 42

Depicts entry to front bedroom in attic on third floor.



Photo No. 43

Depicts crack at gypsum ceiling within third floor attic.



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. 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.



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. 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.



LAN No.: **2.20341.01**

BFW Group, LLC/PHDC PCNA of Germantown/Mount Airy Properties Premises O – 67 East Church Lane

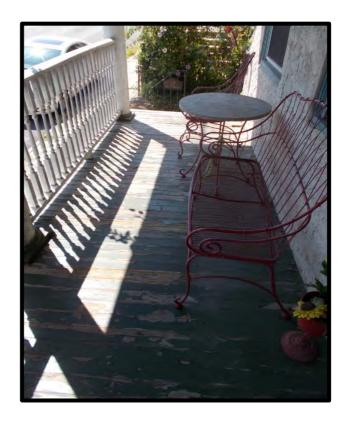
Photos by: VP on 9/8/20

Photo No. 49

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



Photo No. 50 Depicts view of entry wood porch.



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





Kitchen faucet working well



Typical vent in good shape



Bathroom #2 toilet in good shape



Bathroom toilet working well

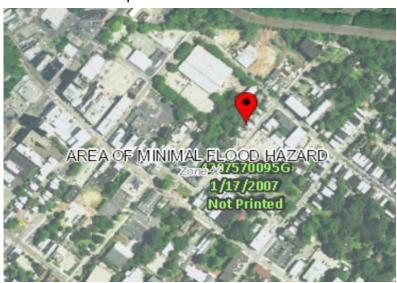


Gas fired furnace working well



Gas hot water heater and furnace

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.

Environmental & Industrial Hygiene



Field Services... Laboratory Services... Training...

...Solutions

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).

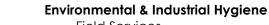
The City of Philadelphia's Department of Public Health document entitled "Regulations Relating to Labeling, Application and Removal of Lead Paint", dated December 26, 1977, states that any paint lacquer or other applied liquid surface coating, and putty or caulking or other sealing compound with a lead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

Color/Substrate/

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





Field Services... Laboratory Services... Training...

...Solutions

67 E. Church Lane, Philadelphia, PA

Color/Substrate/

Location	Component	Surface/Condition	Recommendations
<u>2nd Floor – con't</u>			
Bathroom	White/Wood/Frame Between	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.



Calibration Check Test Results

Client:	BFW		
Address:	67 E. Church Lane		
	Phila, PA		
Date:	9-8-20	XRF Serial #:	25357
Project Nun	1ber: 201379		
Inspector:	Andrew O. Warley		
Inspector Signature:	anded		

Lead Paint Standards	Start o 1 st Calib Che	ration	2 nd Calil Che		3 rd Calib Che		4 th Calib Che	
Surface Lead mg/cm ²	Reading #	Result	Reading #	Result	Reading #	Result	Reading #	Result
<0.01	1	0.00	210	0.00				
1.04 ± 0.06	2	1.0	211	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	3						

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.

Client:

BFW

Sampling Location:

⟨ 7 E. Church Lane

Room Equivalent:

Philadelphia, PA

Room #:

XRF Testing Report

Date:

Signature:

201379

Project No.:

25357

XRF Serial No.:

	Mile	e Hak	5		Sulte	7		Jule		_		>	Color
Plaster Metal Concrete	Wood Brick Sheetrock	Sheetrock Plaster Metal Concrete	Mood	Concrete	Brick Sheetrock Plaster Metal	(Wood)	Concrete	^		Concrete	×	Brick	Substrate
Y Carrier	Spool	posts	1.7 1	(Cab	1:00	W	Jum	W/200	[[win	E DING	のかん	Component
	21		0		-0	00			6		Ú	v t	Reading No.
	AA	H	¥	For each	7	A		A	A			*+	Wall
	Middle	MAU VOG	Middle		da	TUP		700	Middle		MOTOR	P. Jake	Test Location
	0,06	0,00	1		0,21	0.17		1,50			0, 01		XRF Reading mg/cm ²
	80,0	0,00	200					200	2		0.0	>	Results mg/cm [*]
NO (POS	INC	Pos	INC	NEG	Pos	INC	NEG	Pos	NC	NEG	POS	Class- ification
FRICTION	FRICTION	NON- FRICTION	FRICTION		NON- FRICTION		(NON- FRICTION			NON- FRICTION	FRICTION	104
POOR	INTACT	FAIR	INTACT	POOR		INTACT	POOR	7	NTACT	POOR		INTACT	Surface/Condition
A ENCL	AR HR	AR A ENCL	丢		A ENCL	5		A ENCL)		AR	픘	
NIA	A ENCP	OSHA OA OA	A ENCP	(NA	OSHA CA	A ENCP	NA	OSHA	AENCP	(NA) AHSO	A ENCP	Recommendation

	6	
	16	
(OA	5/
3	-	
1	D 3.	
3	5	

Date:

Sampling Location: Client:

BFW

E. Church Lane

Room #:

Room Equivalent:

Philadelphia, PA

CY-erior

Signature:

201379

Project No.:

XRF Serial No.:

25357

Sul	Substrate	Component	Reading No.	Wall	Test Location	n Z	XRF Reading mg/cm [*]	XRF eading Results ng/cm ⁻ mg/cm ⁻	Results mg/cm²	Results mg/cm ^{-/}
8	Vood	0000	14	A	Middle	0.03		POS		A ENCP
She	Briek Sheetrock Plaster	1000	5	A	BoHom	0,05	40.9	NEG	NON- FAIR	AR CA
6 > 1	Metal Increte	Frame Frame						₹ (z	A ENCL N/A
2	STICK O	Mosag	176	D D	Middle	0.09	0.09	POS	FRICTION INTACT	HR A ENCP
She	Sheetrock Plaster Metal Concrete	Hook	1	3	1 (01/1		0,0	NEG NEG	NON- FAIR FRICTION POOR	AR OSHA
3		5	9	A	Middle	0,06		POS		A ENCP
She	Brick Sheetrock Plaster	2000	19	A	Rear	0,00	0,07	NEG)FRICTION INTACT	HR CA
Co	Concrete	(ello)						(POOR	A ENCL NIA

While

Color

Clam

Mood Brick Sheetrock Plaster Metal Concrete

Contrad

MURANIN

90

7

0,0

POS

NC

0.01

FRICTION

INTACT

H

CA

A ENCP

NEG

NON-FRICTION

FAIR

AR

POOR

A ENCL

NA

Wood Brick Sheetrock Plaster Metal Concrete

SIL

Mobile +

0,0

NEG

FRICTION

INTACT

A ENCP

CA

FRICTION

FAIR

AR 포

OSHA

POOR

A ENCL

NA

NC

POS

NO

Criterion	
Client:	
BFW	

Date:

Sampling Location:

Room Equivalent: Philadelphia, PA

CXTELION

Room #:

