Germantown/Mount Airy Properties

Physical Conditions and Needs Assessment



Premises P 83 E. Church Lane

Philadelphia, PA 19144

Submitted to

PHDC

1234 Market Street, 16th Floor Philadelphia, PA 19107

March 2021









Construction Project Managers

TABLE OF CONTENTS

1	Execu	utive Summa	ry	
	1.1	General De	scription	
	1.2	General Ph	ysical Conditi	ON
	1.3		Probable Co	
2	Purpo	se and Scop)e	
	2.1	Purpose		
	2.2	Site Visit		
	2.3	Useful Life	Estimate	
3	Prope	erty Address	s - System De	scription and Observations
	3.1		neral Descript	
				bes and Unit Mix
		3.1.2	List of Apart	ment Units Inspected
	3.2	Site		
		3.2.1	Topography	
		3.2.2	Storm Wate	
		3.2.3	Access and	\simeq
		3.2.4		bing and Parking
		3.2.5	Flatwork	
		3.2.6		g and Appurtenances
		3.2.7	Recreationa	I Facilities
		3.2.8	Utilities	
			3.2.8.1	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			ilding Envelope
		3.3.1	Foundation	
		3.3.2	Building Fra	
			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	
			3.3.3.1	Sidewall System
			3.3.3.2	Fenestration (Window) System
	_	3.3.4		Roof Drainage
	3.4		and Electrica	al 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	
		J.7.Z	3.4.2.1	Heat Generating Equipment
		3.4.3		pning and Ventilation
		3.4.3	3.4.3.1	Equipment
			3.4.3.1	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		Sonico Motoring Distribution Danols
			3.4.4.1 3.4.4.2	Service, Metering, Distribution Panels Distribution
			3.4.4.2	Distribution - Tenant Apartments
			3.4.4.4	Lighting - Building Common Area
			3.4.4.5	Lighting - Bailding Common Area
			3.4.4.6	Lighting - Nesident Apartments
			3.4.4.7	$\tilde{\mathbf{r}}$
	3.5	Vortical Tr	ansportation -	Emergency Generator
	3.6		/Fire Protection	
	0.0	3.6.1		and Standpipes
		3.6.2	Alarm Syst	
		3.6.3	Other Syste	
		0.0.0	3.6.3.1	Intercom System
			3.6.3.2	Apartment Emergency Duress System
	3.7	Interior Ele		
		3.7.1	Common A	ſeas
		3.7.2	Tenant Spa	
			3.7.2.1	Finishes, Wall, Floors
			3.7.2.2	Appliances
				Bath Fixtures and Specialties
			3.7.2.4	
			3.7.2.5	Millwork, Casework, Cabinets and Countertops
			3.7.2.6	Closet Systems
4	Addit	ional Consid	erations	
	4.1	Environme	ntal Hazards	
5	Opini	ons of Proba	able Costs to	Remedy Physical Deficiencies
6	Out c	of Scope Cor	siderations	
	6.1	Accessibili	ty for Persons	s with Disabilities
7	Limiti	ng Conditior	IS	
8	Exhib	oits		
	8.1 C	ost Estimate		
		8.1.1	20 Year Ta	ble of Quantities & Annual Estimated Costs
		8.1.2	SF Cost Es	timate for Full Renovation
		8.1.3	Reserve to	r Replacement Analysis
	8.2		hic Documen	
		8.2.1	Photos Arc	hitectural

8.2.2	Photos MPEFP
	Documentation
8.3.1	Flood and Zoning Maps
8.3.2	Environmental Reports
	8.2.2 Supporting 8.3.1 8.3.2

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.

83 Church Lane is a 2-story, two-family dwelling owned by the Philadelphia Housing and Development Corporation (PHDC) and managed by the Philadelphia Housing Authority (PHA).

The site measures approximately twenty five feet wide by one hundred and ten feet deep. The exterior finish on the building is a cementitious parge coat on the front and left side of the structure. The rear of the structure appears to have vinyl siding in fair condition.

The building has extensive mold and will require significant remediation and replacement of materials.

At the time of the writing of this report the building was vacant.

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

				FTOPETTY Age. ~140 yrs.
	Good	Fair	Poor	Action
provements				
Topography		v		None
Storm Water Drainage			v	Replace all gutters and downspouts. Repair/re-line built in gutter
Access and Egress		٧		None
Paving, Curbing and Parking		٧		None
Flatwork		٧		None
Landscaping and Appurtenances			٧	Trim back vegetation at rear yards, prune trees on site
Recreational Facilities				N/A
Utilities			v	Update gas and electrical service
	Storm Water Drainage Access and Egress Paving, Curbing and Parking Flatwork Landscaping and Appurtenances Recreational Facilities	ry Good provements Topography Storm Water Drainage Access and Egress Paving, Curbing and Parking Flatwork Landscaping and Appurtenances Recreational Facilities	Good Fair orovements V Topography V Storm Water Drainage V Access and Egress V Paving, Curbing and Parking V Flatwork V Landscaping and Appurtenances Image Recreational Facilities Image	Good Fair Poor provements V V Storm Water Drainage V V Access and Egress V V Paving, Curbing and Parking V V Flatwork V V Landscaping and Appurtenances V V

1.2 General Physical Condition

Building Type: Single family Property Age: ~140 yrs.

Structur	al Frame and Building Envelope	Good	Fair	Poor	Action
3.3.1	Foundation		v		Remediate mold
3.3.2	Building Frame		٧		Repair floor outside first floor bathroom
3.3.3	Facades or Curtain Wall		٧		Repair wood cornice
3.3.4	Roofing and Roof Drainage			v	Replace EPDM roofing and all gutters and downspouts.
Mechan	ical, Plumbing, Fire Protection and El	ectrical Sys	stems		
3.4.1	Plumbing			٧	The water heater needs to be replaced.
3.4.2	Heating			v	Replace the heating equipment.
3.4.3	Air Conditioning and Ventilation				N/A
3.4.4	Electrical			v	New outlets, light fixtures and wiring will be required for this unit.
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			v	New smoke/ carbon monoxide detectors required.
3.6.3	Other Systems				N/A
Interior I	Elements		·	· · · · · · · · · · · · · · · · · · ·	
3.7.1	Common Areas			v	Replace entry lobby flooring.
3.7.2	Tenant Spaces			v	Finishes and kitchen should be replaced. Remediate mold.

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/orFair =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. The unit was inspected (100%) along with common areas, stairwells and corridors.

2.3 Useful Life Estimate

It is our observation that the 83 Church Lane constructed circa 1880, has experienced normal wear and tear for its type and age. Fixtures and finishes within the dwellings and in the common areas, in most cases, have exceeded their useful lives.

3 SYSTEM DESCRIPTIONS & OBSERVATIONS

3.1 OVERALL GENERAL DESCRIPTION

3.1.1 Apartment Unit Types and Unit Mix

The building is a three-story which is semi-attached structure with a basement structure and two dwelling units. The building entry and first floor unit (Unit A) is accessed by a set of exterior stairs approximately 4.5' above grade. The second dwelling unit (Unit B) occupies the second and third floors. Access to the rear yard is through a locked gate adjacent to the building. Basement access is from inside of Unit A. A wood stair leads down to the unfinished basement area.

UNIT A - This is a two (2) bedroom and one (1) bath unit. This unit is located immediately to the right upon entry from the front vestibule. Entry into the apartment brings you into the living area. The kitchen has an opening which leads to the living room and there is a bathroom located down the hall from the kitchen. A bedroom is located behind the kitchen and at the rear of the unit.

UNIT B - This is a three (3) bedroom and one and one half (1 1/2) bathroom unit. The entry to this unit is off of the first-floor lobby. This unit consists of a living room facing the front of the building and a kitchen in the center. A bedroom and half bath is located at the rear of the unit. The third floor consists of a bedroom at the front and a bedroom at the back. The third floor also has a bathroom located in the hallway.

3.1.2 List of Apartment Units Inspected

100% of units were inspected.

3.2 SITE

3.2.1 Topography

The building is located on a city block with the property raised above the street grade with retaining walls.

3.2.2 Storm Water Drainage

Not visible for assessment.

3.2.3 Access and Egress

Access to the site is from E. Church Lane. Entrance to the building is via concrete steps leading to a door approximately 4.5 feet above grade. The concrete steps appear to be in good condition.

3.2.4 Paving, Curbing and Parking

The building has no dedicated off-street parking or loading zone.

3.2.5 Flatwork

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

3.2.6 Landscaping and Appurtenances

There is some overgrowth of vegetation associated with this property which should be cut back and cleaned up.

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

Water was not working in the units during inspection.

3.2.8.2 Electricity

Each unit has a 60-amp 120v single phase electrical panel for lighting and power outlets which is in very poor condition. Electricity was not working in the units during inspection.

3.2.8.3 Natural Gas Incoming gas service from PGW is intact and in poor condition.

3.2.8.4 Sanitary Sewer Not visible for assessment.

3.2.8.5 Special Utility Systems There are no special utility systems in the building.

> 3.2.8.5.1 Site Lighting There is no site lighting at this building.

3.3 STRUCTURAL FRAME & BUILDING ENVELOPE

3.3.1 Foundation

Visible portions of the foundations appear to be parged CMU foundation walls. Walls exhibit large amounts of water infiltration and mold growth.

3.3.2 Building Frame

3.3.2.1 Floor Frame System

Visible elements suggest this is a wood framed structure. The floor in front of the first floor bathroom was soft and spongy. Replacement of subfloor and possibly floor framing is 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. From ground level assessment and aerial imagery, the roofs are configured as low slope roof. The main roof pitches front and back from a high point in the middle. The lower roofs pitch from left to right. All roofs appear to be covered with EPDM roofing.

3.3.2.4 Flashing & Moisture Protection Not visible for assessment.

3.3.2.5 Attic Spaces, Draft Stops, Roof Vents & Penetrations Not visible for assessment.

3.3.2.6 Insulation

It appears that the floor between the first and second floor is uninsulated with fiberglass batt insulation. The basement ceiling is uninsulated. Third floor ceiling and walls could not be assessed.

3.3.2.7 Stairs, Railings & Balconies

The wooden stairs leading to the basement, second and third floors appear to be in fair condition. A handrail is provided at each stair. No floor treatment was provided over the stairs to the basement. Carpets on the second and third floors is in poor condition.

Observations/Comments:

Replace carpet on third floor stair. Replace stair carpet to second floor with a more durable material such as rubber tread and riser covers. Repair of bottom of basement stair may be required due to moisture damage. Add handrail at top of third floor stair.

3.3.2.8 Exterior Doors and Entry Systems

Building entry and apartment entry doors are 6 panel metal doors. Building entry door is in good condition. The apartment entry doors are in poor condition and showing signs of rust.

Observations/Comments:

Replace apartment entry doors.

3.3.3 Facades or Curtain Wall

3.3.3.1 Sidewall System

The front, side and rear exterior facades of the building appear to have a stucco parged coat finish. The front façade also has a wood cornice at roof level. Elements of the cornice were noted as dislodged and some elements that may need to be repaired due to rot.

Observations/Comments:

Repair wood cornice and paint to maintain it in serviceable condition. Clean stucco of algae growth and repair as needed.

3.3.3.2 Fenestration (Window) Systems

Exterior windows are vinyl double hung. The interior window sills appear to be painted wood in fair condition. Window panes have been damaged.

Observations/Comments:

It is recommended that all exterior windows be replaced.

3.3.4 Roofing and Roof Drainage

Roofs were visible from grade level and third floor only. The roofs appear to be EPDM in poor condition. Access for detailed inspection was unavailable. Perimeter gutters and downspouts are provided at the rear of the building. It is presumed that there is a built in gutter behind the cornice.

Observations/Comments:

Roofs should be replaced in their entirety along with all gutters, downspouts and gutter liners.

3.4 MECHANICAL AND ELECTRICAL SYSTEM

3.4.1 Plumbing

3.4.1.1 Supply and Waste Piping

Domestic water and sanitary piping were not able to be assessed.

3.4.1.2 Domestic Hot Water Production

Domestic hot water is provided by a gas fired 30- gallon tank type water heater located in the unit.

Observations/Comments:

The water heater needs to be replaced.

3.4.1.3 Fixtures

Plumbing fixtures are in poor condition and should be replaced.

3.4.2 Heating

3.4.2.1 Heating Generating Equipment

This unit is designed to be heated via RPJ gas fired vertical furnace, existing equipment is in poor condition.

Observations/Comments:

Replace the heating equipment.

3.4.3 Air Conditioning and Ventilation

3.4.3.1 Equipment

3.4.1.1 Air Conditioning and Ventilation N/A

3.4.1.2 Exhaust Systems

There is an exhaust fan in each bathroom.

Observations/Comments:

Provide new kitchen and bathroom exhaust fans.

3.4.3.2 Distribution

See Section 3.4.3.1 above.

3.4.3.3. Control Systems N/A

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

This has a 60amp 120/240-volt panel powered from PECO meters for lighting and power which are in very poor condition.

Observations/Comments:

New outlets, light fixtures and wiring will be required for this unit.

3.4.4.2 Distribution

See 3.4.4.1 above

3.4.4.3 Distribution - Tenant Apartments See 3.4.4.1 above

3.4.4.4 Lighting - Building Common Area N/A

3.4.4.5 Lighting - Resident Apartment Lighting systems are in poor condition and will need to be replaced.

3.4.4.6 Lighting - SiteN/A3.4.4.7 Emergency Generator

N/A

3.5 VERTICAL TRANSPORTATION

3.5.1 The buildings do not have an elevator.

3.6 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 N/A

3.6.2.2 In Tenant Spaces Smoke detectors are provided in units.

Observations/Comments:

New smoke/ carbon monoxide detectors required.

