

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



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1 EXECUTIVE SUMMARY

1.1 General Description

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

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.

1.2 General Physical Condition

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

System Conditions & Observations Summary

Good Fair Poor Action

Site Improvements				
3.2.1 Topography		√		None
3.2.2 Storm Water Drainage			√	Replace all gutters and downspouts. Repair/re-line built in gutter
3.2.3 Access and Egress		√		None
3.2.4 Paving, Curbing and Parking		√		None
3.2.5 Flatwork		√		None
3.2.6 Landscaping and Appurtenances			√	Trim back vegetation at rear yards, prune trees on site
3.2.7 Recreational Facilities				N/A
3.2.8 Utilities			√	Update gas and electrical service

Structural Frame and Building Envelope		Good	Fair	Poor	Action
3.3.1	Foundation		√		Remediate mold
3.3.2	Building Frame		√		Repair floor outside first floor bathroom
3.3.3	Facades or Curtain Wall		√		Repair wood cornice
3.3.4	Roofing and Roof Drainage			√	Replace EPDM roofing and all gutters and downspouts.
Mechanical, Plumbing, Fire Protection and Electrical Systems					
3.4.1	Plumbing			√	The water heater needs to be replaced.
3.4.2	Heating			√	Replace the heating equipment.
3.4.3	Air Conditioning and Ventilation				N/A
3.4.4	Electrical			√	New outlets, light fixtures and wiring will be required for this unit.
Vertical Transportation					
3.5.	Elevators				N/A
Life Safety/Fire Protection					
3.6.1	Sprinklers and Standpipes				N/A
3.6.2	Alarm Systems			√	New smoke/ carbon monoxide detectors required.
3.6.3	Other Systems				N/A
Interior Elements					
3.7.1	Common Areas			√	Replace entry lobby flooring.
3.7.2	Tenant Spaces			√	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.

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

Poor = Immediate repair, replacement or significant maintenance is required.

2.2 Site Visit

The building walkthrough was conducted on September 8, 2020. 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 - Site

N/A

3.4.4.7 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 DEFICIENCIES

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.

8.1.1 20 Year Table of Quantities & Annual Estimated Costs

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

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

DIVISION	CAPITAL EXPENSE CATEGORY	DESCRIPTION / COMMENTS	CONDITION	ACTION	EUL (yr)	EFFECTIVE AGE (yr)	RUL (yr)	QUANTITY	UNIT OF MEASURE	UNIT COST	TOTAL COST	CRITICAL REPAIRS
General Requirement	Permitting	2% of the total cost of each respective project									\$3,992	\$650
	Contingency	10% of the total cost of each respective project									\$19,958	\$11,599
	Overhead and Profit	2.5% of the total cost of each respective project									\$4,990	\$813
	SubTotal										\$28,940	\$13,062
Site Construction/Existing Conditions		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
	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
	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
Openings	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	
		Windows (vinyl)	Fair	Demo and replace	30	20	10	6	EA	\$800.00	\$4,800	
	Unit B	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	
		Windows (vinyl)	Fair	Demo and replace	30	20	10	6	EA	\$800.00	\$4,800	
	SubTotal										\$83,800	\$0
Finishes	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	
	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
Specialties	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	
	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

[illegible]

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
Furnishings	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	
	Unit B	Bathroom Vanity	Poor	Demo and replace	20	20	0	1	EA	\$400.00	\$400	
										\$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
Mechanical, Plumbing and Fire Alarm/Suppression	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	
		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	
		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
Electrical	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 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

[illegible]

8.1.2 SF Cost Estimate for Full Renovation

Basis of estimate

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

2,232 SF Renovation - Premises P 83 E. Church Lane		
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

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

Photo No. 1

Depicts entry to 83 East Church Lane.

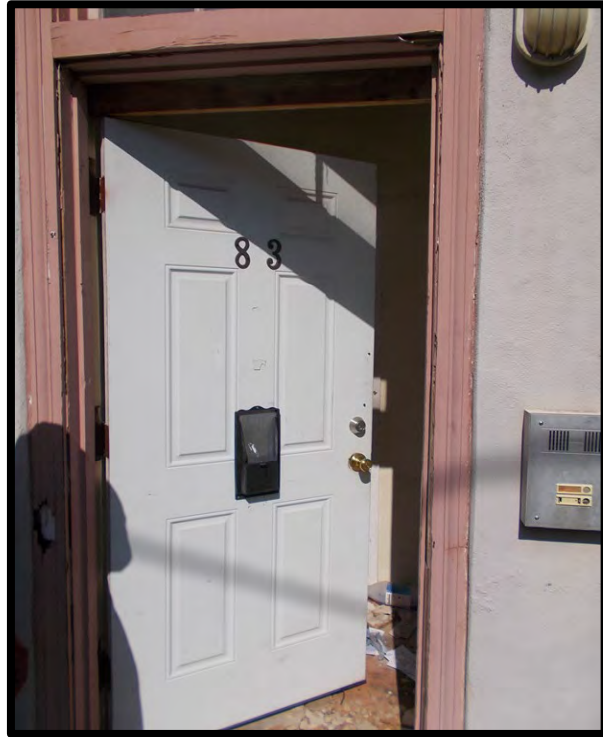
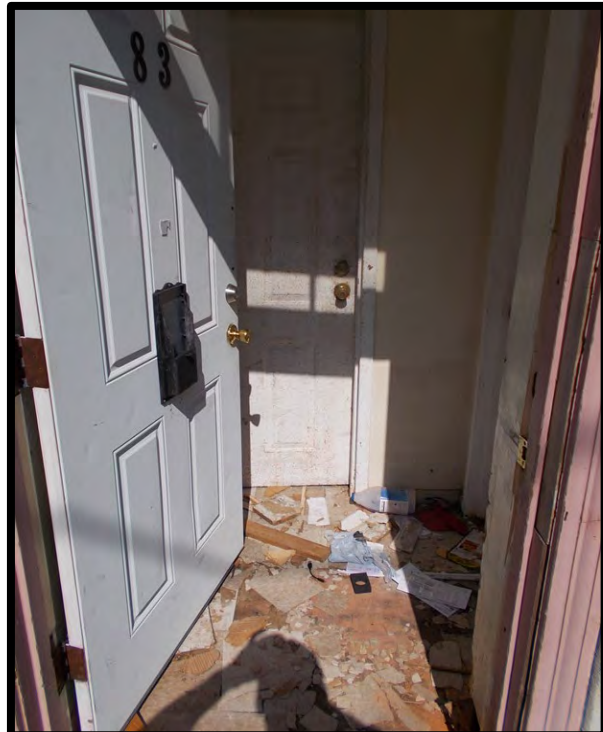


Photo No. 2

Depicts view of interior vestibule as seen from exterior.



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.



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. Pass-
through is to the living room area.



Photos by: VP on 9/8/20

Photo No. 10

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.



Photos by: VP on 9/8/20

Photo No. 14

Interior view of first floor bathroom.



Photo No. 15

Additional view of first floor bathroom vanity, water closet and bathtub.



Photos by: VP on 9/8/20

Photo No. 16

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.



Photos by: VP on 9/8/20

Photo No. 21

View of basement looking towards rear of building.



Photo No. 22

Panning right from previous photo.



Photo No. 23

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.



Photos by: VP on 9/8/20

Photo No. 24

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



Photo No. 25

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.