Signature:

TON CON

201379

Project No.:

XRF Serial No.:

25357

Color Substrate	trate Component	Reading No.	Wall	Test Location	Reading mg/cm ²	Results mg/cm ²	Class- ification	Surface/Condition
DMK Sheeting	- 2	El Cl	A	OKight Side	0.09	2	Pos	FRICTION INTACT
Sheetrock Plaster Metal	ter CACING	20				70.0	NEG	NON- FAIR
							INC	FOOR
Wood		El	A	JUP	0.00		Pos	INTACT
A Sheet	Tock Out			4		0,00	NEO)	-
Plaster							(NEC	NON- FAIR
Conc	rete) a			INC	TOOK
Woo	,	hr.	A	[effslice	0.08		POS	
Sheetrock						0.08		_
Plaster	ter COLM	2				0.00	NEG	NON- FAIR FRICTION POOR
Conc							INC	7007
(Wood)	0	25	A	Middle	60.03	,	POS	INTACT
Sheetrock	DON Sterock					0,03	NEG	NON- FAIR
	rete						R (POOR
W	2	36	P	Kear of House	0.00		POS	
Wood Brick Sheetrock	rock O JUMM	k		ç		6,00	NES)	Z
Plas Met						0,00	NEG	NON- FAIR
Conc	rete						NC	POOR



Sampling I	riterion
Location:	Client:
4.9	BFW

E. Church Lane

Room Equivalent: _ Room #:

Philadelphia, PA EX HEY (UY

XRF Serial No.:

25357

Project No.:

201379

Date:

Signature:

1								A S			Come	Š	Color
Sheetrock Sheetrock Plaster Metal Concrete	Mond	Metal Concrete	Wood Brick Sheetrock	CO CO	Plaster Metal	Wood Brick Sheetrock	Concient	Brick Sheetrock Plaster Metal	Wood	Conciete	Plaster	Brick	Substrate
	\							Brick Sheetrock Plaster Metal	-		Tave	Rusp	Component
								29	28			27	Reading No.
								A	A			C	Wall
								Bottom	Middle			lear of House	Test Location
								0.05	0.05			0.06	XRF Reading mg/cm [*]
								0.05			0,00	006	Results mg/cm ²
NEG NEG	POS	NC	POS	INC	NEG	Pos	INC	NEG	POS	INC	NEG	Pos	Class- ification
RICTION INTACT NON- FAIR FRICTION POOR		z	FRICTION INTACT		NON- FAIR FRICTION POOR	FRICTION INTACT		NON- FAIR FRICTION POOR		7007	NON- FAIR FRICTION	FRICTION INTACT	Surface/Condition
AR CA AR OSHA	A ENCP	A ENCL N/A	HR CA	NA	A ENCL N/A	A ENCP	(NAC)	AR OSHA	A ENCP	(NA	A ENCL OSHA	HR A ENCP	Recommendation

n Cli	
lient:	
BFW	
	XRF Testing Report

Sampling Location: 64 E. Church Lane
Philadelphia, PA
Room Equivalent: 87 1001

Signature:

XRF Serial No.: Project No.:

201379

		Room #:	LIVI	ing the	MA	XRF Se	XRF Serial No.:		25357
Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm [*]	Results mg/cm ⁴	Class- ification	Surface/Condition
2007.000.000.000.000.000.000.000.000.000	S RESPERSENCE AND PROPERTY.		00	7	700	0.00		POS	
1.1	Brick	3/1/	S	B	JUST THE	0,00	>		z =
		Cow "	77	0	Markos		0.00	(REG	FRICTION FAIR
9			33	0	dat	0.00		INC	TOOK
			34		MIDIOLE	0.00		POS	
10		2/12					0.00	NEO	z -
Elega Services	- 1	Crr						(NE G	NON- FAIR FRICTION FOOR
-	Concrete							INC	7000
	_	Chr. I	35	A	DOD	0.01	Africa	POS	
7	Brick	Minor	36	8	TOP	0.01	0.01	NE C	NON- FAIR
- Low	Metal	3111			ď			R (FRICTION POOR
	~	1 1 2	72	B	Bothom	0.02		POS	
101	*	MINDOW	38	A	Bothom	0,01	60,0	NEG	FRICTION INTACT
E	Metal Concrete	303						ī (75
	_		H	A	Middle	0.03		POS	
Des	^	Charles A	8	0	Mathod	0.03	0,03	NEG	FRICTION INTACT
	Metal Concrete	Nos						-	FRICTION
	Concrete	(INC	

Client: BFW	
	XRF Testing Report

Sampling Location: 6 + E. Church Lane
Philadelphia, PA
Room Equivalent: 57 1007 Room Equivalent: Room #: XRF Serial No.: Project No.: Signature: 201379 25357

Men -		16	A STATE OF THE STA	The		-	C.		To the second	00		Color
Plaster Metal Concrete	Wood Brick Sheetrock	Metal Concrete	Wood Brick Sheetrock	Metal Concrete	Wood Brick Sheetrock	Concrete	Sheetrock Plaster Metal		Metal Concrete	Brick Sheetrock Plaster	(pooly)	Substrate
James	John John John John John John John John	Castry	Door	Į.	000	F	MM		James	3	Make	Component
	九		46		45		45			\$	4	Reading No.
	9		D		0		9	A		A	3	Wall
	IK ight Side		Lett Side		Michelle			TOO	<	Right Side	apis Hai	Test Location
	0.01		0,0		0,00		0,00	0.00		0.01	0.0	XRF Reading mg/cm [*]
	10,0		0.0/		0.00		0,00	0.01		0.01		Results mg/cm ²
1	POS	No (POS	NO (POS POS	INC	NEG	POS	No (NEG	POS	Class- ification
FRICTION POOR	-	FRICTION POOR	FRICTION INTACT	FRICTION POOR	FRICTION INTACT	POOR	FRICTION INTACT NON- FAIR FRICTION		_ z	NON- FAIR		Surface/Condition
A ENCL NIA		A ENCL N/A	AR HR	>	AR HR	_	A FNCL	A ENCP	A ENCL NIA	AR HR		n Recommendation

	NC		0-00	DIO	51		c c c	
FRICTION	(/	0.00	0.00	C Top	50		Metal Concrete	Mu
-	NEG	7	0000	Botom	7	SIMM	Sheetrock	1
	POS		0.00	A Moldin	84		Wood	
Class- ification Surface/Conditio	Class- ification	Results mg/cm ²	XRF Reading mg/cm ²	Wall Test Location	Reading No.	Substrate Component	Substrate	Color
25357		XRF Serial No.:	XRF Se	MOOS COM	Dini	Room #:		
201379		Project No.:	Proj	1000	15/ +	Room Equivalent:	Room E	
20pt	Raw	Signature:	Sig	E. Church Lane	E. Churc	Location:	Sampling Location:	"
8-20	0	Date:		XRF Testing Report	BFW	Client:	riferion	