3.6.3 Other Systems

3.6.3.1 Intercom System N/A

3.6.3.2 Apartment Emergency Duress System N/A

3.7 INTERIOR ELEMENTS

3.7.1 Common Areas

A common area hallway at the entry has what appears to be 12" x12" vinyl tile over sub-floor. The floor is missing most tiles and is generally in very poor condition.

Observations/Comments:

New floor treatment is required. Repaint interior walls.

3.7.2 Tenant Spaces

3.7.2.1 Finishes, Wall, Floors

UNITS A & B - Typical finishes throughout are gypsum walls and ceilings and are in poor condition. The typical floor finish throughout is carpet with vinyl wall base in poor condition. Floors within the kitchen and bathrooms appear to be a vinyl tile with a vinyl base.

Observations/Comments:

General conditions of the units are poor with noted areas of spalled drywall, damaged walls and ceilings .

Finishes throughout should be replaced. Mold remediation is required. Replace all interior doors in all units.

Repair/Replace subfloor and framing outside first floor bathroom.

3.7.2.2 Appliances

Provisions for gas fired range were noted, as well as a refrigerator and range hood. Most appliances were missing within the units..

Observations/Comments:

All appliances should be replaced.

3.7.2.3 Bath Fixtures and Specialties

There is a full bathroom located on the first floor and a half bathroom on the second floor. The third floor has a shared full bathroom. Each bathroom was equipped 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. Some fixtures are missing and/or damaged and most are older and are not water sense labeled.

Observations/Comments:

Bathroom fixtures are in poor condition and should be replaced.

3.7.2.4 Kitchen Fixtures and Specialties

It is assumed that the kitchens had provisions for a stainless steel sinks.

Observations/Comments:

Replace with new stainless steel sink and faucets in all units.

3.7.2.5 Millwork, Casework, Cabinets and Countertops

Kitchens are presumed to have wood cabinets with P-lam countertops. The first floor kitchen was missing in it's entirety. The second floor kitchen had remnants left of the previous cabinetry. Bath vanities were similar construction and damaged beyond repair.

Observations/Comments:

Cabinets and countertops in kitchens and bathrooms should be replaced in both units.

4 ADDITIONAL CONSIDERATIONS

4.1 ENVIRONMENTAL HAZARDS

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

During the inspection, no lead-based paint was detected on any of the components sampled.

No asbestos was identified in the sampled materials.

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

Units are not ADA accessible.

7 LIMITING CONDITIONS

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

8 EXHIBITS

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

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

DIVISION	CAPITAL EXPENSE CATEGORY	DESCRIPTION / COMMENTS	CONDITION	ACTION	EUL (yr)	EFFECTIVE AGE (yr)	RUL (yr)	QUANTITY	UNIT OF MEASURE	UNIT COST	TOTAL COST	CRITICAL REPAIRS
	Permitting	2% of the total cost of each									\$3,992	\$650
6	Contingency	respective project 10% of the total cost of each									\$19,958	\$11,599
General Requirement	Overhead and Profit	respective project 2.5% of the total cost of each									\$4,990	\$813
	SubTotal	respective project									\$28,940	\$13,062
	oub rota.	Exterior finish is cementitious parged coat (3 sides)	Fair	Spot repair and repainting	50	20	30	100	SF	\$8.00	\$800	\$800
	Roof	Roof; possible water infiltration on third floor	Poor	Replace	20	20	0	600	SF	\$10.00	\$6,000	\$6,000
Site Construction/Existing	General	Mold Abatement (Allowance)	Poor	Remediation by removal of materials affected by mold and apply encapsulating spray	100	N/A	N/A	N/A	N/A	\$20,000.00	\$20,000	\$20,000
Conditions	General	Subfloor is weak/rotting in some areas	Poor	Demo and replace areas of weak or rotting subflooring	75	20	55	400	SF	\$10.00	\$4,000	\$4,000
		Wood cornice	Poor	Portion of rotted cornice should be secured and open gap sealed; repaint	20	20	0	30	LF	\$30.00	\$900	\$900
	SubTotal										\$31,700	\$31,700
	Unit A	Entry Door	Poor	Demo and replace	25	20	5	1	EA	\$900.00	\$900	
		6-panel wood doors (interior)	Poor	Demo and replace	25	20	5	5	EA	\$900.00	\$4,500	
Openings	Unit B	Windows (vinyl)	Fair	Demo and replace	30 25	20 20	10	6	EA	\$800.00 \$900.00	\$4,800	
Openings	Unit B	Entry Door 6-panel wood doors (interior)	Poor Poor	Demo and replace Demo and replace	25	20	5	1 5	EA EA	\$900.00	\$900 \$4,500	
		Windows (vinyl)	Fair	Demo and replace	30	20	10	6	EA	\$900.00	\$4,800	
	SubTotal	Windows (vinyr)	1 dii	Denio and replace	50	20	10	0	LA	\$000.00	\$83,800	\$0
	Unit A	Gypsum wallboard and ceiling finishes (throughout)	Poor	Replace	35	20	15	1500	SF	\$4.00	\$6,000	
		Flooring carpet (throughout)	Poor	Demo and replace	5	10	5	600	SF	\$10.00	\$6,000	
Finishes	Unit B	Gypsum wallboard and ceiling finishes (throughout)	Poor	Replace	35	20	15	1500	SF	\$4.00	\$6,000	
		Flooring carpet (throughout)	Poor	Demo and replace	5	10	5	600	SF	\$10.00	\$6,000	
		Bathroom flooring (vinyl tile)	Poor	Demo and replace	5	10	0	32	SF	\$8.00	\$256	
	SubTotal										\$24,256	\$0
	General	Wooden stairs (to basement); extensive mold	Poor	Replacement of gypsum finishes	35	20	15	200	SF	\$4.00	\$800	
		Wooden stairs (to second floor); carpeted; mold	Poor	Repair of gypsum, repainting; demo and replace carpet	15	20	0	1	EA	\$525.00	\$525	
Specialties	Unit A	Bathroom tub, surround and fixtures	Poor	Replace and recalk	30	20	10	1	EA	\$1,800.00	\$1,800	
	Unit B	Bathroom tub, surround and fixtures	Poor	Replace and recalk	30	20	30	1	EA	\$1,800.00	\$1,800	
		Wooden stairs (to third floor); carpeted	Poor	Replace carpet	15	20	0	1	LS	\$600.00	\$600	
		Handrail (top of third floor)	Poor	Replace handrail	20	20	0	20	EA	\$40.00	\$800	\$800

Year 1 12 MONTH	Year 2	Year 3	Year 4	Year 5 (Raise to HQS Standards)	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
				\$2,625															
		ł																	
				\$13,123															
				\$3,281															
\$0	\$0	\$0	\$0	\$19,029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
				\$1,018															
				\$5,091															
				\$5,431															
				\$1,018 \$5,091															
				\$5,091															
\$0	\$0	\$0	\$0	\$23,081	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
				\$6,788															
				\$6,788															
		<u> </u>		1												<u> </u>			
				\$6,788															
				\$6,788															<u> </u>
\$0	\$0	\$0	\$0	\$290 \$27,443	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
φU	οU	υ¢	30		ψŪ	οų	Ψ	ψŪ	ψŪ	ψŪ	30	30	φŪ	ψŪ	υ¢	JU	ψŪ	٥٤	30
				\$905															
				\$594															
				\$374															
		1		\$2,037												1		1	1
				\$2,037															<u> </u>
				\$2,037															
		<u> </u>		\$679												<u> </u>			1
				<i><u></u></i>0 14															

DIVISION	CAPITAL EXPENSE CATEGORY	DESCRIPTION / COMMENTS	CONDITION	ACTION	EUL (yr)	EFFECTIVE AGE (yr)	RUL (yr)	QUANTITY	UNIT OF MEASURE	UNIT COST	TOTAL COST	CRITICAL REPAIRS
	SubTotal										\$6,325	\$800
	Unit A	Bathroom Vanity	Poor	Demo and replace	20	20	0	1	EA	\$400.00	\$400	
		Kitchen Cabinets (wood)	Poor	Demo and replace cabinetry	20	20	0	40	LF	\$150.00	\$6,000	
		Kitchen Countertop (p-lam)	Poor	Demo and replace countertop	15	20	0	25	LF	\$75.00	\$1,875	
F	Unit B	Bathroom Vanity	Poor	Demo and replace	20	20	0	1	EA	\$400.00	\$400	
Furnishings											\$0	
		Kitchen Cabinets (wood)	Poor	Demo and replace cabinetry	20	20	0	40	LF	\$150.00	\$6,000	
		Kitchen Countertop (p-lam)	Poor	Demo and replace countertop	15	20	0	25	LF	\$75.00	\$1,875	
	SubTotal										\$16,550	\$0
	HVAC Unit A	Gas-fired furnace	Poor	Demo and replace	20	20	0	1	EA	\$5,000.00	\$5,000	
		Ductwork	Poor	Replace missing ducts	25	20	5	50	LF	\$40.00	\$2,000	
		Thermostat	Poor	Replace thermostat	15	15	0	1	EA	\$300.00	\$300	
		Kitchen and Bathroom Exhaust Fans	Poor	Replace exhaust fans	20	20	0	2	EA	\$500.00	\$1,000	
		Kitchen and Bathroom Exhaust Fans	Poor	Replace exhaust fans	20	20	0	2	EA	\$500.00	\$1,000	
	HVAC Unit B	Gas-fired furnace	Poor	Demo and replace	20	20	0	1	EA	\$5,000.00	\$5,000	
Mechanical, Plumbing and Fire		Ductwork	Poor	Replace missing ducts	25	20	5	50	LF	\$40.00	\$2,000	
Alarm/Suppression		Thermostat	Poor	Replace thermostat	15	15	0	1	EA	\$300.00	\$300	
		Domestic Hot Water 30-gallon 240v	Poor	Demo and replace	12	20	2	1	EA	\$2,000.00	\$2,000	
		Kitchen and Bathroom Exhaust Fans	Poor	Replace exhaust fans	20	20	0	2	EA	\$500.00	\$1,000	
	Plumbing Unit B	Plumbing fixtures	Poor	Demo and replace	75	20	55	2	EA	\$500.00	\$1,000	
		Domestic Hot Water 30-gallon 240v	Poor	Demo and replace	12	20	2	1	EA	\$2,000.00	\$2,000	
		Kitchen plumbing	Poor	Full replacement	75	20	55	1	EA	\$700.00	\$700	
	General	Water closet missing	Poor	Replace		20		1	EA	\$90.00	\$90	
	SubTotal		-								\$23,390	\$0
	General	Electrical Panel	Poor	Replace	40	20	20	1	EA	\$1,200.00	\$1,200	
		Outlets, fixtures and wiring	Poor	Demo and replace	35	20		1	LS	\$2,000.00	\$2,000	
		Smoke/carbon monoxide detectors	Poor	Install	5	10	0	6	EA	\$60.00	\$360	
Electrical	Electrical System (Entire Building)	60-amp service, panels and wiring (including outlets switches and other power controls)	Poor	Upgrade to 200-amp service, replace all panels and rewire throughout	50	20	30	N/A	N/A	\$10,000.00	\$10,000	
	SubTotal										\$13,560	\$0
	Total										\$228,521	\$45,562

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
\$0	\$0	\$0	\$0	\$6,251	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
				\$453															
				\$6,788															
				\$2,121															
				\$453															
				\$0															ļ
				\$6,788															
				\$2,121															
\$0	\$0	\$0	\$0	\$18,725	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
				\$5,657															
				\$2,263															
				\$339															
				\$1,131															
				\$1,131															
				\$5,657															
				\$2,263															
				\$339															
				\$2,263															
				\$1,131															
				\$1,131															
				\$2,263															
				\$792															
				\$102						÷-									
\$0	\$0	\$0	\$0	\$26,464 \$1,358	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
				\$2,263															
				\$407															
				\$10,000															
\$0	\$0	\$0	\$0	\$14,028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$135,020	\$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.