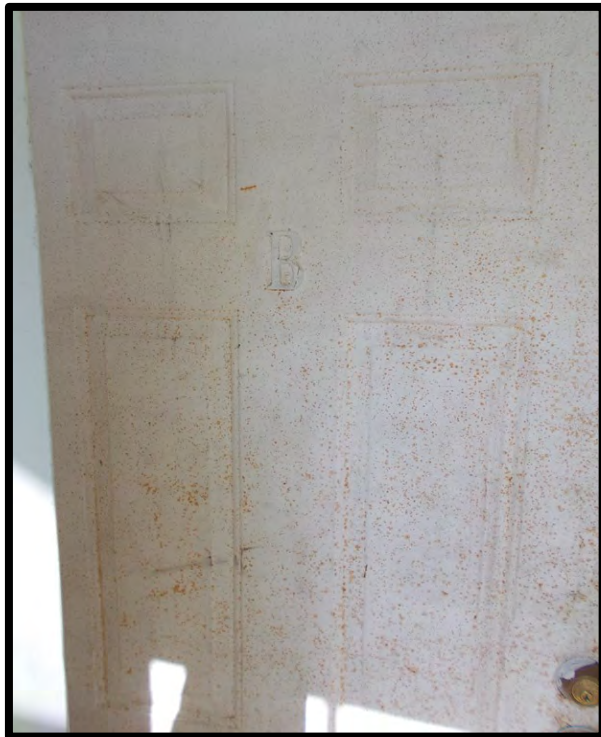


Photo No. 27

Interior view of stairs leading to second floor.



Photos by: VP on 9/8/20

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.



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

Photo No. 31

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

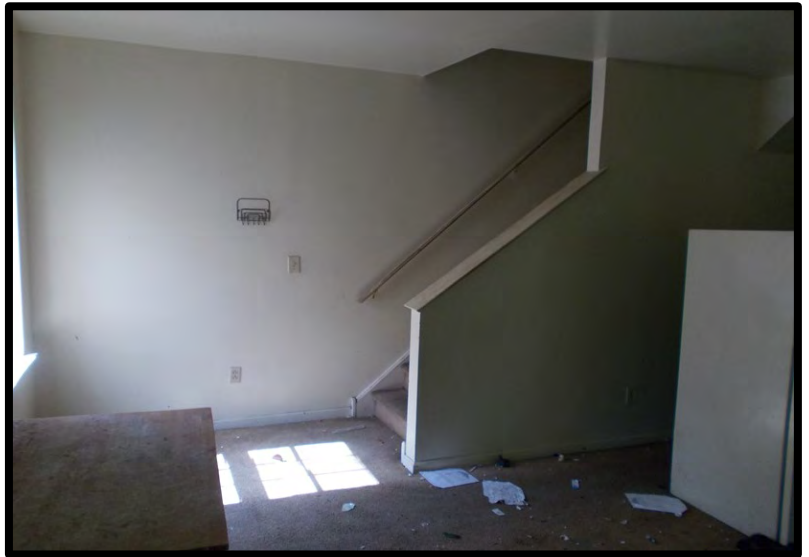


Photo No. 32

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.

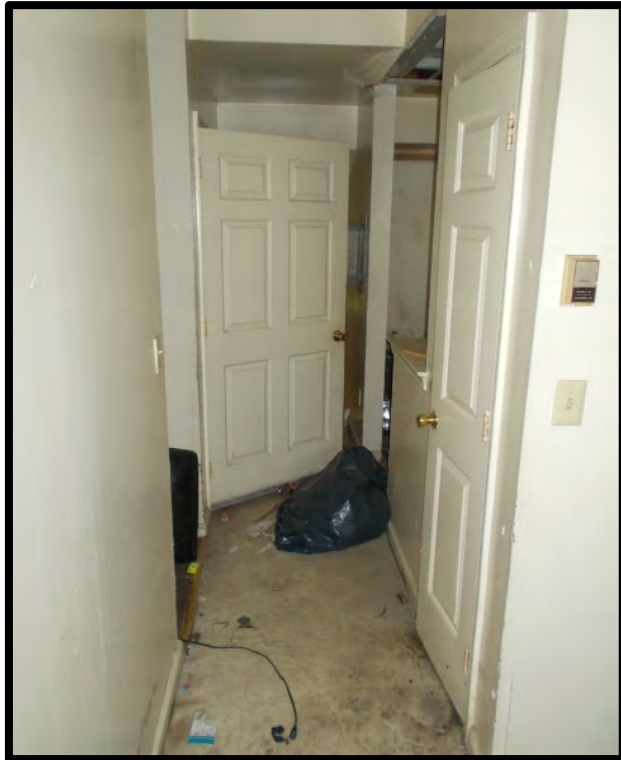


Photo No. 34

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.

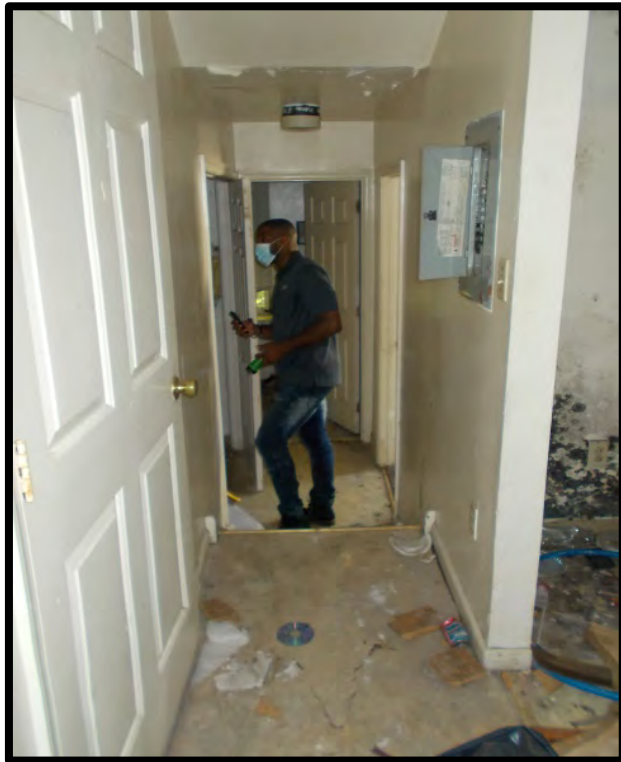


Photo No. 36

Additional view of kitchen demising wall with living room.



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.



Photos by: VP on 9/8/20

Photo No. 39

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



Photo No. 40

View of second floor bedroom #1 closet and entry.



Photos by: VP on 9/8/20

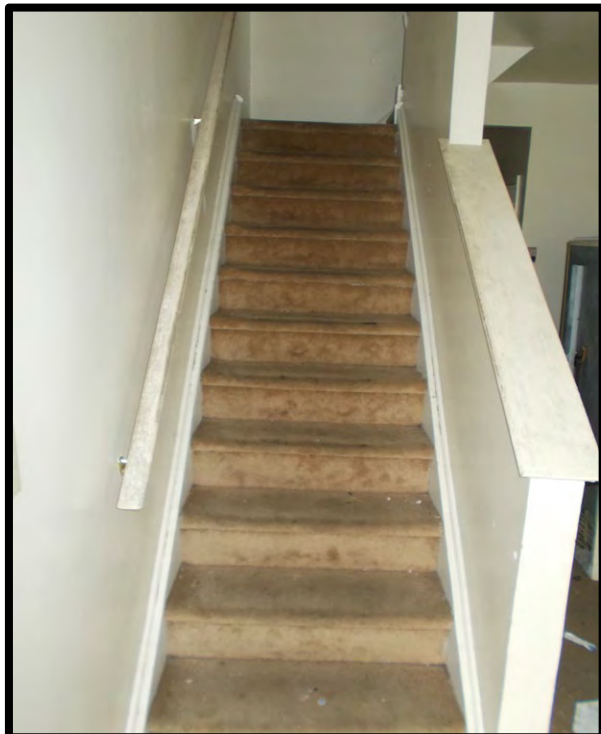
Photo No. 41

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.



