Germantown/Mount Airy Properties

Physical Conditions and Needs Assessment

Premises Q

85 E. Church St

Philadelphia, PA 19144

Submitted to

PHDC

1234 Market Street, 16th Floor

Philadelphia, PA 19107

March 2021

BFW Group LLC
Construction Project Managers

MAPLE corporation

Mark Ulrick Engineers, Inc.

Criterion

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LAN ASSOCIATES

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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.

85 E. Church St is a single-family home owned by the Philadelphia Housing and Development Corporation (PHDC) and managed by the Philadelphia Housing Authority (PHA).

The site measures approximately twenty-three feet wide by fifty feet deep and is a quarter property located at the southwest corner of Lena Street and Church Lane. The premises consists of a 3-story single-family dwelling which is semi-attached with 87 East Church Lane. The exterior finish on the building is a cementitious parge coat on the front and left side of the unit. The rear of the unit appears to have vinyl siding in fair condition.

There is a stone retaining wall located on the Lena Street and E. Church Lane sides.

The unit was occupied at the time of assessment.

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

1.2 *General Physical Condition*

Building Type: Semi-detached

Property Age: ~100 yrs.

System Conditions & Observations Summary		Good	Fair	Poor	Action
Site Improvements					
3.2.1	Topography		√		None
3.2.2	Storm Water Drainage				Not Accessible
3.2.3	Access and Egress		√		None
3.2.4	Paving, Curbing and Parking		√		None
3.2.5	Flatwork		√		None
3.2.6	Landscaping and Appurtenances		√		Trim the overgrowth of vegetation.
3.2.7	Recreational Facilities				N/A
3.2.8	Utilities		√		None

Structural Frame and Building Envelope		Good	Fair	Poor	Action
3.3.1	Foundation				Not Accessible
3.3.2	Building Frame		√		None
3.3.3	Facades or Curtain Wall		√		Repairs to the siding is required.
3.3.4	Roofing and Roof Drainage			√	None
Mechanical, Plumbing, Fire Protection and Electrical Systems					
3.4.1	Plumbing				Not Accessible
3.4.2	Heating	√			None
3.4.3	Air Conditioning and Ventilation		√		Replace bathroom and kitchen exhaust fans.
3.4.4	Electrical	√			GFI outlets are required in the kitchen and bathrooms.
Vertical Transportation					
3.5.	Elevators				N/A
Life Safety/Fire Protection					
3.6.1	Sprinklers and Standpipes		√		N/A
3.6.2	Alarm Systems				N/A
3.6.3	Other Systems				N/A
Interior Elements					
3.7.1	Common Areas				N/A
3.7.2	Tenant Spaces		√		Replace the missing elements of the vinyl baseboard. Repair the gypsum wallboard between the first and the second floor.

1.3 *Opinions of Probable Cost*

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs will probably vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested work, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc.

2 PURPOSE & SCOPE

2.1 *Purpose*

The purpose of this Physical Conditions and Needs Assessment (PCNA) is to identify the following: 1) Critical Repair Items; 2) Twelve-Month Physical Needs; 3) Long-Term Physical Needs; and 4) Costing. For this PCNA, representative samples of the major independent building components were observed and their physical conditions were evaluated including site and building exteriors and interiors.

The Philadelphia Housing and Development Corporation (PHDC) wants to identify the required cost to achieve the following:1) Upgrade all occupied units to meet the Department of Housing and Urban Development's (HUD) Housing Quality Standards (HQS); 2) Stabilize and seal all vacant units/buildings; and 3) Renovate all buildings to meet standards required for the low income housing tax credit program.

The physical condition of building systems and related components are typically defined as being in one of three conditions: Good, Fair or Poor, or a combination thereof. For the purposes of this report, the following definitions are used:

Good = *Satisfactory as-is. Requires only routine maintenance over the evaluation period. Repair or replacement may be required due to a system's estimated useful life.*

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

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

2.2 *Site Visit*

The initial building walkthrough was conducted on September 8, 2020. The entire single-family home was inspected (100% of units) along with common areas, stairwells, corridors and basement.

2.3 *Useful Life Estimate*

It is our observation that the 85 E. Church Lane constructed circa 1920, has experienced normal wear and tear for its type and age. Fixtures and finishes within the dwelling, in most cases, have exceeded their useful lives.

2.4 *Tenant Pre-Survey Questionnaire*

Tenants were requested to complete a pre-survey questionnaire. These questionnaires are included in Section 8 (Exhibits). Information obtained from the questionnaires has been used in the preparation of this report.