2,232 SF Renovation - Premi	ses	P 83 E. Church	n La	ane
ITEM		Total		\$/SF
DEMOLITION	\$	55,800.00	\$	25.00
SITEWORK	\$	_	\$	-
LANDSCAPE & IRRIGATION	\$	1,674.00	\$	0.75
CONCRETE	\$	4,464.00	\$	2.00
MASONRY	\$	2,232.00	\$	1.00
STRUCTURAL STEEL	\$	_	\$	-
METAL FABRICATIONS	\$	-	\$	-
ROUGH CARPENTRY	\$	22,320.00	\$	10.00
ARCHITECTURAL WOODWORK	\$	-	\$	-
THERMAL & MOISTURE PROTECTION	\$	8,928.00	\$	4.00
FIREPROOFING	\$	1,116.00	\$	0.50
SEALANTS	\$	2,232.00	\$	1.00
WINDOWS	\$	11,160.00	\$	5.00
DOORS / FRAMES / HARDWARE	\$	13,392.00	\$	6.00
STOREFRONT / GLAZING	\$	-	\$	-
INTERIOR GLASS	\$	-	\$	-
DRYWALL	\$	22,320.00	\$	10.00
TILE	\$	-	\$	-
ACOUSTIC CEILINGS	\$	-	\$	-
CARPET	\$	8,928.00	\$	4.00
PAINTING	\$	6,696.00	\$	3.00
WALL COVERINGS	\$	-	\$	-
SPECIALTIES	\$	6,696.00	\$	3.00
EQUIPMENT	\$	4,464.00	\$	2.00
FURNISHINGS	\$	8,928.00	\$	4.00
CONVEYING	\$	_	\$	-
FIRE PROTECTION	\$	1,116.00	\$	0.50
PLUMBING	\$	6,696.00	\$	3.00
HVAC	\$	13,392.00	\$	6.00
ELECTRICAL	\$	11,160.00	\$	5.00
COMMUNICATIONS	\$	1,116.00	\$	0.50
ELECTRONIC SAFETY & SECURITY	\$	-	\$	-
GENERAL REQUIREMENTS	\$	8,928.00	\$	4.00
Subtotal	\$	223,758.00		100
Construction Contingency - 10%	\$	22,375.80	\$	10.03
Subcontractor Insurance - 2%	\$	4,475.16	\$	2.01
Design Contingency - 2%	\$	4,475.16	\$	5.01
Overhead & Profit - 2.5%	\$	5,593.95	\$	2.51
Permits - 1.5%	\$	3,356.37	\$	2.01
Performance & Payment Bonds - 2%	\$	4,475.16	\$	2.01
Grand Total	\$	268,509.60		124

RFR ASSUMPTIONS	
Units	2
Beginning Year	2021
Investment Rate of Return	2.5%
Inflation Rate	2.5%
Existing Reserve Fund	\$ -
Monthly Reserve Contribution	\$ 1,733
Reserve Cost/Unit/Year	\$ 10,400
Year 1 Construction Funds	\$ 45,562

Reserve for Replacement (RFR)

Existing Reserve Fund Expense Sum (Projected) Annual RFR Contribution Previous RFR Plus Contributions RFR with 2.5% 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												
\$45,562	\$0	\$0	\$0	\$0	\$135,020	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$20,800	\$20,800	\$20,800	\$20,800	\$20,800	\$20,800	\$20,800	\$20,800	\$20,800	\$20,800	\$20,800	\$20,800	\$20,800
\$20,800	\$42,120	\$63,973	\$86,372	\$109,332	\$132,865	\$21,966	\$43,315	\$65,198	\$87,628	\$110,619	\$134,184	\$158,339
\$21,320	\$43,173	\$65,572	\$88,532	\$112,065	\$136,187	\$22,515	\$44,398	\$66,828	\$89,819	\$113,384	\$137,539	\$162,297
-\$24,242	\$43,173	\$65,572	\$88,532	\$112,065	\$1,166	\$22,515	\$44,398	\$66,828	\$89,819	\$113,384	\$137,539	\$162,297
\$45,562												
\$21,320												

Reserve for Replacement (RFR)

Existing Reserve Fund Expense Sum (Projected) Annual RFR Contribution Previous RFR Plus Contributions RFR with 2.5% 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
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(
\$20,800	\$20,800	\$20,800	\$20,800	\$20,800	\$20,800	\$20,800	\$20,
\$183,097	\$208,475	\$234,487	\$261,149	\$288,478	\$316,489	\$345,202	\$374
\$187,675	\$213,687	\$240,349	\$267,678	\$295,689	\$324,402	\$353,832	\$383
\$187,675	\$213,687	\$240,349	\$267,678	\$295,689	\$324,402	\$353,832	\$383

LAN No.: **2.20341.01** BFW Group, LLC/PHDC PCNA of Germantown/Mount Airy Properties - Premises P - 83 East Church Lane

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

Photo No. 1 Depicts entry to 83 East Church Lane.



Photo No. 2 Depicts view of interior vestibule as seen from exterior.



LAN Associates, EPAS, Inc.

LAN No.: **2.20341.01** BFW Group, LLC/PHDC PCNA of Germantown/Mount Airy Properties - Premises P - 83 East Church Lane

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

Photo No. 3 Panning right from previous photo. Entry to Unit A.



Photo No. 4

Overall view of living room area for Unit A. This photo also looks towards the rear of the dwelling unit and kitchen.



Photo No. 5

View looking at front of Unit A living room with apartment entry on the right.



12/11/2020 1:51 PM

P:2200-AE\20300-20399\20341\20341.01\Admin\Photos\Premises P_83 E Church Ln\2034101Pvp_Premises P_83 E Church Ln_090820.xlsm

LAN No.: **2.20341.01** BFW Group, LLC/PHDC PCNA of Germantown/Mount Airy Properties - Premises P - 83 East Church Lane

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

Photo No. 6 Depicts view of hall closet and mechanical room within first floor Unit A.



Photo No. 7

Interior view of kitchen area.



Photos by: VP on 9/8/20

Photo No. 8

View of hallway leading towards rear bedrooms at first floor Unit A.



Photo No. 9 Interior view looking at kitchen from hallway. Passthrough is to the living room area.



Photos by: VP on 9/8/20

<u>Photo No. 10</u>

Depicts interior view of mechanical room and previously installed hot water heater.



Photo No. 11 View of bedroom #1 located behind the kitchen. View is from hallway.



Photos by: VP on 9/8/20

Photo No. 12

Additional view of bedroom #1 looking towards bedroom entry and hallway.



Photo No. 13

Depicts view of hall closet.



LAN No.: **2.20341.01** BFW Group, LLC/PHDC PCNA of Germantown/Mount Airy Properties - Premises P - 83 East Church Lane

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

Photo No. 14

Interior view of first floor bathroom.



<u>Photo No. 15</u> Additional view of first floor bathroom vanity, water closet and bathtub.



<u>Photo No. 16</u>

View of hallway at the end of the first floor for Unit A with entry to rear bedroom.



Photo No. 17 View inside bedroom #2 from hallway and bedroom closet on left.



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

Photo No. 18 Additional view at rear wall of bedroom #2.



Photo No. 19 Panning 180 degrees from previous photo. View of bedroom entry and bedroom closet.



Photo No. 20 View of rear yard as seen from Unit A.



12/11/2020 1:51 PM P:\200-AE\20300-20399\20341\20341.01\Admin\Photos\Premises P_83 E Church Ln\2034101Pvp_Premises P_83 E Church Ln_090820.xlsm

Photo No. 21 View of basement looking towards rear of building.



Photo No. 23

Photo No. 22

Panning right from previous photo.

Panning right from previous photo looking at front right corner of basement. Right wall is front wall of building. Two (2) gas meters are located within this space as well as the sewer and stormwater discharges from the building.



12/11/2020 1:51 PM

P:\200-AE\20300-20399\20341\20341.01\Admin\Photos\Premises P_83 E Church Ln\2034101Pvp_Premises P_83 E Church Ln_090820.xlsm

Photo No. 24

View of collapsed gypsum board on basement stairs at basement level.



<u>Photo No. 25</u> View at top of basement stairs looking towards first floor from basement.



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

Photo No. 26

Apartment entry to Unit B which is second and third floors.



Photo No. 27 Interior view of stairs leading to second floor.



Photo No. 28

Panning down from previous photo. View of floor and walls at Unit B entry.



Photo No. 29

Looking towards front of building at second floor. View of living room.



Photo No. 30

Overall view of living room looking towards kitchen and apartment entry on the left.



12/11/2020 1:51 PM

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

Photo No. 31

Panning right from previous photo. View of stairs leading to the third floor bedrooms.



<u>Photo No. 32</u> Overall view looking into kitchen from living room.



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

Photo No. 33

View looking towards rear of second floor. Kitchen entry is on right and apartment entry on left.



Photo No. 34 Additional view of kitchen as seen from hallway.



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

Photo No. 35 View looking at rear bedrooms from kitchen area.



Photo No. 36 Additional view of kitchen demising wall with living room.



LAN No.: **2.20341.01** BFW Group, LLC/PHDC PCNA of Germantown/Mount Airy Properties - Premises P - 83 East Church Lane

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

Photo No. 37

View of mechanical closet and installed hot air furnace.



Photo No. 38 View of washer/dryer closet located at second floor.



LAN No.: **2.20341.01** BFW Group, LLC/PHDC PCNA of Germantown/Mount Airy Properties - Premises P - 83 East Church Lane

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

<u>Photo No. 39</u>

View of second floor bedroom #1 located at the rear of the building



Photo No. 40View of second floor bedroom #1 closet and entry.



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

Photo No. 41

View of half bath located at the back of the second floor.



Photo No. 42 View of stairs looking towards third floor from second floor.



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

Photo No. 43 View of ceiling above landing leading to third floor.



<u>Photo No. 44</u> Depicts missing handrail located at top portion of third floor stairs.



LAN No.: **2.20341.01** BFW Group, LLC/PHDC PCNA of Germantown/Mount Airy Properties - Premises P - 83 East Church Lane

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

Photo No. 45

View of rear bedroom at third floor as seen from hallway.

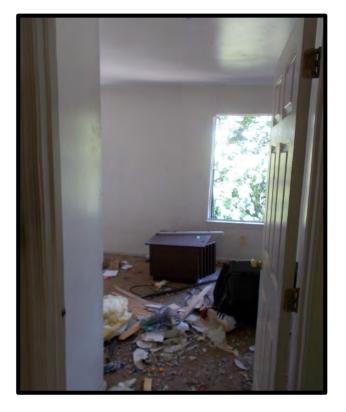




Photo No. 46 Panning left from bedroom entry.

21 of 29 © 2014

Photo No. 47

Panning 180 degrees and 90 degrees from previous photos also looking at bedroom at the rear of the building opposite stair at third floor.



Photo No. 48

View of flat roof over second floor as seen from third floor window.



Photo No. 49

Panning left from previous photo. Note the silver sloped portion is adjacent building and not part of this property.



12/11/2020 1:51 PM

LAN No.: **2.20341.01** BFW Group, LLC/PHDC PCNA of Germantown/Mount Airy Properties - Premises P - 83 East Church Lane

Photos by: VP on 9/8/20

Photo No. 50 View of third floor bathroom as seen from hallway.



Photo No. 51 Panning left from previous photo showing odd wall at rear window within bathroom.



Photo No. 52 View of bathtub at third floor bathroom. LAN No.: **2.20341.01** BFW Group, LLC/PHDC PCNA of Germantown/Mount Airy Properties - Premises P - 83 East Church Lane



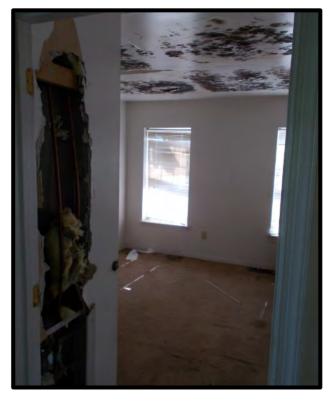
Photo No. 53 Overall view of bathtub within third floor bathroom.



LAN No.: **2.20341.01** BFW Group, LLC/PHDC PCNA of Germantown/Mount Airy Properties - Premises P - 83 East Church Lane

Photos by: VP on 9/8/20

Photo No. 54 Depicts view looking into front bedroom from hallway.



<u>Photo No. 55</u> View looking at bedroom entry for front bedroom third floor.



<u>Photo No. 56</u>

Panning 180 degrees from previous photo, additional view of front bedroom.



Photo No. 57 Depicts view of front bedroom closet.



LAN No.: **2.20341.01** BFW Group, LLC/PHDC PCNA of Germantown/Mount Airy Properties - Premises P - 83 East Church Lane

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

Photo No. 58

Overall view of building as seen from East Church Lane.



Photo No. 59

View of rotted cornice at third floor. This should be secured to keep from injuring persons and/or property.



Photo No. 60 Looking along north side of property and exterior wall.



Photo No. 61 Panning up from previous photo.



LAN No.: **2.20341.01** BFW Group, LLC/PHDC PCNA of Germantown/Mount Airy Properties - Premises P - 83 East Church Lane

Photos by: VP on 9/8/20

<u>Photo No. 62</u>

Additional view of electric meters located on the north side of the property.



cc: File #2.20341.01

8.2.2 PHOTO EXHIBITS

MEP Unit A

Damaged electrical panel.



Kitchen.



Bathroom.



Gas fired furnace.



Return grill damaged.



Gas meter and sanitary piping.

8.3 SUPPORTING DOCUMENTATION

FEMA Flood Zone Map



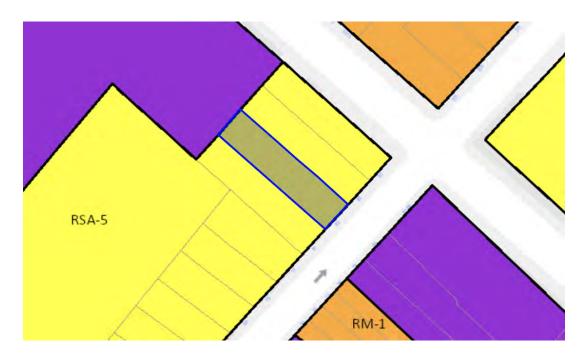
FEMA Flood Zone Information

83 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). 83 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 View



City of Philadelphia Zoning Map



Zoned RSA - 5 - Residential Single Family Attached-5

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

8.3.2 ENVIRONMENTAL REPORTS



....Solutions

October 19, 2020

Attention: PHDC Germantown CNA

Reference: Asbestos Bulk Sampling 83 E. Church Lane, Philadelphia, PA Criterion's Project Number: 201379

We are pleased to provide you with the results of our asbestos inspection and bulk sampling, which was conducted by Criterion Laboratories, Inc. (Criterion) on September 8, 2020. The analytical method employed was Polarized Light Microscopy (PLM) with Dispersion Staining following the EPA "Interim Method" for the determination of asbestos in bulk building materials (EPA-600/M4-82-020, or 40 CFR Part 763, Appendix E to Subpart E). Our laboratory is certified by the National Institute of Standards and Technology's NVLAP Program (Lab Code No. 102046-0).

In accordance with the EPA's Toxic Substances and Control Act (TSCA) regulation, a material is classified as asbestos-containing if it contains greater than one (1) percent (>1%) asbestos as analyzed by PLM.

As indicated on the attached certificate for samples (201379-02-002-05-01 to -12 and -23 to -24), <u>no</u> asbestos was identified in the following materials.

- Drywall and Joint Compound
- Linoleum
- 12'x12" Blue Floor Tile with Yellow Mastic
- Tub Fitting Caulk

Sincerely,

Melissa Billingsley Project Manager

Attachment

Disclaimer

Information contained herein was obtained by means of onsite observations, bulk sampling and analytical data. Conclusions will be based upon the data obtained. This is not to imply that the data gathered is all the information that exists which may be pertinent to the site. Any areas inaccessible to the inspection team due to reasons beyond the control of Criterion (i.e., hidden pipe chases, behind hard walls, above hard ceilings, secured spaces, etc.) will not be included in this inspection.