Color Substrate Component No. Wall Test Location XRF Reading mg/cm²	o mayrog & bh sym o	Metal Concrete	O STRIP RS	With Sheetrock Collins	Idolei	Metal Concrete	Metal Concrete So	wood Sheetrock WIMOW 53 C Brick Sheetrock Matter Metal SOUN Sheetrock Plaster Metal SOUN Sheetrock Metal Sound Sou	Metali Concrete Concrete Wood Brick Sheetrock Plaster Metal Concrete Sush Sush	wood wood wood wood wood wood wood wood	Wood Sheetrock William Sush Sylvania Concrete Sush Sush Sheetrock Plaster Metal Concrete Sush Sheetrock Plaster Sush Sheetrock Sheetrock Sheetrock Sheetrock Sush Sheetrock Sush Sheetrock Sheetrock Sush Sheetrock Sush Sheetrock Sush Sush Sush Sush Sush Sush Sush Sush	Metal Concrete Concrete	Metal Concrete Concrete
Test Loc	325	Top	Middle										
	200	0.00								0.01	0.01	0.01	0.00
Results mg/cm ^{-/-} it			0.00										
Class- ification Surface/Condition	FRICTION	NON		NON- FRICTION	NON- FRICTION	NON- FRICTION NON- FRICTION	NON- FRICTION FRICTION	NON- FRICTION NON- FRICTION FRICTION FRICTION	FRICTION FRICTION FRICTION FRICTION FRICTION	FRICTION FRICTION FRICTION FRICTION FRICTION	FRICTION FRICTION FRICTION FRICTION FRICTION FRICTION FRICTION FRICTION	FRICTION FRICTION FRICTION FRICTION FRICTION FRICTION FRICTION	FRICTION FRICTION FRICTION FRICTION FRICTION FRICTION FRICTION
8	INTACT HR FAIR AR POOR A ENGL		A ENCL	A ENCL	A ENCL	A ENCL A ENCL A ENCL	A ENCL	A ENCL A ENCL A ENCL A ENCL	A ENCL A ENCL A ENCL	A ENCL A ENCL A ENCL A ENCL A ENCL A ENCL	A ENCL A ENCL A ENCL A ENCL A ENCL	A ENCL A ENCL A ENCL A ENCL A ENCL	

	1		
	1	â	M.
0) N	Ų	
S)		
0	2		
CIT	3		

Date:

Sampling	menon
Location:	Client:
H	187

BFW

E. Church Lane

Philadelphia, PA

Room Equivalent: _ Room #:

Signature:

Project No.:

XRF Serial No.:

25357

201379

Color Substrate	Wood	Sheetrock Plaster Metal	Concrete	Coow	Brick Sheetrock Plaster Metal	Concrete	Wood Brick Sheetrock	Metal Concrete	(Mood)	Sheetrock Plaster Metal				wyood Brick Sheetrock Plaster Metal
Component	wolly fill)	Jooy			Casir	7000	Lamb	1	Page 1		
Reading No.	56			7			98		59			60		
Wall	0			A					7		>	#		
Test Location	Left Side			TOYO			Kight Side		Left Side)	Matrodi		
XRF Reading mg/cm [*]	0.01			0.00			0.01		0.01			10,0		
Results mg/cm²		0,0)			00.0	0.00				0.0		7	0,0	
Class- ification) Pos	NEG	INC	POS	(NE G	INC	POS	No Co	Pos	NEG	INC	Pos	(NEG	5
Surface/Condition	INTACT	NON- FAIR	TOOK		NON- FAIR	7007	-	FRICTION POOR	FRICTION INTACT	NON- FAIR		FRICTION INTACT		FOOR
Recommendation	A ENCP	AR OSHA	(NA	A ENCP	AR CA	(NA)	A ENCP	A ENCL NIA	HR A ENCP	AR OSHA	(HR A ENCP	1	(NA

	Sampling Location	riterion
	Location:	Client:
Philadelphia P	(07 E. Chu	BFW

Room Equivalent: 001 ırch Lane

Room #:

Color

Project No.:

201379

XRF Serial No.:

25357

Signature:

Date:

			- 1			1			/			X			/	
Substrate	Wood	Sheetrock	Plaster	Coliciete	Wood	Sheetrock	Metal Concrete	(pood)	D 3		Wood	0 - 0		Brick		
Component	-	SIKI	2		6 1220	Cellin	(mallow	SIL		(Maria	MONON STATES		Mahala	Casing	(
Reading No.	36	6)	63	(b4	Si			660			67			89		
Wall		O	C	D				R			B			B		
Test Location	TOP	M. Clave	Bottom	Hiddle	Hiddle			TOP			(Sud buch			Left Side		
XRF Reading mg/cm [*]	0.00	0.00	0.00	0.00	0.00			0.00			0.0	,		0.0		
Results mg/cm [*]		0,00			,	0.00			0,00		,	0.0		> >	0,0	
Class- ification	Pos	NEG	(INC	Pos	NEG	No (Pos	NEG	INC	Pos	NEG	INC.	Pos	NEG	INC
Surface/Condition	FRICTION INTACT	NON EAID	FRICTION BOOR	7000	INTACT	NON- FAIR	FRICTION POOR	INTACT	NON- FAIR FRICTION POOR		FRICTION INTACT			FRICTION INTACT	NON- FAIR	TOOK
Recommendation	HR A		Ë	(NAM	A ENCP	AR OSHA	A ENCL NIA	AENCP	AR OSHA	(a)	HR A ENCP	AR OSHA		HR A ENCP	AR OSHA	(N)

REAL
2

Sampling	iterion
Location:	Client:
67	BFW

Philadelphia, PA E. Church Lane

Room Equivalent: Room #:

XRF Serial No.: Project No.:

Date:

Signature:

201379

25357

Child	Red	Red	Res.	Red	Color
Wood Brick Sheetrock Plaster Metal Concrete	Wood Brick Speetrock Plaster Metal Concrete	Wood Brick Sheetrock Plaster Metal Concrete	Wood Brick Sheetrock Plaster Metal Concrete	Wood Brick Sheetrock Plaster Metal Concrete	Substrate
walls	MA	Councy	Chaine	Day	Component
177	7		10	159	Reading No.
AUD	9) K			Wall
Middle	Middle	'Kight Side	Left Side	Middle	Test Location
0,00	00)	10.01	0.01	0.00	XRF Reading mg/cm ²
0.00	60,0	0.0	0.01	0.00	Results mg/cm ⁻
POS	NE POS	INC POS	NEG POS	NE G POS	Class- ification
FRICTION INTACT NON- FAIR FRICTION POOR	FRICTION INTACT NON- FAIR FRICTION POOR	PRICTION INTACT NON- FAIR FRICTION POOR	PRICTION INTACT NON- FAIR FRICTION POOR	FRICTION INTACT NON- FAIR FRICTION POOR	Surface/Condition
HR CA AR OSHA A ENCL	HR CA AR OSHA A ENCL N/A	HR CA AR OSHA A ENCL N/A	HR CA AR OSHA A ENCL	HR CA AR OBFA A ENCL N/A	n Recommendation