3 SYSTEM DESCRIPTIONS & OBSERVATIONS

3.1 *OVERALL GENERAL DESCRIPTION*

3.1.1 Apartment Unit Types and Unit Mix

The subject property is a single family home with three (3) bedrooms and two (2) bathrooms with three (3) stories. The premises consists of a 3-story single-family dwelling which is semi-attached with 87 East Church Lane. The unit has a living room, dining area, kitchen and washer/dryer closet on the first floor. The second floor consists of three (2) bedrooms and one (1) common bathroom. The third floor has one (1) bedroom and one (1) bathroom.

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 E. Church Lane with no notable topography.

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. Entry to the building is approximately 2.5 feet above grade via a set of stairs, leading to a shared porch. A storm door has been provided at the entry which appears to be in fair condition. A back door leads to a small yard, the rear storm door is missing.

Observations/Comments:

The porch is in fair condition. Some decking replacement at the shared patio and stairs is likely required. A new storm door should be provided at the rear entrance.

3.2.4 Paving, Curbing and Parking

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

3.2.5 Flatwork

Flatwork in the front of the building appear to be in fair condition.

3.2.6 Landscaping and Appurtenances

There is an overgrowth of vegetation at the back of the house. A concrete and stone retaining wall runs along the front south and rear elevations. Overall condition is good.

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

The water was running in the unit and the pressure was sufficient.

3.2.8.2 Electricity

Electricity was on and working in the unit.

3.2.8.3 Natural Gas

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

3.2.8.4Sanitary Sewer

Not visible for inspection.

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

Not visible for assessment.

3.3.2 Building Frame

3.3.2.1 Floor Frame System

The building appears to be a wood framed structure.

3.3.2.2 Crawl Spaces and Penetrations

Not visible for assessment.

3.3.2.3 Roof Frame

Not visible for assessment.

3.3.2.4 Flashing & Moisture Protection

Not visible for assessment.

3.3.2.5 Attic Spaces, Draft Stops, Roof Vents & Penetrations

Not visible for assessment.

3.3.2.6 Insulation

Not visible for assessment.

3.3.2.7 Stairs, Railings & Balconies

Communication between floors is via a wood stair which is carpeted. Stair to the third floor has a broken handrail that is no longer attached to the wall.

Observations/Comments:

Re-anchorage of the handrail is required for safety purposes.

3.3.2.8 Exterior Doors and Entry Systems

Entry and rear yard doors appear to be six panel metal doors in good condition. Front door has a storm door, the rear storm door is missing and should be replaced.

3.3.3 Facades or Curtain Wall

3.3.3.1 Sidewall System

The exterior finish on the building is a cementitious parge coat on the front and left side of the unit. The rear of the unit appears to have vinyl siding in fair condition.

Observations/Comments:

Evidence of dislodged siding was note, vinyl siding should be repaired.

3.3.3.2 Fenestration (Window) Systems

It appears windows within the unit are of vinyl construction in good condition

3.3.4 Roofing and Roof Drainage

The building has a gable and valley style roof, there is a pitched shed roof over the porch. Gutters and downspouts appear to be in good condition.

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:

Flues are adequately connected and the system was working effectively.

3.4.1.3 Fixtures

The plumbing fixtures are working and seem to be in fair condition.

3.4.2 Heating

3.4.2.1 Heating Generating Equipment

This unit is designed to be heated via a gas fired vertical furnace. This is a forced air, heating only unit. The furnace flue is connected adequately. It seems to be in good shape and is working effectively.

Observations/Comments:

All filters should be replaced.

3.4.3 Air Conditioning and Ventilation

3.4.3.1 Equipment

3.4.1.1 Air Conditioning and Ventilation

This building does not have air conditioning.

3.4.1.2 Exhaust Systems

Replace bathroom and kitchen exhaust fans.

3.4.3.2 Distribution

See Section 3.4.3.1 above.

3.4.3.3. Control Systems

Not visible for assessment.

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

Observations/Comments:

There are no visible signs of exposed wires.

GFI outlets are required in the kitchen and bathrooms.

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

Lighting throughout is via ceiling/wall mounted fluorescent fixtures.

Observations/Comments:

Consider replacing fluorescent fixtures with LED to increase energy efficiency.

3.4.4.5 Lighting - Resident Apartment

Lighting in the building appears functional.

3.4.4.6 Lighting - Site

Public street lights are the only available site lighting.

3.4.4.7 Emergency Generator

The building does not have an emergency generator.