This report is intended to strictly comply with EPA, OSHA and State of Pennsylvania regulations governing asbestos. This report should be referenced prior to disturbing any materials that may contain asbestos.

All identified asbestos-containing materials (ACM) should be removed by a Pennsylvania-licensed asbestos abatement contractor prior to renovations that impact these materials.

400 Street Road, Bensalem, PA 19020 / 215-244-1300 / Fax 215-244-4349 1001 Avenue of the Americas, 11th Floor, New York City, NY 10018 / 212-244-0033 / Fax 212-244-0155 www.criterionlabs.com



ClientBFW Group, LLCProject #201379Collected ByCriterion Laborator	Site Add		Germantown Propertie Philadelphia, PA Marrs, Collin	·s	Sample Date Sample Received Date Sample Analysis Date(s)	9/8/2020 9/8/2020 9/22/2020 9/23/2020
Sample Number Material Description Location	Appearance	Layer	Non-Asbo Fibrous - %	estos Non-Fibrous %	Asbestos Asbestos Type	Percent
201379-02-002-09-01 Drywall and Joint Compound Material Throughout Property-1st Floor	Gray Drywall	1	Cellulose - 5%	95%	None Detected	
201379-02-002-09-01 Drywall and Joint Compound Material Throughout Property-1st Floor	White Joint Compound	2	Cellulose - 3%	97%	None Detected	
201379-02-002-09-02 Drywall and Joint Compound Material Throughout Property-1st Floor	Gray Drywall	1	Cellulose - 5%	95%	None Detected	
201379-02-002-09-02 Drywall and Joint Compound Material Throughout Property-1st Floor	White Joint Compound	2	Fiber Glass - 2%	98%	None Detected	
201379-02-002-09-03 Drywall and Joint Compound Material Throughout Property-2nd Floor	Gray Drywall	1	Cellulose - 5%	95%	None Detected	
201379-02-002-09-03 Drywall and Joint Compound Material Throughout Property-2nd Floor	White Joint Compound	2	Cellulose - 3%	97%	None Detected	
201379-02-002-09-04 Drywall and Joint Compound Material Throughout Property-2nd Floor	Gray Drywall ¹	1	Cellulose - 4% Fiber Glass - 2%	94%	None Detected	
201379-02-002-09-05 Drywall and Joint Compound Material Throughout Property-3rd Floor	Gray Drywall	1	Cellulose - 4%	96%	None Detected	
201379-02-002-09-05 Drywall and Joint Compound Material Throughout Property-3rd Floor	White Joint Compound	2	Cellulose - 3%	97%	None Detected	
201379-02-002-09-06 Paper a/w Linoleum Flooring Kitchen-1st Floor	Tan/White Flooring	1	Cellulose - 55%	45%	None Detected	



Results of Polarized Light Microscopy

Client	BFW Group, LLC		Site Address	Germantown Propertie. Philadelphia, PA	s	Sample Date	9/8/2020
Project #	201379			· · ·		Sample Received Date	9/8/2020
Collected By	Criterion Laboratories, Inc.		Analyzed By	Marrs, Collin		Sample Analysis Date(s)	9/22/2020 9/23/2020
Sample Number Material Descriptic Location	on	Appearanc	e Layer	Non-Asbe Fibrous - %	estos Non-Fibrous %	Asbestos Asbestos Type	Percent
201379-02-002-0 Paper a/w Linoler Kitchen-1st Floor	um Flooring	Tan Backing	2	Cellulose - 75% Fiber Glass - 10%	15%	None Detected	
201379-02-002-0 Paper a/w Linoled Kitchen-1st Floor	um Flooring	Gray Flooring	1	Cellulose - 40% Fiber Glass - 20%	40%	None Detected	
201379-02-002-0 Paper a/w Linoler Kitchen-1st Floor	um Flooring	Brown Backing	2	Cellulose - 95%	5%	None Detected	
201379-02-002-0 Paper a/w Linole Hot Water Heater		Gray Flooring	1	Cellulose - 45% Fiber Glass - 10%	45%	None Detected	
201379-02-002-0 Paper a/w Linole Hot Water Heater		Brown Backing	2	Cellulose - 85%	15%	None Detected	
201379-02-002-0 Paper a/w Linole Heater Closet -1s	um Flooring	Gray Flooring	1	Cellulose - 55% Fiber Glass - 15%	30%	None Detected	
201379-02-002-0 Paper a/w Linole Heater Closet -1s	um Flooring	Brown Backing	2	Cellulose - 85%	15%	None Detected	
201379-02-002-0 12x12 Blue Floor Bathroom 1st Flo	Tile w/Yellow Mastic	Blue Tile	1	Cellulose - 2%	98%	None Detected	
201379-02-002-0 12x12 Blue Floor Bathroom 1st Flo	Tile w/Yellow Mastic	Yellow Mastic	2	Cellulose - 5%	95%	None Detected	
201379-02-002-0 12x12 Blue Floor Bathroom 1st Flo	Tile w/Yellow Mastic	Blue Tile	1	Cellulose - 2%	98%	None Detected	



Results of Polarized Light Microscopy

Client	BFW Group, LLC		Site Address	Germantown Propertie Philadelphia, PA	es	Sample Date	9/8/2020
Project #	201379					Sample Received Date	9/8/2020
Collected By	Criterion Laboratories, Inc.		Analyzed By	Marrs, Collin		Sample Analysis Date(s)	9/22/2020 9/23/2020
Sample Number Material Descriptic Location	on	Appearance	e Layer	Non-Asb Fibrous - %	estos Non-Fibrous %	Asbestos Asbestos Type	Percent
201379-02-002-0 12x12 Blue Floor Bathroom 1st Flo	Tile w/Yellow Mastic	Yellow Mastic	2	Cellulose - 10%	90%	None Detected	
201379-02-002-0 12x12 Blue Floor Bathroom 1st Flo	Tile w/Yellow Mastic	Brown Backing	3	Cellulose - 85%	15%	None Detected	
	9-12 Tile w/Yellow Mastic ⁄Iain Hallway-1st Floor	Blue Tile	1	Cellulose - 3%	97%	None Detected	
	9-12 Tile w/Yellow Mastic /lain Hallway-1st Floor	Yellow Mastic	2	Cellulose - 5%	95%	None Detected	
	9-12 Tile w/Yellow Mastic ⁄Iain Hallway-1st Floor	Brown Backing	3	Cellulose - 90%	10%	None Detected	
201379-02-002-0 Tub Fitting Caulk 3rd Floor Bathroo		Yellow Adhesive	1	Cellulose - 3%	97%	None Detected	
201379-02-002-0 Tub Fitting Caulk 3rd Floor Bathroo		White Backing	2	Cellulose - 95%	5%	None Detected	
201379-02-002-0 Tub Fitting Caulk 3rd Floor Bathroo		Gray Drywall	1	Cellulose - 5%	95%	None Detected	
201379-02-002-0 Tub Fitting Caulk 3rd Floor Bathroo		Yellow Adhesive	2	Cellulose - 3%	97%	None Detected	
201379-02-002-0 Tub Fitting Caulk 3rd Floor Bathroo		Gray Drywall	1	Cellulose - 3%	97%	None Detected	



Results of Polarized Light Microscopy

Client Project #	Project # 201379		Address	Germantown Propertie Philadelphia, PA	25	Sample Date 9/8/2 Sample Received Date 9/8/2	
Collected By			Analyzed By <u>Marrs, Collin</u>		Sample Analysis Dat		9/8/2020 9/22/2020 9/23/2020
Sample Number				Non-Asb	estos	Asbestos	
Material Descriptic	on	Appearance	Layer	Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-0 Tub Fitting Caulk 3rd Floor Bathroo		Yellow Adhesive	2	Cellulose - 3%	97%	None Detected	
Sample Count	15	1 - No Joint Compound	b				

g-cut

James A. Weltz, CIH, Technical Director

Criterion Laboratories, Inc. bears no responsibility for sample collection activities of non-Criterion personnel. Results apply to sample(s) as received. This report relates only to the samples reported above, and when reproduced, must be in its entirety. Estimated accuracy, precision and uncertainty data available on request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting Limit is 1%. QC data associated with this sample set is within acceptable limits. Samples were received in good condition, unless otherwise noted.

Note: If your project number ends with an "R", it is a revised report and replaces the original document in full. The above results represent the analysis of bulk sample(s) by Criterion Laboratories, Inc. according to EPA 40 CFR Part 763 Appendix E to Subpart E - Polarized Light Microscopy. The concentration of asbestos is determined by visual estimation.



Criterion Laboratories, Inc. (ID 100424) is accredited by the AIHA Laboratory Accreditation Programs (AIHA-LAP), LLC in the IHLAP; EMLAP and ELLAP accreditation programs for Polarized Light Microscopy (PLM), Phase Contrast Microscopy (PCM); Air-Direct Examination; and Airborne Dust, Paint, Settled Dust by Wipe and Soil for Fields of Testing as documented by the Scope of Accreditation Certificate and associated Scope. Additionally, Criterion Laboratories, Inc. is certified by the Center for Disease Control (CDC) Environmental Legionella Isolation Techniques Evaluation (ELITE) Program for the determination of Legionella in water by culture and holds accreditation from the National Voluntary Laboratory Accreditation Program (NVLAP ID 102046-0) for the determination of asbestos in bulk samples by Polarized Light Microscopy (PLM). This test report must not be used to claim product endorsement by NVLAP, NIST, AIHA or any agency of the US Government. Unless specifically listed as above, these test results are not covered under AIHA-LAP, LLC, 100424 accreditation.

THIS IS THE LAST PAGE OF THE REPORT



Matrix	Bulk/Building Material
Analyte	Asbestos
Analysis Type	PLM
Container	Bag
Project	201379
Client	BFW Group, LLC
Site Address	Germantown Properties Philadelphia, PA
Turnaround	3 - 5 Days
Field Tech	Mary Anne Lerro
Sample Notes	Duplex Unit. No visible suspicious ACM was noted in the basement area.
Chain of Custody Notes	

Additional Analytes

Sample Number	Location	Material Description	Received Condition	Date	Notes
201379-02-002-09-01	Throughout Property-1st Floor	Drywall and Joint Compound Material	Good	9/14/2020	
201379-02-002-09-02	Throughout Property-1st Floor	Drywall and Joint Compound Material	Good	9/14/2020	
201379-02-002-09-03	Throughout Property-2nd Floor	Drywall and Joint Compound Material	Good	9/14/2020	
201379-02-002-09-04	Throughout Property-2nd Floor	Drywall and Joint Compound Material	Good	9/14/2020	
201379-02-002-09-05	Throughout Property-3rd Floor	Drywall and Joint Compound Material	Good	9/14/2020	
201379-02-002-09-06	Kitchen-1st Floor	Paper a/w Linoleum Flooring	Good	9/14/2020	
201379-02-002-09-07	Kitchen-1st Floor	Paper a/w Linoleum Flooring	Good	9/14/2020	
201379-02-002-09-08	Hot Water Heater Closet -1st Floor	Paper a/w Linoleum Flooring	Good	9/14/2020	
201379-02-002-09-09	Heater Closet -1st Floor	Paper a/w Linoleum Flooring	Good	9/14/2020	
201379-02-002-09-10	Bathroom 1st Floor	12x12 Blue Floor Tile w/Yellow Mastic	Good	9/14/2020	
201379-02-002-09-11	Bathroom 1st Floor	12x12 Blue Floor Tile w/Yellow Mastic	Good	9/14/2020	
201379-02-002-09-12	Rear Section of Main Hallway-1st Floor	12x12 Blue Floor Tile w/Yellow Mastic	Good	9/14/2020	
201379-02-002-09-13	3rd Floor Bathroom	Tub Fitting Caulk	Good	9/14/2020	
201379-02-002-09-14	3rd Floor Bathroom	Tub Fitting Caulk	Good	9/14/2020	
201379-02-002-09-15	3rd Floor Bathroom	Tub Fitting Caulk	Good	9/14/2020	

Sample Count 15

Handling Chain Type	Handled By	Date	Time	Notes	



Chain of Custody

Report Results To	Melissa Billingsley	9/8/2020	10:42
Send Reports To	BFW Group, LLC	9/8/2020	10:42
Samples Taken By	Mary Anne Lerro	9/8/2020	10:42
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	08:35
Analyzed By	Collin Marrs	9/23/2020	14:24



....Solutions

October 22, 2020

Attention: PHDC Germantown CNA

Reference: Lead XRF Testing Results 83 E. Church Lane Avenue, 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 83 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 ($\geq 1.0 \text{ mg/cm}^2$).

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

During the inspection, <u>no</u> lead-based paint was detected on any of the components sampled (refer to Attachments).

Sincerely,

Melissa Billingsley Project Manager

Attachments

Testing Report Legend

Recommendations

HR – Hazard Reduction

It is recommended that these surfaces be periodically observed for chalking, peeling or cracking.

If the surface is chalking, it can be cleaned with Trisodium Phosphate and repainted. If it is peeling or cracking, it should be repaired or abated.

AR – Abatement Replacement

A strategy of abatement that entails the removal of building components coated with lead-based paint and installation of new components free of lead-based paint.

A Encp – Abatement Encapsulation

"Encapsulant" means a coating or rigid material that relies on adhesion to a lead-based paint surface and is not mechanically fastened to the substrate with a 20-year warranty.

"Encapsulation" means a process to make lead-based paint inaccessible by providing a barrier between the lead-based paint and the environment, where the primary means of attachment for the encapsulant is bonding of a product to the surface covered either by the product itself or through the use of an adhesive.