	1	
	1	
(ÓΑ	\mathcal{I}
-	D D	
9	Š.	
5	2	

Date:

Sampling Location: 6 + E. Church Lane Room Equivalent: Client: BFW Philadelphia, PA

Signature: _

Project No.:

201379

T	Color Substrate C	Wood Brick Sheetrock		(Wood Brick Sheetrock								
Room #:	Component	Door		Dow	Carred	700/	James		MOP	You	Jan Jan	Casing
500	Reading No.	76		77		OL		3		8	(
WOOD	Wall	0		00	2	(5	2	3	>	5		B
	Test Location	All		Right Side		Left Side		Middle		Tell Side		
XRF Se	XRF Reading mg/cm [*]	0,00		0.01		0.01		0.00		0.0		
XRF Serial No.:	Results mg/cm [*]	000		0.01		10.0		00,0			0,0	
	Class- ification	POS	R (8	Pos	INC NEG	POS	NO (NEG	POS		POS	NE G	
25357	Surface/Condition		FRICTION POOR	FRICTION INTACT	NON- FAIR FRICTION POOR	ž =	NON- FAIR FRICTION POOR	-	FRICTION POOR		NON- FAIR	T INC LICIA
	Recommendation	HR A ENCP	A ENCL N/A	HR A ENCP	A ENCL NIA	HR CA	A ENCL NIA	HR A ENCP	A ENCL N/A	A ENCP	A ENCL	



Sampling Location: BFW

(g') E. Church Lane

Room Equivalent: _ Philadelphia, PA NOON

Signature:

Date:

Project No.: 201379

1		Sul se la se	Simb	affer White	Color
Wood Brick Sheetrock Plaster Metal Concrete	Wood Brick Sheetrock Plaster Metal Concrete	Wood Brick Sheetrock Plaster Metal Concrete	Wood Brick Sheetrock Plaster Metal Concrete	Wood Brick Sheetrock Plaster Metal Concrete	Substrate
		Celling	May	Dow	Room #:
		82	50 00°	18	Reading No.
			(2)	T.	Wall Wall
		Middle	Millar Bolom Parin	Kight Side	√ Test Location Test Location
		0.W	0.00	0.01	XRF S XRF Reading mg/cm²
		0,00	0.00	0.01	XRF Serial No.: XRF Reading Results mg/cm' mg/cm'
NEG NEG	NE G POS	ING NEG POS	INC O POS	INC (NEG POS	Class- ification
FRICTION INTACT NON- FAIR FRICTION POOR	FRICTION INTACT NON- FAIR FRICTION POOR	PRICTION INTACT NON- FAIR FRICTION POOR	NON- FAIR FRICTION POOR		25357 Surface/Condition
HR CA AR OSHA A ENCL N/A	HR CA AR OSHA A ENCL N/A	HR CA AR OSHA A ENCL N/A	HR CA AR OSHA A ENCL NIA	HR CA AR OSHA A ENCL	Recommendation

6
U
Ø,

Date:

Sampling	
Location:	
67	

Client: BFW

E. Church Lane

Philadelphia, PA

Room Equivalent:

Signature:

201379

Project No.:

	Color	fed	Red	Pel	Sup	E WY
	Substrate	Wood Brick Sheetrock Plaster Metal Concrete	Brick Sheetrock Plaster Metal Concrete	Wood Brick Sheetrock Plaster Metal Concrete	Wood Brick Sheetrock Plaster Metal Concrete	Wood Brick Shetrock Plaster Metal Concrete
Room #:	Component	Dow	Casing	GWYD JOOG	Jool	Door
Sed	Reading No.	96	67	99	28	q ₀
ed (DOM)	Wall	> = = = = = = = = = = = = = = = = = = =	\(\sum_{\text{\tin}\text{\tin}\exitt{\text{\tinit}\\ \text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\texitin}\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\ti}\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\texi}\text{\text{\text{\text{\text{\text{\text{\texi}\text{\text{\texit{\text{\texi}\text{\texi}\text{\text{\texi}\titint{\texitil{\texit{\texi{\tin}\tint{\text{\texi{\texi{\texi{\texi}\texit{\texi{\texi{\texi}	7	> P	F
	Test Location) (16)	rett Sige	Kight Side	Midak	Kight Side
XRF S	XRF Reading mg/cm [*]	0.00	0.01	0.0	0.00	10.0
XRF Serial No.:	Results mg/cm ²	0,00	0.01	10.0	0,00	100
	Class- ification	NE G POS	NEG POS	NEG	NE POS	NEG POS
25357	Surface/Condition	FRICTION INTACT NON- FAIR FRICTION POOR	FRICTION INTACT NON- FAIR FRICTION POOR	PRICTION INTACT NON- FAIR FRICTION POOR	NON- FAIR	FRICTION INTACT NON- FAIR FRICTION POOR
	Recomme	HR CA A ENCL NIA	HR CA AR OSHA	HR CA A ENCP	HR CA AR OSHA A ENCL NIA	HR CA AR OSHA A ENCL

Sampling Location: 67 E. Church Lane
Philadelphia, PA
Tamivalent: 51 (100) Client:

BFW

Date:

Signature:

Project No.:

Color Substrate Component No. Wall Wicod Sherrock Sherrock Sherrock Sherrock Metal Concrete			Room #:	Bed	MOD			XRF S	9. 3	9. 3
Shericot She	Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm [*]	Results mg/cm ⁻	Class- ification	Surface/Condition
Pleaser Concrete Converse Concrete Conc		Wood Brick Sheetrock	Dong	2	A	Left Side	0.0(0,01	POS	_ 8
Pos		Plaster Metal Concrete	Jamo					0.0	NO NEG	NON- FAIR FRICTION POOR
Sheetrook Who Cally 2 High All 0,00 0.00 Neg Pos Plaster Metal Concrete Cally 42 All All 0,00 0.00 Neg Pos Plaster Metal Concrete Cally 42 All All All 0,00 0.00 Neg Pos Plaster Metal Concrete Concrete Plaster Metal Concrete Plaster Netal Plaster Plaster Netal Plaster Plaster Netal Plaster	-	Mand		h	A	100	0,00		POS	
Plaster Wood Concrete	N/K	Sheetrook	3	93	0	Missila	0,00	7 2	NEO)	=
Wood Brick Calling 96 Haster Calling 97 B TOTOM 0.00 Neg Inc Cancrete Calling 98 C TOTOM 0.01 O.01 Neg Inc Cancrete Cancrete Metal Concrete Metal Major 100 B GOS Sheericok William 100 B GO	E	Plaster Metal	C.	45	0	HINGLE	0.00	0,00	(8	
Prosection Concrete C		Concrete		45	U	Mattoel	0.00		INC	
Sheetrock Cell (1) (NEG Pos Pos Posteriock Sheetrock She	0/0	Wood	yw.1,	96		Middle	0-00	シンン	POS	FRICTION INTAC
Concrete Con	EL	Sheetrock Plaster Metal	Cernin					0.00	NEG	NON- FAIR
Sheetrock State of the state of)		F21 /1			NC	
Sheetrock Williams 98 C TOO O.0 (Neg Non-Metal Concrete SIM 98 C TOO O.0) (Neg Non-Metal Concrete SIM 98 C TOO O.0) (Neg Non-Metal Concrete SIM 98 C TOO O.0) (Neg Non-Metal Concrete SIM O.0) (Neg FRICTION O.0) (Neg Non-Metal Concrete SIM O.0) (Neg Non-Metal Concre		Wood	1,70	7	(3)	Jay	10.0		POS	
Metal SIM US FRICTION Concrete SIM UNDU US GOLD INC FRICTION Sheetrock Wood Sheetrock William (0,0) O.b. O.b. O.b. O.b. O.b. O.b. O.b. O.b	Ex.	Brick	Mind	90	0		0,07	0,0 (_
Sheetrock William (000 Brick William (000) Pos Friction Sheetrock William (000) Brick William (000) Pos Friction Sheetrock William (000) Pos Friction (000) Pos	6	Metal Concrete	7111						1	
Sheetrock Plaster Mun (00) Brick William (00) Brick William (00) Brick William (00) Brick William (00) (NEG NON-Metal Concrete William (00) (NEG NON-METAL (00) (NEG N	-	~	6.0	80	\circ	Motton	0.0		POS	
Concrete INC FRICTION	M		Elling.	(00)	3	Martal	10.0	10,0	NEG	NON- FAIR
	6		The state of the s						No (FRICTION POOR



Date:

Sampling Location:

BFW

E. Church Lane

Room Equivalent: Philadelphia, PA

Room #:

Signature:

25357

XRF Serial No.:

Project No.: 201379

Color Substrate Component No. Wall Test Location Recomme Reading Results Class- Reading Readi				0 100							
Sheetrock Mosci Sheetrock Mosc	Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm²	Class- ification	Surface/Condition	Recommendation
Concrete VOV Concrete Co	No A	Wood Brick Sheetrock	TRIVE!	101	3	Middle	0.16	0.16	POS	- 1	
Sheerook Male Concrete Concret	tro	Metal Concrete	(JOJ)						NO (A ENCL N/A
Sheerook Malife Concrete Concr	>	(Mood)	, vvv	401	Œ	Sal	0,18	0 0	Pos	- 1	A ENCP
Sheetrock Stall 106 TOD 4.4 5.0 POS FRICTION INTACT HR ARCHITOCHER COncrete	Red	Brick Sheetrock Plaster Metal Concrete	Paring	103	0	ميا	0.17	0,100	INC (NEG		
Sheetrock Plaster Concrete Con	Red	Wood Bilok Sheetrock Plaster Metal Concrete	Stair	5001		TOP	7.5	5.0	NEG POS	FRICTION INTACT NON- FAIR FRICTION POOR	A ENCL OSHA
Concrete Con	Les .	Wood Brick Sheetrock Plaster	Stam	106		Bottom Bottom	48	カカ	1		HR CA OSHA
Sheetrock Plaster Metal Concrete Concrete ON STATE OF STRUCTION INTACT HR AR (FRICTION POOR AENCL CONCRETE OF STRUCTURE)		Concrete	3	3	3				1		AENGL
	red	Wood Brick Sheetrook Plaster Metal Concrete	Pail Pak	109	80	Middle	1.0	1,3	~	- //	A ENCL CA

	A	Ī
	6	N
5	1	l
S. C.		r
2	ž.	
3	-	

3	>
7	1
20	٥

	Sampling Location:	Criferion Client:
Philadelphia, PA	(6→ E. Church Lane	BFW

Room Equivalent: Room #: Sallway

Date:

Signature:

Project No.:

201379

Color	194 40
the same of the sa	Wood Brick Sheetrock Plaster Metal Concrete
Mila	Wood Brick Sheetrock Plaster Metal Concrete
	Wood Brick Sheetrock Plaster Metal Concrete
1	Wood Brick Sheetrock Plaster Metal Congrete

CHEHOL		
Client:		
BTW	1	

Sampling Location: 6+ E. Church Lane
Philadelphia, PA
Room Equivalent: 2NV (00)

Date:

Signature:

-	
ř	
je	
5	
Z	
0	
N	
0	

XRF Serial No.:	RF Serial No.:	×	
Serial No.:	Serial No.:	주]
No.:	No.:	Serial	
		No::	

	Color	July s	while s	whe (Elike S	mile of
	Substrate	Wood Brick Sheetrock Plaster Metal Concrete	Wood Brick Sheetrock Plaster Metal Concrete	Wood Brick Sheetrock Plaster Metal Concrete	Wood Brick Sheetrock Plaster Metal Concrete	Wood Brick Sheetrock Plaster Metal Concrete
Room #:	Component	Stringer	Base	walls	Cerling	MILS
That I	Reading No.	116		150	123	ht1
hom	Wall	000	00	ACOD LEON		P
	Test Location	Hiddle Buttom	Bottom	Michale Bally Michalle	Middle	dat
XRF Se	XRF Reading mg/cm²	0.01	0.0/	0.00	0,00	0.01
XRF Serial No.:	Results mg/cm*	6, 01	16.0	00.0	0,00	10,0
	Class- ification	NE (NEG POS	INC NEG POS	POS	POS	NEG POS
25357	Surface/Condition	FRICTION INTACT NON-FAIR FRICTION POOR	PRICTION INTACT NON- FAIR FRICTION POOR	FRICTION INTACT NON- FAIR FRICTION POOR	FRICTION INTACT NON-FAIR FRICTION POOR	FRICTION INTACT NON- FAIR FRICTION POOR
	Recommendation	A ENCP HR CA AR OSHA A ENCL N/A	HR CA AR OSHA A ENCL	HR CA AR OSHA A ENCL	HR CA AR OSHA A ENCL	HR CA AR OSHA A ENCL

	4	
	1	
() N	
0	Ď.	
3	3	

	Sampling Location:	iterion Client:
Philadelphia PA	67 E	BFW
NG PA	Chur	

rch Lane

Room Equivalent: AND FLOOV

Room #:

Signature:

Date:

Project No.:

25357

XRF Serial No.:

Color	almite	The same			
Substrate	Sheetroc Plaster Metal Concrete	Mood Brick Sheetrock Plaster Metal Concrete	Wood Brick Sheetrock Plaster Metal Concrete	Wood Brick Sheetrock Plaster Metal Concrete	Wood Brick Sheetrock Plaster Metal Concrete
Component	A CON	Sorty			
Reading No.	120	9761			
Wall	7	P			
Test Location	(201)/NM	Middle			
Reading mg/cm²	0,0	20.0			
Results mg/cm ⁴	8.01	60.0			
Class- ification	INC NEG POS	NEG POS	POS NEG	POS NEG	POS NEG
Surface/Condition	FRICTION INTACT NON- FAIR FRICTION POOR	NON- FAIR FRICTION POOR	FRICTION - INTACT NON- FAIR FRICTION POOR	FRICTION INTACT NON- FAIR FRICTION POOR	FRICTION INTACT NON-FAIR FRICTION POOR
Recomme	HR CA AR OSHA A ENCL	HR CA AR OSH A ENCL	HR CA AR OSHA A ENCL N/A	HR CA AR OSHA A ENCL N/A	HR GA AR OSHA A ENCL N/A

6	
1	
N	\mathcal{L}
5	
3.	

Client:

BFW

XRF Testing Report

Date:

Sampling Location: Room Equivalent: Philadelphia, PA 6→ E. Church Lane

Room #:

Project No.:

Signature:

201379

NON- FAIR FRICTION	NEG	0,00					Cerry -	Sheetrock	E WAR
EBICTION INTACT) g	2	6.00	Middle		134	2	Wood	6
FOOR	NC C		0,00		Ø	233		Concrete	
FRICTION FAIR	(2	0.00	0.00	700	0	32	Jan 1	Plaster	E
	\sim	0101	0.00	Rotton	3	(i)	MAN	Sheetrock	K
	POS		0.00	Middle	A	ख		Wood	
	INC						بي ا	Color	_
FRICTION FAIR	NE G	(Christ	Plaster Metal Concrete	MON.
z	-	0,00					Two.	Briek	MIL
	POS		0.00	Left Side	0	K) AC	Wood	<i>></i>
POOR	NC ()			(m)	Concrete	001
NON- FAIR	NEG	0.00					100	Sheetrock Plaster Metal	Discourse of the second
FRICTION INTACT	Pos	,	0.00	Kight Side		De De	7	Wood	De la company
	INC.								(
FRICTION FAIR	NE G						8	Plaster Metal Concrete	J. J.
z		0.00					190	Brick	You c
	POS		0.00	Myssell M	D	2)	Wood	2
Surface/Condition	Class- ification	Results mg/cm*	Reading mg/cm [*]	Test Location	Wall	Reading No.	Component	Substrate	Color
			XRF						



Sampling	riterion
Location:	Client:
67	BFW

E. Church Lane

Room Equivalent: Philadelphia, PA

Room #: Bed

XRF Serial No.:

25357

Project No.:

201379

Date:

Signature: MAKOCKEN

Color	Substrate	Component	Reading No.	Wall	Test Location	Reading mg/cm ⁴	Results mg/cm ⁻	Class- ification	Surface/Condition	Recommendation
1 1/ 1	awood 1	Moh	135	8	Top	0.01		Pos	FRICTION INTACT	A ENCP
Myse	Sheetrock Plaster Metal Concrete	Sil					0.0/	NEG	NON- FAIR FRICTION POOR	A ENCL N/A
								INC		(
	Wood Brick Sheetrock	morning	136	8	Bottom	D-01	0.0	Pos	FRICTION INTACT	HR A ENCP
E. R.	Plaster Metal Concrete	Took of						NEG	NON- FAIR FRICTION POOR	A ENCL N/A
	wood	200	137	A	BoHom	0.01)	POS	EBICTION INTACT	A ENCP
King	Sheetrock Plaster Metal						0.00	NEG	NON- FAIR	\
	Coliciate	7						INC	7000	(NA
	Wood							Pos	FRICTION INTACT	HR A ENCP
	Sheetrock Plaster Metal Concrete							NEG NEG	NON- FAIR FRICTION POOR	AR OSHA
	Wood						Ī	POS	TOATINI	A ENCP
	Brick Sheetrock Plaster Metal							NEG	NON- FAIR	AR OSHA
1	Concrete							NO.	POOR	N/A

riferion

XRF Testing Report

Date:

1	~	1
1	1	-
١	0	_
١	-	1
۱	0	
١	1	2
	-	

Sampling Location: Client: BFW

(← E. Church Lane

Philadelphia, PA

Room Equivalent:

Color

Signature:

Project No.:

	4		Room #:	Bat	WOOJ U		S	erial No.:		
WINDOW 138 C TOP O.01 POS SILL SILL SILL SILL SILL SILL SILL SIL		Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm²	Class- ification	Surface/Condition
Harden 140 C Hiddle 0.01 Pos Pos Pos Middle 110 C Pos Pos Pos Pos Middle 0.00 0.00 Neg Pos Neg	0	0	Window I'M		0	TOP	0.01	0.0(POS	R
Hydring 139 C BOTTOM 0.01 POS Sustri 141 C HIADLE 1.0 NEG Sosth 143 B Middle 0.00 Neg Sosth 143 B Middle 0.00 Neg Sosth 143 B Middle 0.00 Neg No Neg Pos Neg No Ne	(Sill						INC (NEG	Ŧ
Home 141 C HIDDE 1.0 Pos Pos Pos INC P			MUNDOW	_	C	Bottom	0.01	7 4 7	POS	77
Such 140 C Hiddle 0.01 O.01 (NEG) Such 141 C Middle 1.0 NEG Between 141 C Middle 0.00 Inc South 143 3 Middle 0.00 Inc			Hom					0.01	INC NEG	FR
Frame 141 C Middle 1.0 Pos Between ND A DD 1.0 NEG SOUTH NO DD 0.00 NEG 149 C BOTTAM 0.00 D.00 NEG	- (Mohila	9h)	C	Middle	0.01	10.0		FRIC
Frame 141 C Middle 1.0 (0.00 0.00 0.00 0.00 0.00 0.00 0.00			Sam							FRIC
Sash 143 A Michile 0.00 0,00 NEG		Wood Brick	Frame	121	\cap	Middle	0,1	0.1	Pos	\RC
WY 4 D 1 D 0.00 0.00 NEG		Plaster Metal Concrete	Sash							RIC
144 C (3074m 0.00)	~	Wood Brick Sheetrock	SYPAN	(h)	46	Middle	0.00	00.0	POS	R
	-	Plaster Metal Concrete	000	hhi	C	Bothim	0.00	0,00	-	RIC



Date:

Criterion Client:
BFW

Room Equivalent: 200 Room #:

Signature:

Project No.:

201379

	Color Sub		She			2	She	CM.	_	200	She	Con				Com		5	She &	Wood Brick Sheetrock Plaster Metal
Room #:	Substrate Component		Sheetrook O		<u>c</u> a	lood	Brick heetrock	Metal W	ā	(Wood)	*	Metal (OS(N)	<	Wood OUT	*	Concrete JOINI	ood.	Brick Sheetrock	Plaster Metal	200
But	Reading No.	745	-			141				F				6						1
MOON	Wall					A				4				4	H		-4			The second secon
	Test Location	MANG				TOP				Kight Slide	•			left Side						
XRF S	XRF Reading mg/cm [*]	0.00				0.00				0.01				0,01						
XRF Serial No.:	Results mg/cm ²		>>>>	5			000				10.0			*	1001					
	Class- ification	POS		(INC	POS	NEO.	1	INC	POS	NEG	-	INC	Pos	NEG	NO (POS	Zin O		
25357	Surface/Condition		_	FRICTION BOOK	7000		_	FRICTION BOOK	7002	-	PRICTION IN ACT	FRICTION		ERICTION INTACT	NON- FAIR	FRICTION POOR		_	FRICTION FAIR	7007
	Recommendation	A ENCP	· 元	A ENCL OSHA	(NA)	AENCP	à H	A ENCL OSHA		A ENCP	AR CA	A ENCL N/A	(HR A ENCP	AR OSHA	A ENCL N/A	A ENCP		A ENCL OSHA	NA

	Ø.	
(Y	
	2:1	807
0	2	

Date:

Sampling Location: Client:

BFW

E. Church Lane

Room Equivalent: Philadelphia, PA

Signature:

Project No.:

201379

Color Substrate Component No. Reading Wall Test Location The Control of Component No. The Control of Component No. Test Location The Control of Component No. The Control of Component No. Test Location The Control of Component No. The Control of Component No. The Control of Component No. Test Location The Control of Component No. The Control of Compon			Room #:	NRO	1 156	XYOUN	XRF Se	XRF Serial No.:		25357
Shearch DUV 500 I CALL SILLE OLDU NEG FRICTION INTACT Shearch Manage CUVIN Shearch Concrete Concrete Concrete Concrete Concrete Concrete Concrete Cuvin Shearch Cuvin Shea	Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ⁻	Class- ification	Surface/Condition
Shearest Concrete Con	Dig.	Wood Brick	7000	8	O	A P	0.00	3	Pos	100
Wood Sheericak Plaster Cultility State Sta	C. F.	Sheetrock Plaster Metal Concrete	É					0.00	NEG	
Shelford Wood Shelford Will Shelford Wood Shelford Wood Shelford Wood Shelford Wood Shelford Shelford Wood Shelford Shelford Shelford Wood Shelford									NC	
Plaster Metal COUNTY 151 A TUN AUL 0.00 NEG FRICTION INTACT FRICTION METAL NON. FAIR Metal Concrete Streetings COUNTY FAIR Metal CONCRETE STREETING FRICTION FOOR FRICTION FOOR FRICTION FOOR FRICTION FOOR FAIR METAL TO THE FRICTION FOOR FRICTION FOOR FAIR METAL TO THE FRICTION FOOR FAIR METAL TO THE FRICTION FOOR FAIR METAL TO THE FRICTION FOOR FAIR FAIR METAL TO THE FRICTION FOOR FAIR METAL	Dak	Wood Brick Sheatrock	Sad	150		Less Side	0.00	7(1)	POS	
Sheltock Metal Concrete Wood Sirectock Finance Friction INTACT Metal Concrete Sirectock Finance Friction INTACT Metal Concrete Finance Friction INTACT Metal Concrete Finance Friction Finance Friction INTACT Finance Friction INTACT Finance Friction Finance Financ	Com	Sheetrock Plaster Metal Concrete	Casing					0.00	NEG	
Shertock Plaster Metal Concrete Summer Street Summer Street Summer Summe	,)				INC	
Plaster Metal Concrete JUMN SA TUD MEG NON FAIR POOR POOR POOR POOR POOR POOR POOR PO	J.	Wood Brick Sheetrock	Dour	12	\(\)	Kight Side	0.00	6.00	Pos	
Wood Sheetrock Wood Sheetrock Wood Sheetrock Wood Sheetrock Phaster Wood Phaster Phast	MA	Plaster Metal Concrete	Jamo						1	
Sheetrook Sheetrook Plaster Concrete Co	,	Wood		52	A	לטון,	0.00		POS	
wood sheetings (2(11)) 1560 Magnetic Concrete (2(11)) 1560 Magnetic Concrete (2(11)) 1560 Magnetic (2(11)) 1560 Magnetic (2(11)) Magnetic (2(1	The state of the s	Sheetrock Plaster		153	R/	Mi slate	0.00	0.00	NEG	FRICTION INTACT
wood Brick Sheetropk Plaster Metal Concrete	€.	Metal Concrete		2,2	91	Marioe	0,00		N (
Brick (RMI) Sheetropk Pleater Metal Concrete Concrete NEG NON- FAIR FRICTION IN IACT POOR		Wood		156		JANG P	0.00	4	POS	
Concrete INC FRICTION POOR	May	Brick Sheetrock Plaster	Cellis)			4		0,00	NEG	
	E	Metal Concrete	(\$ (



Client:

BFW

Sampling Location:

6 - E. Church Lane

Room Equivalent: Philadelphia, PA

Room #:

XRF Testing Report

Date:

Signature:

JAN S

201379

Project No.:

25357

Color	The same of the sa			ENTE		N. S.	E				-	Swy s	7
Substrate	×	100		Brick Sheetrock Plaster Metal		Wood Brick Sheetrock	Plaster Metal Concrete		Wood Brick Sheetrock	Plaster Metal Concrete	Wood	Brick Sheetrock Plaster	
Component	moder	Sill	000	2007		Cove	Me	7 0	Don	(1	NO.	CW J
Reading No.	157		58			25			160		161		
Wall	3		8		-	P			7		D		
Test Location	TOP		Mathed		2	Bothom			Closet		C(050}		
XRF Reading mg/cm ⁴	0.01		10.01			0.01			0.00		0.00		1
Results mg/cm ²	10.0				0.0			00,00			000		
Class- ification	Pos Pos		POS	NE O	INC	POS	NEG	INC	POS	IN (NEG	POS	NEG	NO.
Surface/Condition	FRICTION INTACT	FRICTION POOR	INTACT	NON- FAIR FRICTION		z =	NON- FAIR FRICTION POOR		=	FRICTION POOR		NON- FAIR	POOR
Recomr	AR HR	A ENCL N/A		AR OSHA	(HR CA	A ENCL N/A		A ENCP	A ENGL NIA	AENCP	AR CA	A ENCL NIA