3.5 *VERTICAL TRANSPORTATION*

3.5.1 There are no elevators in this building.

3.6 *LIFE SAFETY/FIRE PROTECTION*

3.6.1 Sprinklers and Standpipes

There is no sprinkler system in this building.

3.6.2 Alarm Systems

Hard wired smoke detectors appear to be in good condition.

3.6.3 Other Systems

3.6.3.1 Intercom System

There is no intercom system in the building.

3.6.3.2 Apartment Emergency Duress System

There is no emergency duress system in this building.

3.7 *INTERIOR ELEMENTS*

3.7.1 Common Areas

There are no common areas in this building beyond the shared entry porch.

3.7.2 Tenant Spaces

3.7.2.1 Finishes, Wall, Floors

Overall finishes throughout the apartment are carpeted floors with a vinyl baseboard. Walls and ceilings are gypsum board generally in good condition. There is some damage to the gypsum wallboard between the first and second floors that will require repair. Vinyl tile has also been provided in the kitchen area on the first floor and at the entry. The second-floor bedroom appeared to have an LVT floor finish installed in good condition. Floor finish on the third-floor master bedroom appears to be carpet in good to fair condition. Bathroom floors are vinyl and/or linoleum. All interior doors are 6-panel wood in good condition.

Observations/Comments:

Carpets are in fair condition.
Some elements of missing vinyl baseboard was noted and will require replacement.
Repair the gypsum wallboard between the first and the second floor.

3.7.2.2 Appliances

Appliances seem to be in fair condition.

3.7.2.3 Bath Fixtures and Specialties

The bathroom is outfitted with a wood and plastic laminate vanity, floor mounted tank-style water closet and a bathtub with fiberglass surround. General condition of the vanity and bathtub are poor, and replacement is recommended. It also appears that poor caulking between the fiberglass surround and bathtub may allow water to bypass the tub.

Observations/Comments:

Replace the vanity and the bathtub in all the bathrooms.
Treat the caulking between the fiberglass surround and the bathtub.

3.7.2.4 Kitchen Fixtures and Specialties

It was noted at the time of inspection that the kitchen drain pipe was not attached to the P-trap allowing water to spill onto the cabinet floor and/or the sub-floor below.

Observations/Comments:

Kitchen drain pipe should be repaired as soon as possible to avoid any further damage.

3.7.2.5 Millwork, Casework, Cabinets and Countertops

The kitchen is equipped with wooden cabinets and plastic laminate countertop in fair to poor condition. It was also noted that the rear backsplash of the countertop did not sit flush against the back wall.

Observations/Comments:

Repair and/or replacement of cabinets and laminate countertop is recommended.
A temporary caulk should be installed between the backsplash and the countertop to keep food particles and water from entering the back of the cabinets.

3.7.2.6 Closet Systems

A washer/dryer closet is provided at the first floor and appears to be functioning properly.

4 ADDITIONAL CONSIDERATIONS

4.1 *ENVIRONMENTAL HAZARDS*

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

The water samples collected from the kitchen and bathroom at 85 E. Church Lane indicated a lead concentration of <2.5 ppb, which is below the EPA Action Level.

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

A radon sample was collected from the First Floor of the home. Sample results indicated an average radon level of 0.6 picocuries per liter (pCi/L). This is below the United States Environmental Protection Agency's (US EPA) recommended indoor residential level of 4 pCi/L.

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

5 OPINIONS OF PROBABLE COSTS TO REMEDY PHYSICAL DEFINCIENCIES

The 20-year table of quantities and annual costs are included in Exhibit 8.1.1, 8.1.2 and 8.1.3. These cover general repairs that apply to the building components site wide and repairs that apply to specific components on site. Based upon site observations and information received from our interviews, the estimated costs are opinions of probable expenditures based upon readily observable conditions and experience with past costs for similar properties. The costs are net of construction management fees and design fees. Actual costs may vary depending on such matters as design, materials, equipment or systems selected, field conditions, phasing of work, management, and unknown factors.

6 OUT OF SCOPE CONSIDERATIONS

6.1 *Accessibility for Persons with Disabilities*

This unit does not meet requirements for ADA accessibility.