A Encl – Abatement Enclosure

"Enclosure" means the installation of a rigid, durable barrier that is mechanically attached to building components, with all edges and seams sealed with caulk or other sealant and having a design life of at least 20 years.

CA – Complete Abatement

A process designed either to permanently eliminate lead-based paint hazards on a component and includes, but is not limited to: the removal of lead-based paint and lead-contaminated dust.

OSHA

Any painted surface that has lead content should not be sanded, demolished or disturbed without the proper engineering controls and work methods. As spelled out under OSHA's CFR Part 1926 Lead Exposure in Construction, Interim Rule. Improper disturbance of any paint with lead content can cause lead to become airborne.

NA – Non-applicable

X-ray Fluorescence Spectrometer (XRF) results indicated 0.0 or below, which indicates no lead detected by the XRF Spectrometer.

Surface/Condition

Surface

- A determination of whether a painted surface is considered friction/impact surface or nonfriction 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.

Crit	erion Calibration Check Test 1	Results	
Client:	BFW		
Address:	83 E. Church Lane		
	Phila, PA		
Date:	9-8-20	XRF Serial #:	25357
Project Numl	ber: 201379		
Inspector:	Andrew O. Ward Jr.		
Inspector Signature:	Que of		

Lead Paint Standards	Start of 1 st Calib Chee	ration	2 nd Calil Che		3 rd Calif Che		4 th Calib Che	
Surface Lead mg/cm ²	Reading #	Result	Reading #	Result	Reading #	Result	Reading #	Result
<0.01	1	0.00	206	0.00				
1.04 ± 0.06	2	1.1	207	1.0				
0.71 ± 0.08	3	0.7	208	0.7				
3.58 ± 0.39								
1.53 ± 0.09								-
0.31 ± 0.02								
Detector Resolution	380,	7						

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.

Crite	s			Color		-	(JV)			DINK				ONC				KIN			KIN'	2
iterion	ampling	Room E		Substrate	Wood	Brick Sheetrock	Metal	Controlog	Wood	Brick	Plaster Metal Concrete		Wood	Brick Sheetrock	Plaster Metal Concrete		Brick	Plaster Metal	Concrete	Wood	Plaster Metal	Concrete
Client:	Sampling Location:	Room Equivalent:	Room #:	Component		Mall	Wall			MILLION	Sash		wind	WIND	Sill	;	MINDUL	CUSNA	(DOON	Casivily	
BFW	03 E. Cl Philadelphia,	Exte	Exter	Reading No.	4	J	6	7	œ	9	0		11	12	3	11b	15	6		17		
	E. Church Lane phia, PA	Scherlor	erior	Wall	P	Ą	A	A	A	Þ	P		A	P	P	A	*	A	-	A		
XRF Testing Report	1 Lane			Test Location	1st Floor	2	2 NO FLOOR	2 NO FLOOR	Sr Floor	2ND FLOOR	300 1001		310 MOON	2 ND FLOOR	IST FLOOR	Icr Clant	AND FININY	0		Left Side		
	Signature:	Project No.:	XRF Serial No.:	XRF Reading Results mg/cm ⁴ mg/cm ⁴	0.00	0.00 N NX	0.00	0.00	6,00	0.00 0.00	0.01		0.00	000 00-0	Q.00	2	10.01 DAI	0.00		0.01 0.01		
Date:	re:	0.:	<u>.</u>	ults Class- cm ⁴ ification	POS	1	NEG	INC	Pos	D MEG	-	INC	POS			INC	_	NEG	INC	Pos	NEG	INC
9-8-20	lucojet	201379	25357	ss- lion Surface/Condition	1000	FRICTION I	FRICTION	0	/	FRICTION	FRICTION POOR			FRICTION	FRICTION POOR		FRICTION INTACT	FRICTION	POOR	FRICTION INTACT	FRICTION	POOR
1 of 74				on Recommendation	1943 (B) 1944 1946 1946 1946 1946 1946 1946 1946		A ENCL		1		AENCL			HR	A ENCL		HR	AENCL	-	Ħ	AR	-
				endation	AFNCP	CA	OSHA	NUA	AENCP	CA	OSHA		AENCP	CA	OSHA	C	A ENCP CA	OSHA	NA	A ENCP CA	OSHA	NIA

Crit	riterion	Client:	BFW				Date:	4	9-8-20		
6	ampling	Sampling Location:	83		ane	Sig	Signature:	Rus	20Xert		
	Room E	Room Equivalent:	ST CL	CON		Proj	Project No.:		201379		
		Room #:	Foye	r		XRF Serial No.:	ial No.:		25357		
Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ⁴	Results mg/cm ⁴	Class- ification	Surface/Condition		Recommendation
r. hute	Wood Brick Sheetrock	Dogl	18	A	Middle	0,00	0.00	NEG	FRICTION INTACT		A ENCP
ç	Concrete							INC	POOR)R A ENCL	0
-M-		110	191	A	8	0.00) Pos	FRICTION INTACT	CT HR	Þ
hite	0	Walls	56	00	Mi adle Porthum	0.00	0,00	NEG	FRICTION INTAC	>	
E.	Concrete		R	D	Middle	0,00		INC	POOR		(NIA)
n,	Wood	in vit	23		Middle	0,00) Pos			A ENCP
140	(s)	Cally					0.00	NEG	NON- FAIR		CA
Min	Concrete	Í			5			NC (POOR	RAENCL	0
1	Wood	CONR	24	0	[nettoc]	0-01	2	Pos	FRICTION INTACT	CT HR	AENCP
Just	Plaster Metal Concrete	Base					0.01	1	FRICTION POOR	R A ENCL	1
								INC			(
	Whod			_				POS			AENCP
	Brick Sheetrock							NEG	12		
	Plaster		1					_	FRICTION	AENCL	
	Concrete								FUUR		NIA

Crit	riterion	Client:	BFW			vebor.	Date:	9-8	-20	
<i>(</i> 0	Sampling	Sampling Location:	20	E. Church Lane	ane	Sig	Signature:	Rull	Jack	
	Room E	Room Equivalent:	Philadelphia,	hia, PA A -	1ST FLOOR	Proj	Project No.:		201379	1
		Room #:	Living	D	Mag	XRF Se	XRF Serial No.:		25357	
Color	Substrate	Component	Reading No.	Wall	Test Location			Class- ification Su	Surface/Condition	Recommendation
Mile	Wood Brick Sheetrock	Dror	36	Ð	Middle	0.00	0.00	POS NEG	FRICTION INTACT	
J. TO	Plaster Metal Concrete	you							FRICTION POOR	A ENCL
while	Wood Brick Sheetrock Plaster Metal	Dor	26		Leff Side	0.00	0.00	NEG POS FRI	FRICTION INTACT	HR
	1.11	Com J						INC	POOR	AENCE
Wide	Wood Brick Sheetrock	Dool	27	9	Right Side	0	0.00	POS FRI	NON- FAIR	AR
λ	(Metal) Concrete	Jan							FRICTION POOR	A ENCL
-		MAN	9t	BA	Millo	0.00	0,06	/	FRICTION INTACT	HR
6 MK	Plaster Metal Concrete	ų,	50	90	Middle	0,00		INC FRI	FRICTION POOR	A ENCL
n La Se	Wood	miling	12		Middle	0.00	0,00/		FRICTION INTACT	Ŧ
C.		ter J						FRIO	FRICTION POOR	A ENCL

Crit	riterion	Client:	BFW				Date:	4-	06-30	
	Sampling	Sampling Location:	68	E. Churc	Church Lane	S	Signature:	aus	OCXed	
	Room E	Room Equivalent:	And A	· A -	15T P1001	Pro	Project No.:		201379	
		Room #:	LINI	Ng Ru	Roum	XRF Se	XRF Serial No.:		25357	
Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ⁴	Results mg/cm ⁴	Class- ification	Surface/Condition	Recommendation
	Wood		33	A	Multoch	0.01) pos	EDICTION INTACT	HR A ENCP
Nife	Brick Sheetrock Plaster	Cort					Or Ol	(NEG		AR CA
(e)	Metal Concrete	base						z (FRICTION POOR	A ENCL
-	Wood	white	96	A	TUP	0.01		POS		AENCP
1 the	Briek	WINDE	35	0	TNO	0.01	0.01	NEG	FRICTION INTACT	HR CA
J.		2100			U		1		FRICTION POOR	A ENCL NIA
				1				POR	X	C
	Wood Brick								FRICTION INTACT	HR CA
	Sheetrock Plaster Metal							NEG	NON- FAIR	AR OSHA
	Concrete							INC		(UN)
	Wood							POS	INTACT	A ENCP
	Sheetrock							NEG	NON- FAIR	AR OSHA
	Metal Concrete			/				INC	POOR	A ENCL N/A
								POS		A ENCP
	Brick	/						NEO	z	
	Metal								FRICTION	A ENCL OSHA
	Concrete								TOOR	NIA

Crite	riterion	Client:	-				Date:	9-8-	00
Ś	ampling Room E	Sampling Location: Room Equivalent:	93 E. Cl Philadelphia, AQI . A	E. Church Lane phia, PA A – (St	ane St Plan	Sigr Proje	Signature: Project No.:	Red	20 <i>20</i> 201379
		Room #:	Kika	chen		XRF Serial No.:	al No.:		25357
Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ⁴	Results mg/cm ⁴	Class- ification	Surface/Condition
	Wood Brick Sheetrock	SNor	26	44	Aldolo	0,00		POS	FRICTION
Wint		Ward	39	YM	Bottom	33	0,00	INC NEG	NON- FRICTION
hite	E I	recling	40		Middle	0.00	0,00	NEG	FRICTION INTACT
Jun	Metal Concrete							NO (FRICTION
hule	Wood Brick Sheetrock	Window	141	I	dat	0.01	0.01	Pos	FRICTION INTACT
٤	Plaster Metal Concrete	Sill						~	NON- FRICTION
hite	Wood	NINJAW	42	Э	Bottom	0-01	0,01) Pos	FRICTION INTACT
Jun.	Plaster Metal Concrete	April					~	NEG	NON- FRICTION
								BOR	
	Wood Brick								FRICTION INTACT
	Plaster Metal							NEG	NON- FAIR
1	Concrete							INC	

S	Sampling Room E	Sampling Location: Room Equivalent:	Philadelphia,	E. Church phia, PA	Lane Balement	Si Pro	Date: Signature: roject No.:	Que 1-	6 3	
	Room E	Room Equivalent: Room #:	Appl		to Basement	Pro. XRF Se	Project No.: XRF Serial No.:		201379 25357	
Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ⁴	Results mg/cm [⊀]	Class- ification	Surface/Condition	Recommendation
while	Wood Brick Sheetrock Plaster Metal Concrete	Dor	43		Thy	000	90.0	NEG	FRICTION INTACT NON- FRICTION POOR	HR AR
While	Wood Brick Sheetrock Plaster Metal Concrete	Door	44	Ð	Left Side	0.01	0.01	NEG NEG	FRICTION INTACT NON- FRICTION POOR	A ENCL
white	Wood Brick Sheetrock Plaster Metal Concrete	Door	45	Ð	Right Side	0.01	0,0(INC NEG	FRICTION INTACT FRICTION FAIR POOR	HR A ENCL
White	Wood Brick Sheetrock Plaster Metal Concrete	walls	67 67 125	0000	TUD Middle Bottom	0.00 0.00 0.00	0,00 (INC NEG POS	FRICTION INTACT NON- FRICTION POOR	HR AR A ENCL
unde	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	50		The of Stairs	0.00	0.00	NEG POS	FRICTION INTACT NON- FRICTION FAIR POOR	HR AR A ENCL

				C (any	Color	20
Wood Brick Sheefrock 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	Sampling Room E
				walls	Component	terion Client: Sampling Location: Room Equivalent: Room #:
				52	Reading No.	BFW 183 E.C Philadelphia, Apt A Basely
				0P	Wall	E. Church Lane
				Middle	Test Location	Lane PODJEMENT
				0.00	XRF Reading Results mg/cm ⁴ mg/cm ⁴	
NEG	POS	NEG	NEG.	U NEG NEG	m ⁴ ification	
FRICTION INTACT NON- FRICTION FAIR POOR	FRICTION INTACT NON- FAIR FRICTION POOR	s- on Surface/Condition	2-8-26 2000er 201379 25357			
HR CA AR OSHA A ENCL N/A	HR A ENCP AR CA A ENCL N/A	HR CA AR OSHA A ENCL NIA	HR A ENCP HR CA AR OSHA A ENCL NIA	HR CA AR OSHA A ENCL NA	Recommendation	

S	ampling Room E	Sampling Location: Room Equivalent:	93 E. Cl Philadelphia,	E. Church Lane	ane 1 Plour	Sig	Signature: Project No.:	Rus	2000 201379	
		Room #:	Bath	hroom		XRF Se	XRF Serial No.:		25357	
Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ⁴	Results mg/cm ⁴	Class- ification	Surface/Condition	Recommendation
10	Wood	Nov	63	¥.	TUP	0.00			FRICTION INTACT	HR A ENCP
June	Sheetrock Plaster Metal	NUN					0.00	NEG	NON- FAIR	P
								INC		C
white	Wood Brick Sheetrock Plaster	DOUX	454	b	Kight Side.	0.01	0.0	NEG	PRICTION INTACT	HR CA AR OSHA
1	Concrete	~ ~ ~)			INC	אטטיז	
n K	Mood	MAR	55	V	Left Side	0-01	A 41	Pos	FRICTION INTACT	HR A ENCP
Jun	10	Camp					Oco C	NEG		AR OSHA
	Concrete	Jan						INC	POOR	(NIA
-	Wood	11.	56	A	TOP	C0-0		POS		A ENCP
1 Junio		WAN	57	C	nd.	0.00	2 20	NEG	- 62	HR CA
Was	Plaster Metal	Choose and the second s	58	0	Middle	0.00	0,00	1	FRICTION POOR	A ENCLY DISHA
1			199	0	Mizidle	0.00		INC		(
	Wood	. Ind	00		Malle	0.00	シン	Pos	PICTION INTACT	HR A ENCP
~	Sheetrock	CRIM 1					0.00	NEG		
3	Plaster	0000					2	1	FRICTION FAIR	AR OSHA
With	Metal								PODE	_