Photo No. 44

Depicts missing handrail located at top portion of third floor stairs.



Photos by: VP on 9/8/20

Photo No. 45

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

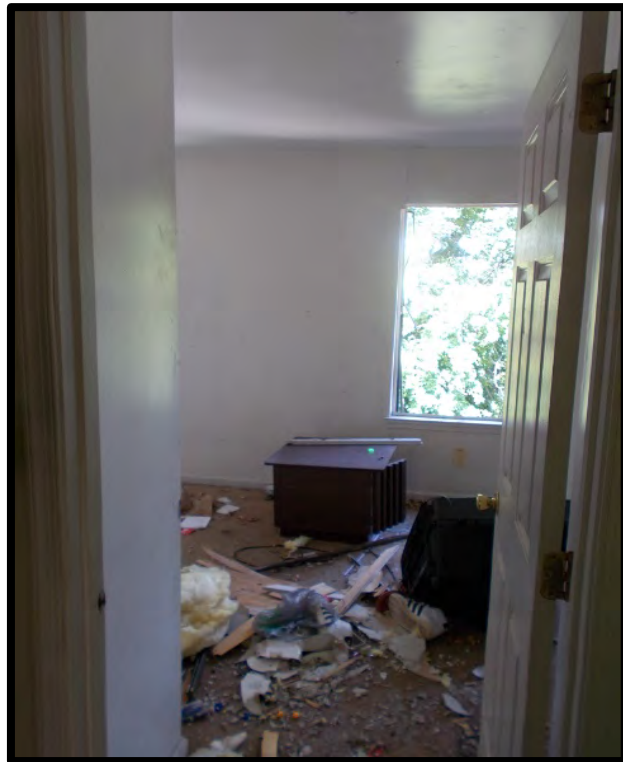


Photo No. 46

Panning left from bedroom entry.



Photos by: VP on 9/8/20

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.



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.



Photos by: VP on 9/8/20

Photo No. 52

View of bathtub at third floor bathroom.



Photo No. 53

Overall view of bathtub within third floor bathroom.



Photos by: VP on 9/8/20

Photo No. 54

Depicts view looking into front bedroom from hallway.



Photo No. 55

View looking at bedroom entry for front bedroom third floor.



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

Photo No. 56

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



Photo No. 57

Depicts view of front bedroom closet.



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.



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

Photo No. 60

Looking along north side of property and exterior wall.



Photo No. 61

Panning up from previous photo.



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

Photo No. 62

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.



Bathroom.



Kitchen.



Gas fired furnace.

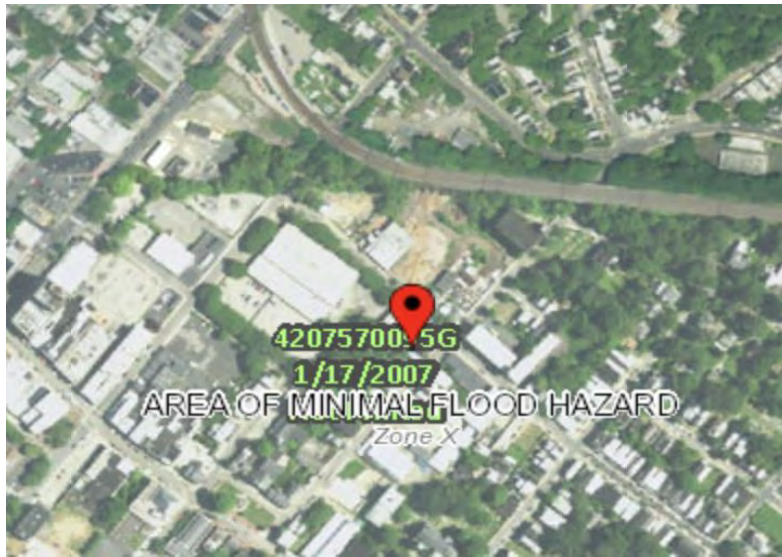


Return grill damaged.



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 Flood 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.



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), **no** 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.



Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>9/8/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>9/8/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin</u>	Sample Analysis Date(s)	<u>9/22/2020 9/23/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	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	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>9/8/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>9/8/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin</u>	Sample Analysis Date(s)	<u>9/22/2020 9/23/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-09-06 Paper a/w Linoleum Flooring Kitchen-1st Floor	Tan Backing	2	Cellulose - 75% Fiber Glass - 10%	15%	None Detected	---
201379-02-002-09-07 Paper a/w Linoleum Flooring Kitchen-1st Floor	Gray Flooring	1	Cellulose - 40% Fiber Glass - 20%	40%	None Detected	---
201379-02-002-09-07 Paper a/w Linoleum Flooring Kitchen-1st Floor	Brown Backing	2	Cellulose - 95%	5%	None Detected	---
201379-02-002-09-08 Paper a/w Linoleum Flooring Hot Water Heater Closet -1st Floor	Gray Flooring	1	Cellulose - 45% Fiber Glass - 10%	45%	None Detected	---
201379-02-002-09-08 Paper a/w Linoleum Flooring Hot Water Heater Closet -1st Floor	Brown Backing	2	Cellulose - 85%	15%	None Detected	---
201379-02-002-09-09 Paper a/w Linoleum Flooring Heater Closet -1st Floor	Gray Flooring	1	Cellulose - 55% Fiber Glass - 15%	30%	None Detected	---
201379-02-002-09-09 Paper a/w Linoleum Flooring Heater Closet -1st Floor	Brown Backing	2	Cellulose - 85%	15%	None Detected	---
201379-02-002-09-10 12x12 Blue Floor Tile w/Yellow Mastic Bathroom 1st Floor	Blue Tile	1	Cellulose - 2%	98%	None Detected	---
201379-02-002-09-10 12x12 Blue Floor Tile w/Yellow Mastic Bathroom 1st Floor	Yellow Mastic	2	Cellulose - 5%	95%	None Detected	---
201379-02-002-09-11 12x12 Blue Floor Tile w/Yellow Mastic Bathroom 1st Floor	Blue Tile	1	Cellulose - 2%	98%	None Detected	---



Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>9/8/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>9/8/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin</u>	Sample Analysis Date(s)	<u>9/22/2020 9/23/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-09-11 12x12 Blue Floor Tile w/Yellow Mastic Bathroom 1st Floor	Yellow Mastic	2	Cellulose - 10%	90%	None Detected	---
201379-02-002-09-11 12x12 Blue Floor Tile w/Yellow Mastic Bathroom 1st Floor	Brown Backing	3	Cellulose - 85%	15%	None Detected	---
201379-02-002-09-12 12x12 Blue Floor Tile w/Yellow Mastic Rear Section of Main Hallway-1st Floor	Blue Tile	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-09-12 12x12 Blue Floor Tile w/Yellow Mastic Rear Section of Main Hallway-1st Floor	Yellow Mastic	2	Cellulose - 5%	95%	None Detected	---
201379-02-002-09-12 12x12 Blue Floor Tile w/Yellow Mastic Rear Section of Main Hallway-1st Floor	Brown Backing	3	Cellulose - 90%	10%	None Detected	---
201379-02-002-09-13 Tub Fitting Caulk 3rd Floor Bathroom	Yellow Adhesive	1	Cellulose - 3%	97%	None Detected	---
201379-02-002-09-13 Tub Fitting Caulk 3rd Floor Bathroom	White Backing	2	Cellulose - 95%	5%	None Detected	---
201379-02-002-09-14 Tub Fitting Caulk 3rd Floor Bathroom	Gray Drywall	1	Cellulose - 5%	95%	None Detected	---
201379-02-002-09-14 Tub Fitting Caulk 3rd Floor Bathroom	Yellow Adhesive	2	Cellulose - 3%	97%	None Detected	---
201379-02-002-09-15 Tub Fitting Caulk 3rd Floor Bathroom	Gray Drywall	1	Cellulose - 3%	97%	None Detected	---



Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>9/8/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>9/8/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin</u>	Sample Analysis Date(s)	<u>9/22/2020 9/23/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-09-15 Tub Fitting Caulk 3rd Floor Bathroom	Yellow Adhesive	2	Cellulose - 3%	97%	None Detected	---

Sample Count 15 1 - No Joint Compound

James A. Weltz, CIH, Technical Director

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

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



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

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Chain of Custody

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



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 paint 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/cm^2 or greater, is considered lead-based.

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

Sincerely,

Melissa Billingsley
Project Manager

Attachments

Testing Report Legend

Recommendations

HR – Hazard Reduction

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

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

AR – Abatement Replacement

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

A Encp – Abatement Encapsulation

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

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

A Encl – Abatement Enclosure

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

CA – Complete Abatement

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

OSHA

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

NA – Non-applicable

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

Surface/Condition

Surface

- ◆ A determination of whether a painted surface is considered friction/impact surface or non-friction impact surface.
- ◆ Friction/Impact Surface – any interior or exterior surface subject to abrasion, friction or damage by repeated impact or contact.
- ◆ Non-friction/Impact Surface – any interior or exterior surface not subject to abrasion, friction or damage by repeated impact or contact.

Condition

- ◆ An intact good paint surface is smooth, continuous and free of surface defect, which would result in the release of paint dust or chips.
- ◆ Large surfaces such as walls, floors and ceilings should be rated as follows:
 - ◆ Good or intact condition shall indicate a surface that is entirely intact;
 - ◆ Fair condition shall indicate a surface where less than or equal to two square feet of surface are not intact;
 - ◆ Poor condition shall indicate a surface where more than two square feet of surface are not intact.
- ◆ Components without large surfaces, such as window sills, baseboards, or other small areas, shall be rated as follows:
 - ◆ Good or intact condition shall indicate that the surface is entirely intact;
 - ◆ Fair condition shall indicate that less than or equal to 10 percent of the surface is not intact;
- ◆ Poor condition shall indicate that more than 10 percent of the surface is not intact.
- ◆ Exterior components with large surface areas shall be rated as follows:
 - ◆ Good or intact condition shall indicate that the surface is entirely intact;
 - ◆ Fair condition shall indicate that less than or equal to ten square feet of surface is not intact;
 - ◆ Poor condition shall indicate that more than ten square feet of surface is not intact.

Wall

When entering a room the wall that is the address side of the room is labeled as “A” Wall. The walls are then labeled in a clockwise fashion as “B” Wall and “D” Wall.



Calibration Check Test Results

Client:

BFW

Address:

83 E. Church Lane

Phila., PA

Date:

9-8-20

XRF Serial #:

25357

Project Number:

201379

Inspector:

Andrew O. Ward Jr.

Inspector
Signature:

Andrew O. Ward Jr.

Lead Paint Standards	Start of Job		2 nd Calibration		3 rd Calibration		4 th Calibration	
	1 st Calibration		Check		Check		Check	
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.



Criterion

Client:

BFW

XRF Testing Report

Date:

9-8-20

Page 1 of 32

Sampling Location:

83 E. Church Lane
Philadelphia, PA

Room Equivalent:

Exterior

Signature:

[Signature]

Project No.:

201379

Room #:

Exterior

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Class-ification	Surface/Condition	Recommendation
Grey	Wood Brick Sheetrock Plaster Metal Concrete	Wall	4	A	1st Floor	0.00	0.00	POS	INTACT	HR AR A ENCL A ENCP CA OSHA N/A
			5	A	1st Floor	0.00		NEG	FRICION NON- FRICION	INTACT FAIR POOR
			6	A	2nd Floor	0.00		NEG	FRICION NON- FRICION	INTACT FAIR POOR
			7	A	2nd Floor	0.00		INC	FRICION NON- FRICION	INTACT FAIR POOR
Pink	Wood Brick Sheetrock Plaster Metal Concrete	Window Sash	8	A	1st Floor	0.00	0.00	POS	INTACT	HR AR A ENCL A ENCP CA OSHA N/A
			9	A	2nd Floor	0.00		NEG	FRICION NON- FRICION	INTACT FAIR POOR
			10	A	3rd Floor	0.01		INC	FRICION NON- FRICION	INTACT FAIR POOR
Pink	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	11	A	3rd Floor	0.00	0.00	POS	INTACT	HR AR A ENCL A ENCP CA OSHA N/A
			12	A	2nd Floor	0.00		NEG	FRICION NON- FRICION	INTACT FAIR POOR
			13	A	1st Floor	0.00		INC	FRICION NON- FRICION	INTACT FAIR POOR
Pink	Wood Brick Sheetrock Plaster Metal Concrete	Window Casing	14	A	1st Floor	0.01	0.01	POS	INTACT	HR AR A ENCL A ENCP CA OSHA N/A
			15	A	2nd Floor	0.01		NEG	FRICION NON- FRICION	INTACT FAIR POOR
			16	A	3rd Floor	0.00		INC	FRICION NON- FRICION	INTACT FAIR POOR
Pink	Wood Brick Sheetrock Plaster Metal Concrete	Door Casing	17	A	Left Side	0.01	0.01	POS	INTACT	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICION NON- FRICION	INTACT FAIR POOR
								INC	FRICION NON- FRICION	INTACT FAIR POOR



Criterion

Client:

BFW

XRF Testing Report

Date:

Page 2 of 32

Sampling Location:

83 E. Church Lane
Philadelphia, PA

Room Equivalent:

1st Floor

Signature:

[Signature]

Project No.:

201379

Room #:

Foyer

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Class-ification	Surface/Condition	Recommendation
<u>White</u>	Wood Brick Sheetrock Plaster (Metal) Concrete	<u>Door</u>	<u>18</u>	<u>A</u>	<u>Middle</u>	<u>0.00</u>	<u>0.00</u>	POS <u>NEG</u>	FRICION NON- FRICION POOR	HR AR A ENCL A ENCP CA OSHA <u>N/A</u>
<u>Off-White</u>	Wood Brick Sheetrock Plaster Metal Concrete	<u>Walls</u>	<u>19</u> <u>20</u> <u>21</u> <u>22</u>	<u>A</u> <u>B</u> <u>C</u> <u>D</u>	<u>Top</u> <u>Middle</u> <u>Bottom</u> <u>Middle</u>	<u>0.00</u> <u>0.00</u> <u>0.00</u> <u>0.00</u>	<u>0.00</u>	POS <u>NEG</u> INC	FRICION NON- FRICION POOR	HR AR A ENCL A ENCP CA OSHA <u>N/A</u>
<u>Off-White</u>	Wood Brick Sheetrock Plaster Metal Concrete	<u>ceiling</u>	<u>23</u>		<u>Middle</u>	<u>0.00</u>	<u>0.00</u>	POS <u>NEG</u> INC	FRICION NON- FRICION POOR	HR AR A ENCL A ENCP CA OSHA <u>N/A</u>
<u>White</u>	Wood Brick Sheetrock Plaster Metal Concrete	<u>core</u> <u>Base</u>	<u>24</u>	<u>C</u>	<u>Bottom</u>	<u>0.01</u>	<u>0.01</u>	POS <u>NEG</u> INC	FRICION NON- FRICION POOR	HR AR A ENCL A ENCP CA OSHA <u>N/A</u>
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICION NON- FRICION POOR	HR AR A ENCL A ENCP CA OSHA N/A