7 LIMITING CONDITIONS

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

8.1.1 *20 Year Table of Quantities & Annual Estimated Costs*

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

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

DIVISION	CAPITAL EXPENSE CATEGORY	DESCRIPTION / COMMENTS	CONDITION	ACTION	EUL (yr)	EFFECTIVE AGE (yr)	RUL (yr)	QUANTITY	UNIT OF MEASURE	UNIT COST	TOTAL COST	CRITICAL REPAIRS
General Requirement	Permitting	2% of the total cost of each respective project									$1,232	$744
	Contingency	10% of the total cost of each respective project									$6,158	$3,718
	Overhead and Profit	2.5% of the total cost of each respective project									$1,539	$929
	SubTotal										**$8,929**	**$5,391**
Site Construction/Existing Conditions		Wooden porch - (shared with 87 E. Church Lane)	Fair	Repair and replace decking in areas	20	20	0	N/A	N/A	$2,500.00	$2,500	$2,500
	Building Exterior	Cementitious parge coat (front and left side)	Fair	Repair dislodged siding	50	20	30	100	SF	$8.00	$800	$800
		Vinyl siding (rear)	Fair		25	25	5	100	SF	$8.00	$800	$800
	SubTotal										**$4,100**	**$4,100**
Woods, Plastics and Composites		Bathroom Vanity	Poor	Demo and replace	20	20	0	2	EA	$400.00	$800	$800
		Bathroom Countertop (p-lam)	Poor	Demo and replace countertop	15	20	0	25	LF	$75.00	$1,875	$1,875
		Kitchen Cabinets (wood)	Poor-Fair	Demo and replace cabinetry	20	20	0	40	LF	$150.00	$6,000	$6,000
	SubTotal										**$8,675**	**$8,675**
Openings		Entry Storm Door	Fair	Replace at EUL	5	20	0	1	EA	$500.00	$500	$500
		6-panel wood doors (interior)	Good	Replace at EUL	25	20	5	10	EA	$900.00	$9,000	
		Windows (vinyl)	Good	Replace at EUL	30	20	10	8	EA	$800.00	$6,400	
		Rear Storm Door	Poor	Replace	5	20	0	1	EA	$500.00	$500	$500
	SubTotal										**$16,400**	**$1,000**
Finishes		Gypsum wallboard and ceiling finishes (throughout)	Good	Repair and repaint damaged areas	35	20	15	500	SF	$4.00	$2,000	
		Flooring carpet (throughout)	Fair	Demo and replace	6	10	0	500	SF	$8.00	$4,000	$4,000
		Vinyl tile (entry and kitchen)	Poor	Demo and replace	15	20	0	100	SF	$10.00	$1,000	$1,000
	SubTotal										**$7,000**	**$5,000**
Specialties		Handrail - detached from wall (to third floor)	Poor	Re-anchorage of handrail required for safety	20	15	0	20	LF	$40.00	$800	$800
		Bathroom tub, surround and fixtures	Poor	Replace and recalk	30	20	10	2	EA	$2,000.00	$4,000	$4,000
	SubTotal										**$4,800**	**$4,800**
Mechanical, Plumbing and Fire Alarm/Suppression	**HVAC**	Gas-fired furnace	Good	Replace at EUL	35	20	0	1	EA	$5,000.00	$5,000	
		Kitchen and Bathroom Exhaust Fans	Poor	Replace exhaust fans	20	20	0	2	EA	$500.00	$1,000	$1,000
	Plumbing	Drain Pipe (kitchen)	Poor	Attach drain pipe to the P-trap; water is spilling onto cabinet floor and/or sub-floor	75	20	55	1	EA	$200.00	$200	$200
		Domestic Hot Water 30-gallon 240v	Good	Replace at EUL	20	2	18	1	EA	$2,000.00	$2,000	
		Sprinkler system	Poor-Good	Replace one (1) sprinkler head in living room; system should be tested	50	20	30	N/A	N/A	$1,200.00	$1,200	$1,200
	SubTotal										**$9,400**	**$2,400**
Electrical		Lighting and power	Poor-Good	Replace at EUL	20	20	0	10	EA	$120.00	$1,200	$1,200
	Electrical System	60-amp service, panels and wiring (including outlets switches and other power controls)	Poor	Upgrade to 100-amp service, replace all panels and rewire throughout	50	20	30	N/A	N/A	$10,000.00	$10,000	$10,000
	SubTotal										**$11,200**	**$11,200**
	Total										**$70,504**	**$42,566**