1			White	White	Color	
Wood Brick Sheetroek 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	Sampling Room E
			cieling	wall	Component	terion Client: Sampling Location: Room Equivalent: Room #:
			65	64 63 60 60	Reading No.	BFW 63 E. C Philadelphia, Apt. A
					Wall	E. Church Lane phia, PA A [M
			Middle	The Alle	Test Location	I Lane
			0.00 0.00	0.00 0.00 0.00 0.00	XRF Reading Results mg/cm ⁴ mg/cm ⁴	
NEG NEG	NEG POS	NEG POS	INC NEG POS	INC NEG POS	s Class- 1 ⁴ ification	
FRICTION INTACT NON- FRICTION POOR	FRICTION INTACT NON- FAIR FRICTION POOR		201379 25357			
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 NA	HR CA AR AR AENCL NA	Recommendation	

	Jude	WWA	n lo	<	I July	Www	1.10	~	White	-	Color			"	Cat
Concrete	152	Sheetrock Plaster Metal Concrete		-	Wood Brick Sheetrock	Sheetrock Plaster Metal Concrete	Wood	Concrete	Brick Sheetrock Plaster Metal	Wood	Substrate		Room E	Sampling	riterion
	ceiling	UUU	111	Jamo	Don	Caring	0000		DOW	>	Component	Room #:	Room Equivalent:	Sampling Location:	Client:
	61	11	10		(90)		67			90	Reading No.	1401	Apt .A -	Philadel	BFW
		000	A		Ð		D			9	Wall	Water		E. Church Lane	
	Middle	Middle	Middle		Right Side	9	Left Side			Middle	Test Location	Heater Room	ST [001	Lane	
	0.00	00.0	0.00		0-01		0.01			0.00	XRF Reading mg/cm ⁴	XRF S	Pro	S	cport
	0.00	0,00	5		10.0		D.NI		0.00		Results mg/cm ⁴	XRF Serial No.:	Project No.:	Signature:	Date:
1	NEG	INC	POS	NC (NEG		Pos	INC	NEG	POS	Class- ification			and	10
POOR	FRICTION INTACT	FRICTION POOR	FRICTION INTACT	FRICTION POOR	PRICTION INTACT	FRICTION POOR	FRICTION INTACT	POOR	PRICTION FAIR	INTACT	Surface/Condition	25357	201379	00/00/	-0-20
A ENCL / NIA	HR A ENCP AR CA	AR OSHA	HR A ENCP	A ENCL	HR A ENCP	AR OSHA	HR A ENCP		AR CA	AENCP	Recommendation				

	202					5	and a	
ing Location:		E. Church phia, PA	5	<u>s</u>	gnature:	Ulus	Dat	
n Equivalent	Ant		To Vite	Pro XRF Sc	ject No.: rial No.:		201379 25357	
_	70		Test I sealing	XRF	Results	Class-		
1						invertori		Incontinuenceation
	414	B	TUP	0.00		POS		A ENCP
-)				1	フンソ	/		
					00.0	1		AR OSHA
JIE			,			INC	FUUR	(NA
-	15	G	Kight Side	0.01		POS		AENCP
-			J		0.0 (NEG		AR CA
		1				NC (FRICTION POOR	A ENCL
-)	76	D	Left Side	10.0) pos		HR A ENCP
) 0, C	NEG		AR OSHA
						INC		NIA (NIA
\sim		0	JUV	0.01		POS		A ENCP
					0.01	NEG		AR CA
	T					NC (-RICTION POOR	A ENCL
-	300	A	(Hothom	0,00		POS		AEN
1	4	-	11 ~ 11	0.00	000		-	HR CA
						1		A ENCL OSHA
		g Location: Philade Equivalent: Philade Room #: Applied Component No. Door To Door To	Equivalent: Philadelphi Room #: Auton Room #: Auton Door Door The Door T	$\begin{array}{c c c c c c c c c c c c c c c c c c c $	g Location: <u>P3</u> E. Church Lane <u>Philadelphia</u> , <u>PA</u> Equivalent: <u>APA TA TA TA CLARA</u> Pro <u>Proposed</u> Reading <u>Wall</u> <u>Test Location</u> <u>Reading</u> <u>Component</u> <u>Reading</u> <u>Wall</u> <u>Test Location</u> <u>Reading</u> <u>Component</u> <u>Reading</u> <u>TA D</u> <u>TAP</u> <u>CLARA</u> <u>TA D</u> <u>CLARA</u> <u>TA D</u> <u>CLARA</u> <u>CLA</u>	g Location: <u>22</u> E. Church Lane Pulladelphia, PA Room #: <u>AppliA - 157 Floor</u> Room #: <u>AppliA PA</u> <u>157 Floor</u> Projec Reading <u>wain</u> <u>rest. Location</u> <u>Reading</u> <u>r</u> Nov <u>15 B</u> <u>Tlop</u> <u>Coco</u> Door <u>15 B</u> <u>Tlop</u> <u>Coco</u> Door <u>15 B</u> <u>Kloph</u> <u>Slde</u> <u>O. ol</u> Door <u>16 B</u> <u>Locat</u> <u>O. ol</u> O. ol <u>Jamb</u> <u>11 D</u> <u>TOP</u> <u>Coco</u> <u>Jamb</u> <u>11 D</u> <u>Locat</u> <u>Slde</u> <u>O. ol</u> <u>Jamb</u> <u>11 D</u> <u>Locat</u> <u>Slde</u> <u>O. ol</u> <u>Jamb</u> <u>11 D</u> <u>O. ol</u> <u>Jamb</u> <u>11 D</u> <u>O. ol</u> <u>Jamb</u> <u>10 D</u> <u>Coco</u> <u>Jamb</u> <u>11 D</u> <u>TOP</u> <u>Coco</u> <u>Jamb</u> <u>11 D</u> <u>TOP</u> <u>Coco</u> <u>Jamb</u> <u>11 D</u> <u>TOP</u> <u>Coco</u> <u>Jamb</u> <u>11 D</u> <u>TOP</u> <u>Coco</u> <u>Jamb</u> <u>10 D</u> <u>Jamb</u> <u>10 D</u> <u>Coco</u> <u>Jamb</u> <u>10 D</u> <u>10 D</u> <u>10 D</u> <u>Coco</u> <u>Jamb</u> <u>10 D</u>		g

Crit	riterion	Client:	BFW		VIVI Teaming report	JOIL	Date:	9	8-20	
60	Sampling	Sampling Location:	Bhiladala	E. Church Lane	Lane	S	Signature:	and	20xet	
	Room E	Room Equivalent:	Apr A ~		157 1001	Pro	Project No.:		201379	
		Room #:	hed	MOU	Just to Kitchen	XRF Se	XRF Serial No.:		25357	
Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ⁴	Results mg/cm ⁴	Class- ification	Surface/Condition	Recommendation
	CONTRACTOR OF CONTRACTOR		79		NU	CQ.0		POS		
. 1.	Wood	M	201	2	K 11	115	į.	1	PRICTION INTACT	HR A ENCH
Ande	Sheetrock	Mary	00	0	in your	0000	A A	NEG	NON- FAIR	AR CA
Q.	Plaster Metal	4	0	0	(tothom	0.0	0.00	C	FRICTION	A ENCL NIA
	Conciona		202	9	TUD	0.00		INC	and the second s	(
	Wood		83		Middle	0.00		POS	INTACT	A ENCP
1/2		puritice					0.00	5	-	
June	0	Cenil					Ceve	NEG	NON- FAIR	AR OSHA
ſ	Concrete							INC	POOR	
	Wood							POS	1	A ENCP
	Brick Sheetrock							NEG		AR CA
	Plaster							_	FRICTION	A ENCL OSHA
	Concrete					/		INC		
								POS		A ENCP
	Brick Sheetrock							-		
	Plaster Metal							NEG	FRICTION	A ENCL OSHA
	Concrete			/				INC		UNI
			/					POS		A ENCP
	Brick							NEG	-	HR CA
1	Plaster								FRICTION	P
1	Concrete						Ì	INC		

(Sampling Room E	Sampling Location: Room Equivalent:	Brw Bb J E.C Philadelphia, Ant.A-	PA	Lane	Pro	Date: Signature: roject No.:	Rus	00	
	Room E	Room Equivalent: Room #:	Read	Bed	1001	Pro XRF Se	Project No.: XRF Serial No.:		201379 25357	
Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ⁴	Results mg/cm ⁴	Class- ification	Surface/Condition	Recommendation
White		Dor	48	A	ALL	D-W	0.00	POS	FRICTION INTACT	HR A ENCP HR CA AR OSHA
	Concrete)			INC	POOR	
a/~	Mood)00C	58	A	Left Side	0.0(Pos	FRICTION INTACT	HR A ENCP
WWAR	Sheetrock Plaster Metal Concrete	Casing					0-0((NEG	FRICTION FRICTION POOR	A ENCL NIA
1	Wood	mor	013	Ð	Right Side	0-01		Pos	INTACT	A ENCP
With	Sheetrock Plaster Metal	pup		_			0.01	NEG	NON- FAIR	AR OSHA
	Concrete	JU.,						INC	POOR	(NA
	Wood	111	50	A	, da	6.00		POS		A ENCP
Supe	6	Jall	99	15	Middle	00.00	0,00	NEG	FRICTION INTACT	HR CA
	Metal Concrete	Ģ	90	dr	Acidile	0.00	0.000	1	FRICTION POOR	A ENCL NIA
	Whend		9		Mille	211		POS		A ENCO
Whe	Sheetrock	Pulling					0,00	1	-	
E	Plaster	Cent 1						NEG	NON- FAIR	AR OSHA
	Metal							(FRICTION	AENCL

Criterion c	Sampling Location:	Room Equivalent:	R	Color Substrate Co	Wood	×	Metal Concrete	Wood	×	Concrete	Wood	Brick Sheetrock	Plaster Metal Concrete			Wood	Wood Brick Sheetrock Plaster	Wood Brick Sheatrock Plaster Metal Concrete	Wood Brick Plaster Metal Concrete	Wood Brick Plaster Metal Concrete	Wood Brick Plaster Metal Concrete Brick Sheetpock	Wood Brick Plaster Metal Concrete Brick Sheetrock Plaster Plaster Metal
Client:		10.1	Room #:	Component	WINN	UN UNDA A	Sill	way www.	I'm I	ANNA.		1								/		
BFW	83 I	AVA A -	Reav	Reading No.	62	63		94										1				
		A I A	Bec	Wall	\bigcirc	0		0									1	/				
XRF Testing Report	Lane	ST FLOUR	rugin	Test Location	QUT	Tub	-	Bottom														
	S	Pro	XRF S	XRF Reading mg/cm ⁴	0.01	0.00		0.00														
Date:	Signature:	Project No.:	XRF Serial No.:	Results mg/cm ⁴		10.0			0,00				/									
10	au			Class- ification	Pos	NEG) Pos	NEG	INC	POS	NEG		INC	POS	NEG		INC	POS	-	NEG	
Page 14	1000	201379	25357	Surface/Condition		FRICTION INTACT	FRICTION POOR	INTACT	NON- FAIR	POOR		_	FRICTION POOR		EDICTION INTACT		FRICTION POOR			1.4	FRICTION FAIR	I NICHON
of nd				Recommendation	A ENCP	AR CA	A ENCL NIA	A ENCP	AR OSHA	A ENCL NIA	A ENCP	HR CA	A ENCL N/A	NIN	HR A ENCP	AR CA	A ENCL NIA	Line -	A ENCP		AR OSHA	

Criterion	Sampling Location: Room Equivalent:		Color Substrate		UMH Sheetrock Plaster Concrete	Wood	0 () ¥	Wood Brick Sheetrock		Wood	_	Concrete	
Client:	Location: juivalent:	Room #:	Component	D. M	Un or	Parti	Casing	Door	Jamo	1111	WAND		K 1.
BFW	Philadelphia,	Enhance	Reading No.	95		96		97		98	101	602	
	E. Church Lane phia, PA	ance	Wall	A		A		A		A	00		
XRF Testing Report	Lane	trinway	Test Location	ph		Right Side		Left Side		Mr J NO	Hiddle	Hiddle	
	Signature: Project No.:	XRF Serial No.:	XRF Reading F mg/cm ⁴ n	0.00	0.	6.01		0.01		0.00		0,00	
Date:	Signature: _	I No.:	Results mg/cm ⁴		0.00		0.01	100		0.00		00 00	
2-	Rus		Class- ification) Pos	NEG	Pos	INC NEG	POS		1	INC NEG		NEG
Page 1	207 <i>e</i> f 201379	25357	Surface/Condition	FRICTION INTACT		INTACT	FRICTION POOR		FRICTION POOR	FRICTION INTACT	FRICTION POOR		RICTION POOR
5 of 72			Recommendation	HR A ENCP	AR OSHA	A ENCP	AR OSHA A ENCL NIA	HR A ENCP	A ENCL NIA	HR A ENCP	A ENCL	HR AENCP	A ENCL NIA