	0	
_		
-	1	~
0		
ō		

Date: 9-8-20

Samp	
oling	
_ocation:	
6.3	

Client: BFW

Room Equivalent: Philadelphia, PA E. Church Lane

Room #:

tront

Signature:

XRF Serial No.:

	P
	o.e
	5
	0
1	
١	
١	
I	
l	2
l	22
	379

Color Subs	Substrate Con	Component	No.	Wall	Test Location	1 - 0	Results mg/cm ⁴	Class- ification	Surface/Condition	Recommendation
	og)		1631	V	TOP	0.00		POS		A ENCP
-1	Sheetrock O	2001			6		0.00	NEO		
Metal Metal	ster ital							-	FRICTION FAIR	A ENCL OSHA
	5							INC	T C C X	C
SW C	1	7000	163	9	Left Side	0.00		POS		A ENCP
		NA.					0.00		_	
G(W) Plas	Plaster Metal	Casur)						NEG	NON- FAIR FRICTION	A ENCL OSHA
Com	Ciete)			NC	TOOK	(NA
	2		191	0	Kight Side	0,00		POS		A ENCP
-	Brick Sheetrock	- 2		_			0.00	NEG	z =	AR CA
(Concrete		amb							FRICTION POOR	A ENCL OSHA
				k				NC		(
(§\	2		20	0	Closet	0,00		POS		A ENCP
Sheetrock	S S	Z					0.00	NEG	FRICTION INTACT	AR CA
Metal Concrete	tal rete						280		FRICTION POOR	A ENCL OSHA
								INC		
OW)		ファス	06	\bigcap	100D	100		POS		AENCP
_	_	27.0					000	1	FRICTION INTACT	
Plaster		Cast J					-	NEG	NON- FAIR FRICTION	A ENCL OSHA
Conc	rete	9						5	POOR	(NIA)

1	
0	
1	
eric	
3	

Date: 9-8-20

Sampling Location: Client: BFW

E. Church Lane

Philadelphia, PA スルグ ドロケ

Room Equivalent:

Room #:

Signature:

201379

25357

Project No.:

Color		Jan Jan		No.			M			M. M.		Red	
Substrate	Wood Brick Sheetrock	Plaster Metal Concrete	Wood	Sheetrock Plaster Metal		Wood Brick Sheetrock	Plaster Metal Concrete		Wood Brick Sheetrock	Plaster Metal Concrete		Brick Sheetrock Plaster Metal	Concrete
Component	(-)	Samb	(laha)	NIIV CO	C	Mulhow	Anon		(who)w	1115	(m/1)	A STANK	-
Reading No.	[67		168			169			170		171		
Wall	C		6			9			A		A		
Test Location	Closef		700			Bothom			Aar		Bottom		
- 7	0.01		0.01			0.01			0,0)		10.0		
		0.0			6.0/	0.0		60,0	(0.01		
Class- ification	Pos	P P N N N N N N N N N N N N N N N N N N		INC	POS	NEG	INC	POS	NO OF	POS	(NEG)	INC	
Surface/Condition	POS FRICTION INTACT	FRICTION POOR		NON- FAIR		ž =	NON- FAIR FRICTION POOR		z =	FRICTION POOR	FRICTION		FOOR
		A ENCL N/A	AENCP	AR CA A A B A B A B A B A B A B A B A B A		HR CA	AR OSHA		A ENCP	A ENCL NA	A ENCP	AFNOT OSHA	(NA)

	6	
1111	1	
-	Ž.	
4	\supset	

Page 32 of 38

Date: 9-8-20

Sampling L	The state of the s
Location:	
4.9	1

Client: BFW

Room Equivalent:

(6) † E. Church Lane Philadelphia, PA うんり ど(06)

mrage KOOM

Signature:

Project No.:

201379

	Mood Brick Sheetrock Plaster Metal Concrete CUSING Brick Sheetrock Plaster Metal Concrete Score Sheetrock Sheetrock Plaster Metal Concrete Score Sheetrock Plaster Metal Concrete Score Sheetrock Plaster Sheetrock Plaster Score Sheetrock Plaster Sheet	
	105 A A	2010 RO
Kight Side	left side	Left Side Bottom
10.0	0.0(0.00.00
0.00	0.00	
POS FRICTION INTACT	FRICTION III	FRICTION FRICTION FRICTION FRICTION FRICTION
T HR AENCP	A ENCL	A ENCL A ENCL A ENCL
		wood sheetrock wood wood wood wood w



Environmental & Industrial Hygiene

Field Services... Laboratory Services... Training...

...Solutions

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	Sample Date	9/8/2020
Project #	201379		Philadelphia, PA	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

Report Date: 10/6/2020

_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



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

Constant of a	1 12	D t. (t	Received	D . 1.	Maria
Sample Number	Location	Description	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



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) Occupied () Tested under closed house conditions (yes) 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 LOCATIO		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
/(I = I = I = I = I = I = I = I = I = I =		PU"-

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 Haaq PA-DEP# 0199

TEST RETRIEVED BY:
Rick Haaq 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 www.safeshelter.com

610-594-0350

The Maple Corporation and	Germantown Housing Justice
	esident 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:	120 years
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 ins	nection/Covid-19?
Comments	No
*Radon process notification	Yes
Are there mobility or ease of use concerns related	
•	
entering your unit, bathroom and kitchen?	No
Do you notice any unusual odors in or directly	Yes. Bad odor coming from carpets smells like
outside your home or unit?	urine. Carpets cleaned multiple times.
·	·
s mold present in your unit?	Yes
f 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?	INU
Basement, if applicable	Yes
Condition - Very good , Good, Poor, Very Poor	Very Poor
Comment	Walls and foundation breaking and peeling.
Living Room	
Condition - Very good , Good, Poor, Very Poor	Good. No issues reported.
Comment	
Dining room	
Condition - Very good , Good, Poor, Very Poor	Good. No issues reported.
Comment	·
Kitchen	Very Poor
Condition - Very good , Good, Poor, Very Poor	Needs new cabinets, stove, flooring,
Comment	windows.
Comment	Willuows.
Bedroom 1	
Condition - Very good , Good, Poor, Very Poor	Good. No issues reported.
Comment	
Interior Railing	Cood No issues are stad
Condition - Very good , Good, Poor, Very Poor	Good. No issues reported.
Comment	
Bedroom 2	
Condition - Very good , Good, Poor, Very Poor	Good. No issues reported.
Comment	
Bedroom 3	Very Poor.
Condition - Very good , Good, Poor, Very Poor	Bedroom has mold on walls. Cleaned
Comment	multiple times keeps coming back.
-	h

Bathroom(s)	Very Poor.
Condition - Very good , Good, Poor, Very Poor Comment	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	Very Poor Peeling of clay and foundation, weeds are
Exterior railings	Covering the walls. Very Poor
Condition - Very good , Good, Poor, Very Poor Comment	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.