Criterion

Client:

BFW

XRF Testing Report

Date:

9-8-20

Page 3 of 32

Sampling Location:

83 E. Church Lane
Philadelphia, PA

Room Equivalent:

Apt. A - 1st Floor

Signature:

Project No.:

201379

Room #:

Living Room

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Class-ification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster (Metal) Concrete	Door	25	D	Middle	0.00	0.00	POS NEG	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster (Metal) Concrete	Door	26	D	Left Side	0.00	0.00	POS NEG	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster (Metal) Concrete	Door	27	D	Right Side	0.00	0.00	POS NEG	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster (Metal) Concrete	Door Jamb						INC		
White	Wood Brick Sheetrock Plaster (Metal) Concrete	Walls	28	A	Top	0.00	0.00	POS	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster (Metal) Concrete	Walls	29	B	Middle	0.00	0.00	NEG	FRICITION NON- FRICITION POOR	
White	Wood Brick Sheetrock Plaster (Metal) Concrete	Walls	30	C	Bottom	0.00	0.00	INC		
White	Wood Brick Sheetrock Plaster (Metal) Concrete	Walls	31	D	Middle	0.00	0.00	INC		
White	Wood Brick Sheetrock Plaster (Metal) Concrete	Walls	32		Middle	0.00	0.00	POS	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster (Metal) Concrete	Ceiling					0.00	POS NEG	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A



Criterion

Client:

BFW

XRF Testing Report

Date:

9-8-20

Page

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Sampling Location:

83 E. Church Lane
Philadelphia, PA

Room Equivalent:

App. A - 1st Floor

Room #:

Living Room

Signature:

Project No.:

201379

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Class-ification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	CO2 Base	33	D	Bottom	0.01	0.01	POS	FRICION NON- FRICION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	CO2 Base	34 35	A C	Top Top	0.01 0.01	0.01	POS NEG	FRICION NON- FRICION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A



Criterion

Client:

BFW

XRF Testing Report

Date:

9-8-20

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Sampling Location:

83 E. Church Lane
Philadelphia, PA

Signature:

Room Equivalent:

Appt. A - 1st Floor

Project No.:

201379

Room #:

Kitchen

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition	Recommendation	
White	Wood Brick Sheetrock Plaster Metal Concrete	Walls	36	A	Top	0.00	0.00	POS	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
			37	B	Middle	0.00		NEG	FRICION NON- FRICION	FAIR	CA
			38	C	Bottom	0.00		NEG	FRICION NON- FRICION	FAIR	OSHA
			39	D	Middle	0.00		INC	POOR	N/A	
White	Wood Brick Sheetrock Plaster Metal Concrete	ceiling	40		Middle	0.00	0.00	POS	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
								NEG	FRICION NON- FRICION	FAIR	OSHA
								NEG	FRICION NON- FRICION	POOR	N/A
								INC			
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	41	D	Top	0.01	0.01	POS	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
								NEG	FRICION NON- FRICION	FAIR	OSHA
								NEG	FRICION NON- FRICION	POOR	N/A
								INC			
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Adjoin	42	D	Bottom	0.01	0.01	POS	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
								NEG	FRICION NON- FRICION	FAIR	OSHA
								NEG	FRICION NON- FRICION	POOR	N/A
								INC			
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL CA OSHA N/A
								NEG	FRICION NON- FRICION	FAIR	OSHA
								NEG	FRICION NON- FRICION	POOR	N/A
								INC			



Client: BFW

XRF Testing Report

Date:

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Sampling Location:

83 E. Church Lane
Philadelphia, PA

Signature:

[Signature]

Room Equivalent:

App. A - Basement

Project No.:

201379

Room #:

Stairwell to Basement

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation	
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	43	D	Top	0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICITION NON- FRICITION	FAIR POOR	
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	44	D	Left Side	0.01	0.01	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICITION NON- FRICITION	FAIR POOR	
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	45	D	Right Side	0.01	0.01	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICITION NON- FRICITION	FAIR POOR	
White	Wood Brick Sheetrock Plaster Metal Concrete	Walls	46	A	Top	0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			47	B	Top	0.00		NEG	FRICITION NON- FRICITION	FAIR POOR	
			48	C	Middle	0.00					
			49	D	Bottom	0.00		INC			
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	50		Top of Stairs	0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICITION NON- FRICITION	FAIR POOR	



XRF Testing Report

Page 1 of 32

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 83 E. Church Lane

Philadelphia, PA

Signature: [Signature]

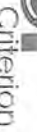
Room Equivalent: Apt. A - Basement

Project No.: 201379

Room #: Basement

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Class-ification	Surface/Condition	Recommendation
Gray	Wood Brick Sheetrock Plaster Metal Concrete	Walls	51	A	Middle	0.00	0.00	POS	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A
			52	B	top	0.00		NEG	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A
								INC	FRICITION NON- POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							NEG	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							INC	FRICITION NON- POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							NEG	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							INC	FRICITION NON- POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							NEG	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							INC	FRICITION NON- POOR	HR AR A ENCL A ENCP CA OSHA N/A



BFW

Page: 9-8-20

202

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83 E. Church Lane

Lucy

Philadelphia, PA
15th Floor

201379

Bedroom

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	53	D	Top	0.00	0.00	POS	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	54	D	Right Side	0.01	0.01	POS	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Casing	55	D	Left Side	0.01	0.01	POS	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Jamb	56	A	Top	0.00	0.00	POS	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Walls	57	B	Top	0.00	0.00	NEG	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Walls	58	C	Middle	0.00	0.00	NEG	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Walls	59	D	Middle	0.00	0.00	INC	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	60		Middle	0.00	0.00	POS	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A



Criterion

Client:

BFW

XRF Testing Report

Date:

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Sampling Location:

83 E. Church Lane
Philadelphia, PA

Room Equivalent:

Appt. A - 1st Floor

Room #:

HALLWAY

XRF Serial No.:

25357

Signature:

[Signature]

Project No.:

201379

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Walls	61	A	Top	0.00	0.00	POS	FRICITION NON- FAIR POOR	HR AR A ENCL CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	ceiling	62	B	Top	0.00	0.00	POS	FRICITION NON- FAIR POOR	HR AR A ENCL CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete		63	C	Middle	0.00	0.00	NEG	FRICITION NON- FAIR POOR	HR AR A ENCL CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete		64	D	Bottom	0.00	0.00	INC	FRICITION NON- FAIR POOR	HR AR A ENCL CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete		65		Middle	0.00	0.00	NEG	FRICITION NON- FAIR POOR	HR AR A ENCL CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION NON- FAIR POOR	HR AR A ENCL CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							NEG	FRICITION NON- FAIR POOR	HR AR A ENCL CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							INC	FRICITION NON- FAIR POOR	HR AR A ENCL CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION NON- FAIR POOR	HR AR A ENCL CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							NEG	FRICITION NON- FAIR POOR	HR AR A ENCL CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							INC	FRICITION NON- FAIR POOR	HR AR A ENCL CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION NON- FAIR POOR	HR AR A ENCL CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							NEG	FRICITION NON- FAIR POOR	HR AR A ENCL CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							INC	FRICITION NON- FAIR POOR	HR AR A ENCL CA OSHA N/A