E. Cumunit and employ Froject No: Test Location 201379 9 Walt Test Location Reading Middl Reading 0.01 Reading Middl <t< th=""><th>Criterion</th><th>Client:</th><th></th><th></th><th>XRF Testing Report</th><th></th><th>Date:</th><th>0-0</th><th>0 6</th><th>of 32</th></t<>	Criterion	Client:			XRF Testing Report		Date:	0-0	0 6	of 32
Rom # EnAMOR SALCULY XF Serial No: 2557 Susana Component No	Sampling Room E	Location: quivalent:	Philadel	E. Churc phia, PA	h Lane	Sign Projec	ature: st No.:	Rus	6	
Subartue Component No. Wall Test Location Rading mg/om Reading mg/om Reading/om Reading/o		Room #:	K			XRF Seria	al No.:		25357	
Shuriy 104 C Hiddla 0.00 0.01 NTACT Nice Precision INTACT NC POR PRODUCT FAR NC PRICIS NUMER NC PRICE NUMER NC		Component	Reading No.	Wall	Test Location			Class- ification		R
Will I	Whood Brick Sheetrock	stail		ND	Middle	,00)0,0(NEG		
Pos Friction Pos Friction Por Friction Fric	M Plaster Metal Concrete	Syran						INC		Þ
NEG NOX. FAR FRICTION INTACT NEG FRICTION INTACT NEG FRICTION INTACT NEG FRICTION INTACT NEG FRICTION INTACT NEG FRICTION INTACT	Wood							POS	V	1
INC INCOMPOR INC. INC. INC. INC. INC. FAR. INC. FAR. INC	Sheetrock Plaster Metal							NEG		≥
RICTION INTACT RICTION INTACT INC RICTION INTACT INC								POS		
Image: Sector of the sector	Wood Brick Sheetrock							-	FRICTION INTACT	-
POR FRICTION INTACT INC POR FRICTION INTACT INC POR FRICTION INTACT FRICTION INTACT	Plaster Metal Concrete									A ENCL
HICTION INTACT HIC HIC HIC HIC HIC HIC HIC HIC								INC		
NEG NON- FAIR INC POOR POOR NEG NON- FAIR FRICTION INTACT NEG NON- FAIR FRICTION EAIR FRICTION POOR	Wood Brick									
INC INC POS FRICTION INC FOR INC FRICTION INC FOR INC FOR	Plaster Metal							-		Þ
POS FRICTION INTACT NEG NON- FAIR FRICTION POOR	Concrete		/					INC		
NEG NON- FAIR FRICTION POOR	Wood							POS		
FRICTION	Brick	,						-		
	Concrete									Þ

Criter	Sa	77		Color S		1.10 6	UNIC			WWW S			whe s	1.0		Unie :		1 10 (
riterion	mpling	oom E		Substrate				Conciere		Plaster Metal		\sim	÷¥	Concrete	~	~	Concrete	Wood	Plaster Metal
Client:	Sampling Location:	Room Equivalent:	Room #:	Component		1/10/11	Mund		a -ling	Cen. J		Walnu	WINNE -	210	- INW	MINN	-	CUNE	Ans
BFW	69	Apt 6	LIVI	Reading No.	105	106	(0)	108	109			110	III		211	113		114	
	E. Church Lane	bia, PA	ng ha	Wall	A	0	0	D				Ą	A		0	A		0	
	Lane	NO TOUN	MOON	Test Location	NO.	Middle	Bottom	Middle	Middle			Top	Gal		12 often	Buttom		Mattag	
vebou	S	Pro	XRF Se	XRF Reading mg/cm ⁴	00.0	00.0	0.00	0.20	0.00			10-0	0 - 01		0,00	0.01		0.01	
Date:	Signature:	Project No.:	XRF Serial No.:	Results mg/cm ⁴		* 11	0.00		シンシ	0.00	Ī		0.01			0.01		0,0	
9.	Red			Class- ification	POS	NEG	(INC	Pos	NEG	INC	POS	NEG	INC	POS	NEG	INC	Pos	NEG
6-20	00/04	201379	25357	Surface/Condition			FRICTION		FRICTION	NON- FRICTION			NON- FAIR			PRICTION FRICTION		FRICTION INTACT	NON- FRICTION
0		79	57	ndition		INTACT	POOR		INTACT	FAIR		NITAOT	FAIR	POOR		FAIR	000	NTACT	FAIR
				Recommendation		HR	AENCL		Ħ	AR		i	AR HR	A ENCL		AR AR		HR	AR
ľ				endatior	AENCP	CA	OSHA		AENCP	OSHA	$\left(\right)$	AENCP	CA	NIA	AENCP	OSHA CA	G	A ENCP CA	A A A

Color Subs	- 8	MMH Brick Plaster Metal Concrete	Muld Sheetrock Plaster Metal Concrete	Mult Sheetro Plaste		Much Brick Brick Plaster Metal Concrete			Shee Play
Room Equivalent: Room #: Substrate Component		Brick Brick Plaster Metal Concrete	And	Brick Plaster Motor	(Mood Brick Sheetrook Plaster Metal Concrete		Wood Brick Sheetrock Plaster	Concrete
Reading No. Wall	112	116	110 111 111	119 (522	144 1	125	
PA - J WV PT O V UY UY Test Location) Closet	Closet	Closet Closet		Public	VIU	Middle	
Project No.: XRF Serial No.: XRF Reading Results mg/cm ⁴ mg/cm ⁴	190	0.00 0.00	0.01 0.0	0.01 0.0		0.00 0.00	0-00	0.00	
Class- ification Su	POS	NEG FRICTION INTACT	NEG NEG INC	POS FRICTION INTACT NEG NON- FAIR	INC	~	INC	NEG FRICTION INTACT	INC POOR
Recommendation	14940220192020202020202020202020202020202020	HR CA AR OSHA A ENCL NA	HR CA AR CA AR OSHA	HR A ENCP HR CA AR OSHA	C	HR CA AR OSHA A ENCL NIA	(HR CA AR OSHA	AENCL

	Wcod Brick Sheetrock Plaster Metal Concrete	Wood Brick Sheetrock Plaster Metal Concrete	Wood Brick Sheetrock Plaster Metal Concrete	Wurdt Brick Sheetrock Plaster Metal Concrete	Color Substrate	Criterion Sampli Roon
Wood Brick Sheetrock Plaster Metal	Wood Brick Sheetrock Plaster Metal Concrete	rock al	rock al	rock rock rete Shanger	trate Component	Sampling Location: Room Equivalent: Room Equivalent:
				1-61	Reading No.	BFW 93 E. Chur Philadelphia, PA Apt B - Apt B -
				030	Wall	E. Church Lane phia, PA B - JNB
				Boltom	Test Location	XRF Testing Report
						y Report
				0.01	XRF Reading mg/cm ⁴	Sig Proj
				0=01	Results mg/cm [*]	Date: Signature: Project No.: XRF Serial No.:
NEG NEG	POS NEG	NEG NEG	NEG NEG	INC NEG POS	Class- ification	q.
FRICTION INTACT NON- FAIR FRICTION POOR	FRICTION INTACT NON- FAIR FRICTION POOR	FRICTION INTACT NON- FAIR FRICTION POOR	FRICTION INTACT	FRICTION INTACT NON- FAIR FRICTION POOR	Surface/Condition	201379 25357
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 NA	HR CA AR A ENCL NA	Recommendation	of 32

Crit	riterion	Client:	BFW				Date:	4	-8-20	
(0	ampling	Sampling Location:	83	E. Church Lane	Lane	Si	Signature:	and	00xod	
	Room E	Room Equivalent:	iladel A	ohia, PA	NO PLOOV	Pro	Project No.:		201379	
		Room #:	Hot 1	Jaker	Heater Room	XRF Se	XRF Serial No.:		25357	
Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ⁴	Results mg/cm ⁴	Class- ification	Surface/Condition	Recommendation
	Mood		801	Ð	top	0-00) pos	EDICTION INTACT	A ENCP
Juite	Brick Sheetrock Plaster Metal	Door					0.00	NEG	NON- FAIR	2
	Concrete							INC	POOR	(NA
5	Wood	NON	1201	C	Left Side	0.00		Pos	FRICTION INTACT	HR A ENCP
Junt	Plaster Metal	Casing					0.00	NEG		AR OSHA
	Concion	(INC		C
X	boom	NOON	120	Ð	Kight Side	0.01	>	Pos	FRICTION INTACT	HR A ENCP
Wite	Brick Sheetrock Plaster Metal	QUILY .			0		0.0(NEG	NON- FAIR	AR OSHA
×	Concrete	J.			2			INC	POOR	NIA
~ \a	Wood		5	A	Mattom.	000		POS		AENCP
We	Brick	July	132	11	OUL	0,00		NEG	-	HR CA
5	Plaster Metal Concrete	0000	551	0	Muddle	1.1	0,00	/	FRICTION POOR	A ENCL NIA
			134	D	JON.	00.0		INC		1
	Wood	-V~~	175		Madde	0,00		Pos	EDICTION INTACT	HR A ENCP
Mile	Sheetrock	Clering					0.00	NEG	NON- FAIR	AR OSHA
	Concrete	ļ						INC	POOR	(NIA

		-	22			2		0	nral	
	RoomE	Room Equivalent:	Philadelphia,	bhia, PA	NO DI NAV		Project No ·	(V-W	201370	
		Room #:	Kita	nen		XRF Se	XRF Serial No.:		25357	
Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ⁴	Results mg/cm ⁴	Class- ification	Surface/Condition	Recommendation
	(What		136		TW	0.01		POS		A ENCP
1.10	Brick	edge					0,0)	FRICTION INTACT	
Whit	Plaster Metal	0.21					010	NEG	FRICTION FAIR	A ENCL OSHA
								INC		(
-		Lundoid	137	D	TOP	0-01		Pos	EDICTION INTACT	HR A ENCP
White	Sheetrock Plaster Metal	SIL					Ur of	NEG		μ.
	Concrete		1					INC	POOR	CNA
1 20	Wood	more	138	0	mattach	000	1 11	Pos	FRICTION INTACT	HR A ENCP
What	Sheetrock Plaster Metal	Man					0,000	NEG		AR OSHA
	1.1	N. I						INC	T OON	
		1/1	139	\$A	TOP	0.00		POS		A ENCP
Lak	Sheetrock	War	140	E	Middle	0.00	01,0	NEG	NON FAIR	HR CA
Jun			14	0	Pottom	0.00		1	FRICTION POOR	A ENCL OSHA
			14	Ð	TOP	0,00		INC		(10)
7	Wood	-1 mb	143		Middle	0.00	22) Pos	INTACT	HR A ENCP
hill	Sheetrook	Centry		-			0,00	NEG		AR CA
	Plaster	C. J						1	EDICTION FAIR	OSHA

Whod Brick	Wood Brick Sheetrock Plaster Metal Concrete	Wood Brick Sheetrock Plaster Metal Concrete	Wood Brick Sheetrock Plaster Metal Concrete	Wild Brick Brick Sheetrock Plaster Metal Concrete	Color Substrate	Criterion Sampling Room E
Window	Window STIL	Door Jamb	Door	Door	Component	Room Equivalent:
Shi	147	971	531	144	Reading No.	BFW 83 E. CI Philadelphia, Bed (100 h
Þ	Ð	A	A	A	Wali	PA
(mattod)	2 TUP	Leff Side	"Kight Side	Middle	Test Location	XRF Testing Report
0.01	0.00	0.0(0,01	0-00	XRF Reading mg/cm ⁴	
0,0 (0.00	0.0(ð.o (0.03	Results mg/cm ⁴	Date: Signature: Project No.: XRF Serial No.:
	INC NEG POS	INC NEG POS	INC NEG POS	INC NEG POS	Class- ification	1 240
FRICTION INTACT NON- FRICTION FAIR POOR	FRICTION INTACT NON- FAIR FRICTION POOR	FRICTION INTACT NON- FRICTION POOR	FRICTION INTACT NON- FRICTION FAIR POOR	FRICTION INTACT NON- FRICTION FAIR POOR	Surface/Condition	Page 22 8-20 201379 25357
HR CA AR OSHA A ENCL NUA	HR CA AR OSHA A ENCL NA	HR CA AR OSHA A ENCL NIA	HR CA AR OSHA A ENCL NIA	HR CA AR OSHA A ENCL NIA	Recommendation	of m

Crit	riterion	Client:	BFW			Date:	9	0-20	
	Sampling Location:	Location:	83 E.C	Church Lane	Sign	Signature:	Rus	2010f	
	Room E	Room Equivalent:	Philadelphia,	2ND FLOOR	Projec	Project No.:		201379	
		Room #:	Bedroom	Next to Kitchen	XRF Serial No.:	al No.:		25357	
Color	Substrate	Component	Reading No. Wall	Test Location	XRF Reading mg/cm ⁴	Results mg/cm ⁴	Class- ification	Surface/Condition	Recommendation
100000000000000000000000000000000000000	La		1491	MM	0.00		POS		A FNCP
1 10	Brick	1. valls	150, 6	Fliddle	P	:		FRICTION INTACT	HR
June		WWW.	151	Middle	- C 21	0.00	NEG	FRICTION FAIR	A ENCL
¢	Concrete		152 J	Bothin	0.00		INC	ROOM	
1	5.1	~ 16 van	[53]	Middle	0.00		Pos	EDICTION INTACT	H
MR	60	certing			0	0.00 (NON- FAIR	AR
0	Concrete						NC	POOR	AENCL
	Winnd						POS		
	Wood Brick Sheetrock						NEG	NON- FAIR	HR
	Metal Concrete					/		FRICTION POOR	A ENCL
						_	POS		
	Wood Brick Sheetrock						NEC	-	HR
	Plaster Metal						-	FRICTION POOR	AENCL
							INC		
	Wood						POS		
	Brick Sheetrock						NEG	FRICTION INTACT	AR
	Plaster Metal						-	FRICTION POOR	AENCL
1	Concrete						5		