Criterion

Client:

BFW

XRF Testing Report

Date:

9-8-20

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Sampling Location:

03 E. Church Lane
Philadelphia, PA

Room Equivalent:

Appt. A - 1st Floor

Room #:

Hot Water Heater Room

Signature:

Project No.:

201379

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
pink	Wood Brick Sheetrock Plaster Metal Concrete	Door	66	D	Middle	0.00	0.00	POS	FRICION NON- FRICION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A
pink	Wood Brick Sheetrock Plaster Metal Concrete	Door	67	D	Left Side	0.01	0.01	POS	FRICION NON- FRICION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A
pink	Wood Brick Sheetrock Plaster Metal Concrete	Door	68	D	Right Side	0.01	0.01	POS	FRICION NON- FRICION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A
pink	Wood Brick Sheetrock Plaster Metal Concrete	Door	69	A	Middle	0.00	0.00	POS	FRICION NON- FRICION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A
pink	Wood Brick Sheetrock Plaster Metal Concrete	Door	70	B	Top	0.00	0.00	POS	FRICION NON- FRICION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A
pink	Wood Brick Sheetrock Plaster Metal Concrete	Door	71	C	Middle	0.00	0.00	POS	FRICION NON- FRICION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A
pink	Wood Brick Sheetrock Plaster Metal Concrete	Door	72	D	Top	0.00	0.00	POS	FRICION NON- FRICION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A
pink	Wood Brick Sheetrock Plaster Metal Concrete	Door	73		Middle	0.00	0.00	POS	FRICION NON- FRICION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A



Criterion

Client:

BFW

XRF Testing Report

Date:

Page 4 of 32
9-8-20

Sampling Location:

83 E. Church Lane
Philadelphia, PA

Signature:

Room Equivalent:

Appt. A - 1st Floor

Project No.:

201379

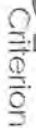
Room #:

Bedroom Next to Kitchen

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	74	B	Top	0.00	0.00	POS NEG	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Casing	75	B	Right Side	0.01	0.01	POS NEG	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Jamb	76	B	Left Side	0.01	0.01	POS NEG	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	77	D	Top	0.01	0.01	POS NEG	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Core Base	78	A	Bottom	0.00	0.00	POS NEG	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A



Date:

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9-8-20

83 E. Church Lane

David Dyer

AP. A - 1st Floor

201379

Bedroom Nov to Kitchen

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Walls	79	A	Top	0.00	0.00	POS	FRICTION INTACT	A ENCP HR CA
			80	B	Middle	0.00		NEG	FRICTION NON-FAIR	AR OSHA
			81	C	Bottom	0.00		INC	FRICTION POOR	A ENCL N/A
			82	D	Top	0.00		INC	FRICTION NON-FAIR	OSHA
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	83		Middle	0.00	0.00	POS	FRICTION INTACT	A ENCP HR CA
								NEG	FRICTION NON-FAIR	AR OSHA
								INC	FRICTION POOR	A ENCL N/A
								POS	FRICTION INTACT	A ENCP HR CA
	Wood Brick Sheetrock Plaster Metal Concrete							NEG	FRICTION NON-FAIR	AR OSHA
								INC	FRICTION POOR	A ENCL N/A
								POS	FRICTION INTACT	A ENCP HR CA
								POS	FRICTION INTACT	A ENCP HR CA
	Wood Brick Sheetrock Plaster Metal Concrete							NEG	FRICTION NON-FAIR	AR OSHA
								INC	FRICTION POOR	A ENCL N/A
								POS	FRICTION INTACT	A ENCP HR CA
								POS	FRICTION INTACT	A ENCP HR CA
	Wood Brick Sheetrock Plaster Metal Concrete							NEG	FRICTION NON-FAIR	AR OSHA
								INC	FRICTION POOR	A ENCL N/A
								POS	FRICTION INTACT	A ENCP HR CA
								POS	FRICTION INTACT	A ENCP HR CA



Criterion

Client:

BFW

XRF Testing Report

Date:

Page 13 of 32
9-8-20

Sampling Location:

83 E. Church Lane
Philadelphia, PA

Signature:

L. McCord

Room Equivalent:

APT. A - 1st Floor

Project No.:

201379

Room #:

Rear Bedroom

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	84	A	Top	0.00	0.00	POS NEG	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	85	A	Left Side	0.01	0.01	POS NEG	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	86	A	Right Side	0.01	0.01	POS NEG	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	87	A	Top	0.00	0.00	POS NEG	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Walls	88	B	Middle	0.00	0.00	POS NEG	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Walls	89	C	Middle	0.00	0.00	POS NEG	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Walls	90	D	Bottom	0.00	0.00	POS NEG	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	91		Middle	0.00	0.00	POS NEG	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A



Criterion

Client:

BFW

XRF Testing Report

Date:

9-8-20

Page 14 of 32

Sampling Location:

83 E. Church Lane

Philadelphia, PA

Room Equivalent:

Appt. A - 1st Floor

Signature:

[Signature]

Project No.:

201379

Room #:

Leah Bedroom

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Class-ification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	92 93	C D	Top Top	0.01 0.00	0.01 0.00	POS NEG	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Apert	94	C	Bottom	0.00	0.00	POS NEG	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A



Criterion

Client:

BFW

XRF Testing Report

Date:

9-8-20

Page 15 of 32

Sampling Location:

93 E. Church Lane
Philadelphia, PA

Room Equivalent:

Ap. B

Signature:

[Signature]

Project No.:

201379

Room #:

Entrance Stairway

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster (Metal) Concrete	Door	95	A	Top	0.00	0.00	POS	FRICITION NON-FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster (Metal) Concrete	Door casing	96	A	Right Side	0.01	0.01	POS	FRICITION NON-FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster (Metal) Concrete	Door Jamb	97	A	Left Side	0.01	0.01	POS	FRICITION NON-FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Walls	98	A	Top	0.00	0.00	POS	FRICITION NON-FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Walls	99	B	Middle	0.00	0.00	NEG	FRICITION NON-FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Walls	100	C	Middle	0.00	0.00	INC	FRICITION NON-FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Walls	101	D	Bottom	0.00	0.00	INC	FRICITION NON-FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	102		Middle	0.00	0.00	POS	FRICITION NON-FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A



Criterion

XRF Testing Report

Client: BFW

Date:

Page 16 of 32

Sampling Location:

83 E. Church Lane
Philadelphia, PA

Room Equivalent:

Apt. 15

Signature:

[Signature]

Project No.:

201379

Room #:

Entrance Stairway

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Class-ification	Surface/Condition	Recommendation
Var	Wood Brick Sheetrock Plaster Metal Concrete	Stair 103 104 Skirting	103 104	B C	Middle Middle	0.01 0.00	0.01	POS NEG INC	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A



Criterion

Client:

BFW

XRF Testing Report

Date:

9-8-20

Page 17 of 32

Sampling Location:

83 E. Church Lane
Philadelphia, PA

Signature:

Room Equivalent:

Apartment 2nd Floor

Project No.:

201379

Room #:

Living Room

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition	Recommendation	
White	Wood Brick Sheetrock Plaster Metal Concrete	Walls	105	A	Top	0.00	0.00	POS	FRICION	INTACT	HR AR A ENCL A ENCP CA OSHA N/A
			106	B	Middle	0.00		NEG	FRICION	FAIR	
			107	C	Bottom	0.00		NEG	FRICION	POOR	
			108	D	Middle	0.00		INC			
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	109		Middle	0.00	0.00	POS	FRICION	INTACT	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICION	FAIR	
								NEG	FRICION	POOR	
								INC			
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	110	A	Top	0.01	0.01	POS	FRICION	INTACT	HR AR A ENCL A ENCP CA OSHA N/A
			111	D	Top	0.01		NEG	FRICION	FAIR	
								NEG	FRICION	POOR	
								INC			
White	Wood Brick Sheetrock Plaster Metal Concrete	Window	112	D	Bottom	0.00	0.01	POS	FRICION	INTACT	HR AR A ENCL A ENCP CA OSHA N/A
			113	A	Bottom	0.01		NEG	FRICION	FAIR	
								NEG	FRICION	POOR	
								INC			
White	Wood Brick Sheetrock Plaster Metal Concrete	Core Base	114	C	Bottom	0.01	0.01	POS	FRICION	INTACT	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICION	FAIR	
								NEG	FRICION	POOR	
								INC			



Criterion

Client:

BFW

XRF Testing Report

Date:

9-8-20

Page 18 of 32

Sampling Location:

83 E. Church Lane
Philadelphia, PA

Room Equivalent:

App. 5 - 2nd Floor

Signature:

[Signature]

Project No.:

201379

Room #:

Hattaway

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition	Recommendation	
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	115	B	Closet	0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			116	D	Closet	0.00		NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	A ENCP CA OSHA N/A
								INC			
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	117	D	Closet	0.01	0.01	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			118	B	Closet	0.01		NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	A ENCP CA OSHA N/A
								INC			
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	119	B	Closet	0.01	0.01	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			120	D	Closet	0.01		NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	A ENCP CA OSHA N/A
								INC			
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	121	A	Middle	0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			122	B	Middle	0.00		NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	A ENCP CA OSHA N/A
			123	C	Bottom	0.00		INC			
			124	D	Top	0.00		POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	125		Middle	0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	A ENCP CA OSHA N/A
								INC			
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	126				0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	A ENCP CA OSHA N/A
								INC			



Criterion

XRF Testing Report

Client:

BFW

Date:

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Sampling Location:

83 E. Church Lane
Philadelphia, PA

Signature:

Room Equivalent:

Appt B - 2nd Floor

Project No.:

201379

Room #:

Hattery

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Class-ification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Spur Shower	B6 B7 D	B	Bottom Middle	0.01 0.01	0.01	POS NEG INC	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A



BF-W

XRF Testing Report

9-B-20

Page 40 of 78

03 E. Church Lane

App. B - 2nd Floor

Hot Water Heater Room

Lucy

201379

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Class-ification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	128	D	Top	0.00	0.00	POS	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	129	D	Left Side	0.00	0.00	POS	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Casing						INC		
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	130	D	Right Side	0.01	0.01	POS	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door						INC		
White	Wood Brick Sheetrock Plaster Metal Concrete	Door						NEG	FRICION NON- FRICION INTACT FAIR POOR	
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	131	A	Bottom	0.00	0.00	POS	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	132	B	Top	0.00	0.00	NEG	FRICION NON- FRICION INTACT FAIR POOR	
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	133	C	Middle	0.00	0.00	NEG	FRICION NON- FRICION INTACT FAIR POOR	
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	134	D	Top	0.00	0.00	INC		
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	135		Middle	0.00	0.00	POS	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling						NEG	FRICION NON- FRICION INTACT FAIR POOR	
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling						INC		



Criterion

XRF Testing Report

Client:

BFW

Date:

Page 21 of 32

Sampling Location:

83 E. Church Lane
Philadelphia, PA

Signature:

David Goff

Room Equivalent:

Apartment 2nd Floor

Project No.:

201379

Room #:

Kitchen

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation	
White	Wood Brick Sheetrock Plaster Metal Concrete	Ledge	136		Top	0.01	0.01	POS	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICION NON- FRICION		
								INC			
White	Wood Brick Sheetrock Plaster Metal Concrete	Window	137	D	Top	0.01	0.01	POS	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICION NON- FRICION		
								INC			
White	Wood Brick Sheetrock Plaster Metal Concrete	Sill	138	D	Bottom	0.00	0.00	POS	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICION NON- FRICION		
								INC			
White	Wood Brick Sheetrock Plaster Metal Concrete	Apex					0.00	POS	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICION NON- FRICION		
								INC			
White	Wood Brick Sheetrock Plaster Metal Concrete	Walls	139	A	Top	0.00	0.00	POS	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			140	B	Middle	0.00		NEG	FRICION NON- FRICION		
			141	C	Bottom	0.00		INC			
			142	D	Top	0.00					
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	143		Middle	0.00	0.00	POS	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICION NON- FRICION		
								INC			



Criterion

XRF Testing Report

Client:

BFW

Date:

Page 22 of 32

Sampling Location:

83 E. Church Lane
Philadelphia, PA

Signature:

Room Equivalent:

Apt B - 2nd Floor

Project No.:

201379

Room #:

Bedroom Next to Kitchen

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation	
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	144	A	Middle	0.00	0.00	POS	FRICTION NON- FRICTION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG			
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	145	A	Right Side	0.01	0.01	POS	FRICTION NON- FRICTION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG			
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	146	A	Left Side	0.01	0.01	POS	FRICTION NON- FRICTION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG			
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	147	D	Top	0.00	0.00	POS	FRICTION NON- FRICTION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG			
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Apron	148	D	Bottom	0.01	0.01	POS	FRICTION NON- FRICTION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG			



Criterion

Client:

BFW

XRF Testing Report

Date:

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9-8-20

Sampling Location:

83 E. Church Lane
Philadelphia, PA

Signature:

Room Equivalent:

Appt 6 - 2nd Floor

Project No.:

201379

Room #:

Bedroom Next to Kitchen

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
white	Wood Brick Sheetrock Plaster Metal Concrete	walls	149	A	Top	0.00	0.00	POS	INTACT	A ENCP HR CA
			150	B	Middle	0.00		NEG	INTACT	CA
			151	C	Middle	0.00		NEG	FAIR	OSHA N/A
			152	D	Bottom	0.00		INC	POOR	
white	Wood Brick Sheetrock Plaster Metal Concrete	ceiling	153		Middle	0.00	0.00	POS	INTACT	A ENCP HR CA
								NEG	FAIR	CA
								NEG	POOR	OSHA N/A
								INC		
	Wood Brick Sheetrock Plaster Metal Concrete							POS	INTACT	A ENCP HR CA
								NEG	FAIR	CA
								NEG	POOR	OSHA N/A
								INC		
	Wood Brick Sheetrock Plaster Metal Concrete							POS	INTACT	A ENCP HR CA
								NEG	FAIR	CA
								NEG	POOR	OSHA N/A
								INC		
	Wood Brick Sheetrock Plaster Metal Concrete							POS	INTACT	A ENCP HR CA
								NEG	FAIR	CA
								NEG	POOR	OSHA N/A
								INC		



Criterion

Client:

BFW

XRF Testing Report

Date:

Page 24 of 32
9-8-20

Sampling Location:

83 E. Church Lane

Philadelphia, PA

Room Equivalent:

1st, 2nd and 3rd Floor

Signature:

Project No.:

201379

Room #:

Powder Room

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	154	A	Middle	0.00	0.00	POS NEG	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	155	A	Right Side	0.01	0.01	POS NEG	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	156	A	Left Side	0.01	0.01	POS NEG	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	157	C	Top	0.01	0.01	POS NEG	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	158	C	Bottom	0.00	0.00	POS NEG	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A



Criterion

Client:

BFW

XRF Testing Report

Date:

Page 25 of 32
9-8-26

Sampling Location:

83 E. Church Lane

Philadelphia, PA

Room Equivalent:

Appt B - 2nd Floor

Room #:

Powder Room

Signature:

Project No.:

201379

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Class-ification	Surface/Condition	Recommendation
<i>pink</i>	Wood Brick Sheetrock Plaster Metal Concrete	walls	159	A	Top	0.00	0.00	POS	INTACT	HR CA A ENCP
			160	B	Middle	0.00		NEG	FAIR	AR OSHA
			161	C	Bottom	0.00		NEG	POOR	A ENCL N/A
<i>white</i>	Wood Brick Sheetrock Plaster Metal Concrete	ceiling	162		Middle	0.00	0.00	POS	INTACT	HR CA A ENCP
								NEG	FAIR	AR OSHA
								NEG	POOR	A ENCL N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	INTACT	HR CA A ENCP
								NEG	FAIR	AR OSHA
								NEG	POOR	A ENCL N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	INTACT	HR CA A ENCP
								NEG	FAIR	AR OSHA
								NEG	POOR	A ENCL N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	INTACT	HR CA A ENCP
								NEG	FAIR	AR OSHA
								NEG	POOR	A ENCL N/A



Criterion

Client:

BFW

XRF Testing Report

Date:

9-8-20

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Sampling Location:

83 E. Church Lane

Philadelphia, PA

Room Equivalent:

AP. 6 - 3rd Floor

Signature:

[Signature]

Project No.:

201379

Room #:

Stairwell to 3rd Floor

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Stair Stringer	163	B	Middle	0.01	0.01	POS	INTACT	HR AR A ENCL A ENCP CA OSHA N/A
			164	D	Bottom	0.01		NEG	FRIC NON- FRIC	FAIR POOR
								INC	POOR	
White	Wood Brick Sheetrock Plaster Metal Concrete	Stair ledge	165	D	Top	0.00	0.00	POS	INTACT	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRIC NON- FRIC	FAIR POOR
								INC	POOR	
White	Wood Brick Sheetrock Plaster Metal Concrete	Walls	166	B	Middle	0.00	0.00	POS	INTACT	HR AR A ENCL A ENCP CA OSHA N/A
			167	D	Middle	0.00		NEG	FRIC NON- FRIC	FAIR POOR
								INC	POOR	
White	Wood Brick Sheetrock Plaster Metal Concrete	ceiling	168		Bottom of Step	0.00	0.00	POS	INTACT	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRIC NON- FRIC	FAIR POOR
								INC	POOR	
	Wood Brick Sheetrock Plaster Metal Concrete							POS	INTACT	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRIC NON- FRIC	FAIR POOR
								INC	POOR	



Criterion

XRF Testing Report

Client:

BFW

Date:

9-8-20

Page 27 of 32

Sampling Location:

83 E. Church Lane
Philadelphia, PA

Signature:

[Signature]

Room Equivalent:

1st Floor

Project No.:

201379

Room #:

Hallway

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	169	B	Bottom	0.01	0.01	POS NEG	FRIC NON- FRIC INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Walls	170 171	B D	Top Middle	0.00 0.00	0.00 0.00	POS NEG	FRIC NON- FRIC INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	172		Middle	0.00	0.00	POS NEG	FRIC NON- FRIC INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	173	C	Closet	0.00	0.00	POS NEG	FRIC NON- FRIC INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	174	C	Closet	0.01	0.01	POS NEG	FRIC NON- FRIC INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A



Criterion

Client:

BFW

XRF Testing Report

Date:

9-8-20

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Sampling Location:

83 E. Church Lane
Philadelphia, PA

Room Equivalent:

App. B - 3rd Floor

Signature:

Project No.:

201379

Room #:

Front Bedroom

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Casings	175	C	Left Side	0.01	0.01	POS NEG	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Jamb	176	C	Right Side	0.01	0.01	POS NEG	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	177	A	Top	0.01	0.01	POS NEG	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Apron	178	A	Bottom	0.00	0.00	POS NEG	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Case	179	C	Bottom	0.01	0.01	POS NEG	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A



XRF Testing Report

Client: **REVM**

Date:

76

Sampling Location: 83 E. Church Lane

Signature: 

Room Equivalent: Aft. B-3001 Floor

Project No.: 201379

Room #: 101- Bedroom

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation	
White	Wood Brick Sheetrock Plaster Metal Concrete	Walls	180	A	Top	0.00	0.00	POS	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			181	B	Bottom	0.00		NEG	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			182	C	Middle	0.00		NEG	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			183	D	Top Middle	0.00		INC	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	184		Middle	0.00	0.00	POS	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								INC	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								INC	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								INC	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								NEG	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
								INC	FRICION NON- FRICION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A



Criterion

Client:

BFW

XRF Testing Report

Date:

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Sampling Location:

83 E. Church Lane

Philadelphia, PA

Room Equivalent:

Apt-B-300 Floor

Signature:

L. O. O. O. O.

Project No.:

201379

Room #:

Bath room

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Casing	185	B	Right Side	0.01	0.01	POS NEG	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Jamb	186	B	Left Side	0.01	0.01	POS NEG	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	187	D	top	0.00	0.00	POS NEG	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Walls	188 189 190 191	A B C D	top Middle Middle top	0.00 0.00 0.00 0.00	0.00	POS NEG NEG INC	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	192		Middle	0.00	0.00	POS NEG	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A



Criterion

Client:

BFW

XRF Testing Report

Date:

9-8-26

Page

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Sampling Location:

83 E. Church Lane
Philadelphia, PA

Room Equivalent:

Appt. B - 3rd Floor

Signature:

Project No.:

201379

Room #:

Near Bedroom

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	193	A	Middle	0.00	0.00	POS NEG	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	194	A	Right Side	0.00	0.00	POS NEG	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	195	A	Left Side	0.01	0.01	POS NEG	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	196	C	Top	0.01	0.01	POS NEG	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Window	198	D	Bottom	0.00	0.00	POS NEG	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Window	199	C	Bottom	0.00	0.00	POS NEG	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A



Criterion

XRF Testing Report

Client:

BFW

Date:

Page 32 of 32

Sampling Location:

83 E. Church Lane
Philadelphia, PA

Room Equivalent:

Appt B - 3rd Floor

Project No.:

201379

Room #:

Rear Bedroom

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Core Base	200	A	Bottom	0.00	0.00	POS	FRICION NON- FRICION	INTACT FAIR POOR A ENCP HR AR A ENCL CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Walls	201 202 203 204 205	A B C D	Top Middle Bottom Top Middle	0.00 0.00 0.00 0.00 0.00	0.00	POS NEG NEG POS POS	FRICION NON- FRICION	INTACT FAIR POOR A ENCP HR AR A ENCL CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling					0.00	POS NEG INC	FRICION NON- FRICION	INTACT FAIR POOR A ENCP HR AR A ENCL CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICION NON- FRICION	INTACT FAIR POOR A ENCP HR AR A ENCL CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICION NON- FRICION	INTACT FAIR POOR A ENCP HR AR A ENCL CA OSHA N/A