0	niterion	Client:	BFW		XRF Testing Report		Date:	9	8-20 24	for the
	Sampling	Sampling Location:	del	PA	4	o '	Signature:	Reu	loop	
		Room #:	Powder		ROOM	XRF S	XRF Serial No.:		201379 25357	
Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ⁴	Results mg/cm ⁴	Class- ification	Surface/Condition	Recommendation
Whe	Wood Brick Brick Sheetrock Plaster Metal	Dor	154	A	Middle	0.00	0.00	NEG	FRICTION INTACT	HR CA AR CA AROSHA
)		155		Pint Sida	ות ח		POS		(
Unle	(Mood Brick Sheetrock Plaster Metal Concrete	Casing	177	7	No no	0.01	0.01 (IN NEG	FRICTION INTACT NON- FRICTION POOR	HR CA AR OSHA A ENCL NIA
We	ŝ	Door	156	A	Left Side	0.0(D=0 (NEG	FRICTION INTACT	HR CA
2	Metal Concrete							NC (POOR	A ENCL NIA
1. Je	Wood Brick Sheetrock Plaster	window.	157	0	TUY	10.01	0.01	NEG	NON- FAIR	HR GA AR CA
Mu	Metal Concrete	Sin			2			1	FRICTION POOR	A ENCL NIA
MM	Wood Brick Sheetrock	mon	150	0	mattack,	0.06	0.00	NEG	FRICTION INTACT	HR A ENCP AR CA
	Metal Concrete	1 m						NC (FRICTION POOR	A ENCL NIA

Co Share	C P PN - <		WWH COM	Unde Ste	Color Sut	Sampli
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	orn Ipling
			caling	walls	Component	rerion Client: Sampling Location: Room Equivalent: Room #:
			162	161	Reading No.	BFW BJ E.C Philadelphia, Mr.B
				(3)A	Wall	E. Churr
			Middle	Hiddle	Test Location	Church Lane a, PA 2 MT PLOUV
			0.00	0.00	XRF Reading mg/cm ⁴	
			0.00	0,08	Results mg/cm ⁴	Date: Signature: Project No.: XRF Serial No.:
NEG	NEG NEG	NEG NEG		INC NEG POS	Class- ification	Rug
FRICTION INTACT NON- FAIR FRICTION POOR	FRICTION INTACT NON- FRICTION POOR	FRICTION INTACT NON- FAIR FRICTION POOR	FRICTION INTACT NON- FAIR FRICTION POOR	FRICTION INTACT NON- FAIR FRICTION POOR	Surface/Condition	201379 25357
HR CA AR OSHA A ENCL N/A	HR CA AR OSHA A ENCL NIA	r HR A ENCP AR CA A ENCL N/A	T HR A ENCP AR CA A ENCL N/A	>	n Recommendation	

CE	Incircit	Client:	BEVV				Date:	6	000	
	Sampling	Sampling Location:	6.8		Lane	Signature:	ture:	aus	20Xef	
	Room E	Room Equivalent:	Avit 6 -	phia, PA	the floor	Project No.:	No.:		201379	
		Room #:	Sta	tainwell	10 3100 FLOOV	XRF Serial No.:	No.:		25357	
Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading R mg/cm ⁴ m	Results mg/cm ⁴ it	3 '	Surface/Condition	n Recommendation
100000000000000000000000000000000000000	200	N	63	E)	Hiddle	0.0		POS		A ENCP
With	Brick	Star	164	0	Mollon	\cap	0.01 /		-	AR HR
e	Plaster Metal Concrete	Skurge						- /	FRICTION POOR	>
-		ANIN	65	0	and a	0.00) POS		AENCP
, Mul	Brick	51-0			U	0.	0.00 1	NEG		AR HR
Ju.		Ledyk						1	FRICTION POOR	>
	Wheel		166	Q	Middle	0.00		Pos		A ENCP
whe	Brick Sheetrock Plaster	walls	L9)	D	Middle	0.00 0.	0.00	NEG	NON- FAIR	AR HR
	Concrete							INC	POOR	A ENCL NIA
-			891		Buttom of Sten	0.00) os	INTACT	-
With	Sheetrock	delling				0.00		NEG	NON- FAIR	
	0						1	RC (POOR	A ENCL NIA
	Wood							POS		A ENCP
	Brick						_	-	FRICTION INTACT	HR
	Plaster Metal							NEG	NON- FAIR	AR OSHA

Criterion	Sampling Location:	Room Equivalent:	R	Color Substrate Co	Wood	A A Sheetrock	4		V	Concrete	Wood	Brick	×	Brick Plaster Metal Concrete	Brick Plaster Metal Concrete	Brick Plaster Metal Concrete Brick Sheetrock Plaster Metal	Brick Plaster Metal Concrete Brick Sheetrock Plaster Metal Concrete	Wood Wood Wood Wood Wood	Brick Brick Plaster Mood Brick Sheetrock Plaster Metal Concrete Plaster Metal Concrete
Client:	cation:	valent:	Room #:	Component	All	57	Xuk		walls.		51.15	Conne)00V			NUX	Dour
BFW	63	Philadelphia,	Hall	Reading No.	169			170	171		CLI			173			401		
	E. Church Lane	PA 3	way	Wall	6			B	D					\cap			0		_
XRF Testing Report	ane	ilg Murr		Test Location	Motod			, out	Milldle		Middle) n 1	Closet			Closet		
lg Report		P	XRF	XRF Reading mg/cm ⁺	0.0			0.00	0.00		0.00			0.00			10.0		
Date:	Signature:	Project No.:	XRF Serial No.:			0.01			0.00			0.00		1	0,00		10 1	0, 01	
9	auch			Class- ification	Pos	NEG	R (POS	NEG	INC	Pos	NEG	INC	Pos	NEG	INC) POS	NEG	(
10-20 Page 27	1000	201379	25357			NON- FAIR	FRICTION POOR		FRICTION INTACT	FUUR	FRICTION INTACT		POOR	INITACT	NON- FAIR	POOR	FRICTION INTACT	NON- FAIR	FRICTION
7 of 52				Recommendation	A ENCP	HR CA	A ENCL NIA	A ENCP	AR CA		HR A ENCP	AR OSHA	NIN CNIN	A ENCP	AR CA	A ENCL	HR A ENCP	AR OSHA	AENCL

Ori	riterion	Client:	BFW				Date:	4	-8-20		
	Samplino	Sampling Location:	63	E. Church Lane	Lane	(0)	Signature:	Real	OCXe4		
	Room E	Room Equivalent:	Philadelphia,	phia, PA	Sich Flour	Pr	Project No.:		201379		
		Room #:	Front	A Bee	droom	XRF S	XRF Serial No.:		25357		
Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ⁴	Results mg/cm ⁴	Class- ification	Surface/Condition	-	Recommendation
5	Wood Brick Sheetrock	Done	175	0	Left Side	0.0(0,01	Pos		INTACT	HR A ENCP
MARC	Plaster Metal Concrete	Casing						INC C	FRICTION PC	POOR A	A ENCL NIA
Mile	Wood Brick Sheetrock Plaster Metal	Jamos	901	0	Kight Side	0.01	0.0(NEG	FRICTION INT	INTACT FAIR	HR CA AR CA
				*	-			INC			(
Jute	Wood Brick Sheetrock Plaster Metal	Window Sill	<u>(U)</u>	A	tup	0.01	0,0(NEG	FRICTION INT	INTACT FAIR	HR CA AR CA AR OSHA
		1 4	101	>	(A. Mann	>		INC		-	C
While	Brick Sheetrock Plaster Metal	MINN	4				0.00	NEG	FRICTION INT	FAIR A	HR CA AR OSHA
								INC			(
hide	Wood	Curr	179	Q	Hottom	0.01	0,01	POS		INTACT	HR A ENCP
	Metal	12ax						(FRICTION POOR	-	A ENCL NIA

INTACT HR FAIR AR POOR AENCL INTACT HR FAIR AR AENCL									l	Concrete	1
INTACT FAIR POOR INTACT	FRICTION	NEG								Plaster	
INTACT HR FAIR AR POOR A ENCL									/	Brick	0
INTACT HR FAIR AR POOR AENCL		POS	1					/			
INTACT HR FAIR AR AR		INC					1			Concrete	î
INTACT HR	FRICTION									Plaster Metal	_
	_	NEG								Brick	
	0	POS								Wood	
NA		INC								Concrete	
FAIR AR (FRICTION	NEG								Plaster Metal	
INTACT HR	1	NED								Wood Brick Sheetrock	
A ENCP	0	POS									
	0	INC								Concrete	
FAIR AR	FRICTION	NEG							Cenn	Plaster Metal	Unic
INTACT	1	_	0.00	0.00		A CLOVE		101	MUL-	Wood	16
	0	POS		0 1 0		Nille		J.O.			
POUR	~	INC	I	0.00		MM	3	691			
FAIR AR	G NON-	NEG	0.00	00.0		2		101	WW	Plaster	June
FRICTION INTACT HR CA		1	> />	0.00		Mich and	D	1.0	LINC	Brick	10
AENCP	-	POS		0O		n(T	<u>}</u>	100			
Surface/Condition Recommendation	i i	Class- ification	Results mg/cm ⁴	XRF Reading mg/cm ⁴	on	Test Location	Wall	Reading No.	Component	Substrate	Color
25357	N		XRF Serial No.:	XRF Se	1.1	ADOM	F he	Frant	Room #:		
201379	2		Project No.:	Pro	1.	3 101 1001	6-	Hot	Room Equivalent:	Room E	
Yest	hoor	0	Signature:	SI		Church Lane	E. Churc Iphia, PA	Q5 E.C Philadelphia,	Sampling Location:	Sampling	(0
40	70		Date:		Ļ			BFW	Client:	riterion	Crit
	00				KKF Lesting Report	ARF 10					C

	Mood Brick Skeetrook Metal Concrete	Wind Sheetrock Windum Plaster Metal Concrete	When sheetrock Plaster Metal concrete	When sheetrock Plaster Metal concrete	Color Substrate Component	Sampling Location: Room Equivalent:
anting 192	191	W 197 J	106	1 (85)	Reading No.	BFW BFW Philadelphi Mater Bath
Middle	D Huddle	d and	s Left Side	s (Kight Side	Wall Test Location	Church Lane Church Lane a, PA Gan Floor b 3 Gan Floor
0.00	0.00 0.00	0.00	6,01 0,0(0.01	XRF Reading Res mg/cm ⁴ mg	Sign: Projec XRF Seria
V POS	NEG NIC	NEG POS	O (NEG) NC) Pos	Results Class- mg/cm ⁴ ification	Date:
G FRICTION INTACT	S FRICTION INTACT G NON- FAIR FRICTION POOR	C FRICTION INTACT	C FRICTION INTACT	FRIC	Class- lication Surface/Condition	7-8-76 2
HR CA AR OSHA	HR CA AR OSHA A ENCL N/A	HR CA AR OSHA A ENCL (NA)	HR CA AR OSHA A ENCL NA	HR CA AR CA A ENCL NA	Recommendation	0 of 32

(INC								
HR CA AR CA A ENCL NIA	FRICTION INTACT FRICTION FAIR POOR	NEG	00. C	00. 0 00. 0	Bottom	60	199	HANDIN	Nood Brick Sheetrock Plaster Metal Concrete	whe
HR CA AR OSHA A ENCL NIA	FRICTION INTACT NON- FAIR FRICTION POOR	INC (NEG POS	0.0(10.01	Tap		1201 0101	Sill	Wood Brick Sheetrock Plaster Metal Concrete	while
HR A ENCP AR CA A ENCL NIA	FRICTION INTACT NON- FAIR FRICTION POOR	INC NEG POS	0.0(0.01	Left Side) P		Jamos	Wood Brick Sheetrock Plaster Metal Concrete	White
HR A ENCP AR CA A ENCL NIA	FRICTION INTACT NON- FAIR FRICTION POOR	INC NEG POS	6.00	0.00	Kight Side	×	194	Door	Wood Brick Sheetrock Plaster Metal Concrete	white
HR CA AR CA AR OSHA A ENCL NIA	FRICTION INTACT NON- FRICTION POOR		0.00	0,00	Middle	A	193	DOUR	Wood Brick Sheetrock Plaster Metal Concrete	white
Recommendation	Surface/Condition	Class- ification	Results mg/cm ⁴	XRF Reading mg/cm ⁴	Test Location	g Wall	Reading No.	Component	Substrate	Color
or 32	Page <u>7</u> O-26 201379 25357	Red P-	Date: Signature: Project No.: XRF Serial No.:		XRF Testing Report Lane St01 Ft001	PA	BFW Philadelphia AW-B	terion Client: Sampling Location: Room Equivalent: Room #:	riterion Sampling Room E	

(White	Whe	White	Color	
Wood Brick Plaster Metal Concrete	Wood Brick Plaster Metal Concrete	Wood Brick Sheetrook Plaster Metal Concrete	Wood Brick Plaster Metal Concrete	Wood Brick Sheetrock Plaster Metal Concrete	Substrate	Sampling Room E
		Ceiling	walls	Cond	Component	terion Client: Sampling Location: Room Equivalent: Room #:
		205	707	200	Reading No.	BFW Philadely April 10
			Acar	Ą	Wall	
		Middle	Pol tung Pol tung TDp	Bottom	Test Location	Church Lane Church Lane a, PA Grov B Grov B Grov
		0.00	0.00	0.00	XRF Reading mg/cm ⁴	XRF P
		0.00	0,00	0,00	Results mg/cm ⁴	Date: Signature: Project No.: XRF Serial No.:
NEG S	NEG	INC NEG POS	INC (NEG POS	INC NEG POS	Class- ification	
FRICTION INTACT NON- FRICTION POOR	FRICTION INTACT NON- FRICTION POOR	FRICTION INTACT NON- FRICTION FAIR POOR	FRICTION INTACT NON- FAIR FRICTION POOR	FRICTION INTACT NON- FAIR FRICTION POOR	Surface/Condition	9-8-20 2
HR AR A ENCL	HR AR A ENCL	HR AR A ENCL	HR AR A ENCL	HR AR	Recommendation	or
A ENCP CA OSHA N/A	A ENCP CA OSHA N/A	A ENCP OSHA	A ENCP CA OSHA	A ENCP CA OSHA	endation	