DIVISION	CAPITAL EXPENSE CATEGORY	Year 1 12 MONTH	Year 2	Year 3	Year 4	Year 5 (Raise to HQS Standards)	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
General Requirement	Permitting					$497															
	Contingency					$2,483															
	Overhead and Profit					$621															
	SubTotal	$0	$0	$0	$0	$3,601	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Site Construction/Existing Conditions																					
	Building Exterior																				
	SubTotal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Woods, Plastics and Composites																					
	SubTotal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Openings																					
						$10,183															
						$7,241															
	SubTotal	$0	$0	$0	$0	$17,424	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Finishes						$2,263															
	SubTotal	$0	$0	$0	$0	$2,263	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Specialties																					
	SubTotal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Mechanical, Plumbing and Fire Alarm/Suppression	HVAC																				
	Plumbing																				
						$2,263															
	SubTotal	$0	$0	$0	$0	$2,263	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electrical																					
	Electrical System																				
	SubTotal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Total	$0	$0	$0	$0	$25,550	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

8.1.2 *SF Cost Estimate for Full Renovation*

Basis of estimate

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

1,350 SF Renovation - Premises Q 85 E Church Lane				
ITEM	**Total**		**$/SF**	
DEMOLITION	$	16,200.00	$	12.00
SITEWORK	$	-	$	-
LANDSCAPE & IRRIGATION	$	1,012.50	$	0.75
CONCRETE	$	-	$	-
MASONRY	$	2,700.00	$	2.00
STRUCTURAL STEEL	$	-	$	-
METAL FABRICATIONS	$	-	$	-
ROUGH CARPENTRY	$	10,800.00	$	8.00
ARCHITECTURAL WOODWORK	$	-	$	-
THERMAL & MOISTURE PROTECTION	$	10,800.00	$	8.00
FIREPROOFING	$	675.00	$	0.50
SEALANTS	$	1,350.00	$	1.00
WINDOWS	$	6,750.00	$	5.00
DOORS / FRAMES / HARDWARE	$	9,450.00	$	7.00
STOREFRONT / GLAZING	$	-	$	-
INTERIOR GLASS	$	-	$	-
DRYWALL	$	13,500.00	$	10.00
TILE	$	-	$	-
ACOUSTIC CEILINGS	$	-	$	-
CARPET	$	5,400.00	$	4.00
PAINTING	$	4,050.00	$	3.00
WALL COVERINGS	$	-	$	-
SPECIALTIES	$	4,050.00	$	3.00
EQUIPMENT	$	2,700.00	$	2.00
FURNISHINGS	$	5,400.00	$	4.00
CONVEYING	$	-	$	-
FIRE PROTECTION	$	675.00	$	0.50
PLUMBING	$	4,050.00	$	3.00
HVAC	$	8,100.00	$	6.00
ELECTRICAL	$	6,075.00	$	4.50
COMMUNICATIONS	$	675.00	$	0.50
ELECTRONIC SAFETY & SECURITY	$	-	$	-
GENERAL REQUIREMENTS	$	5,400.00	$	4.00
Subtotal	**$**	**119,812.50**	**89**	
Construction Contingency - 10%	$	11,981.25	$	8.88
Subcontractor Insurance - 2%	$	2,396.25	$	1.78
Design Contingency - 2%	$	2,396.25	$	4.44
Overhead & Profit - 2.5%	$	2,995.31	$	2.22
Permits - 1.5%	$	1,797.19	$	1.78
Performance & Payment Bonds - 2%	$	2,396.25	$	1.78
Grand Total	**$**	**143,775.00**	**110**	

RFR ASSUMPTIONS	
Units	1
Beginning Year	2021
Investment Rate of Return	2.5%
Inflation Rate	2.5%
Existing Reserve Fund	$ -
Monthly Reserve Contribution	$ 333
Reserve Cost/Unit/Year	$ 4,000
Year 1 Construction Funds	$ 42,566

Reserve for Replacement (RFR)

	CRITICAL REPAIRS	Year 1	Year 2	Year 3	Year 4	Year 5 Raise to HQS Standards	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
Existing Reserve Fund	$0												
Expense Sum (Projected)	$42,566	$0	$0	$0	$0	$25,550	$0	$0	$0	$0	$0	$0	$0
Annual RFR Contribution	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000
Previous RFR Plus Contributions	$4,000	$8,100	$12,303	$16,610	$21,025	$25,551	$4,639	$8,755	$12,974	$17,299	$21,731	$26,274	$30,931
RFR with 2.5% Rate of Return	$4,100	$8,303	$12,610	$17,025	$21,551	$26,190	$4,755	$8,974	$13,299	$17,731	$22,274	$26,931	$31,705
Current Year Balance	-$38,466	$8,303	$12,610	$17,025	$21,551	$639	$4,755	$8,974	$13,299	$17,731	$22,274	$26,931	$31,705
Year 1 Construction Funds	$42,566												
Total Year 1 Funds	$4,100												

8.1.3 Reserve for Replacement

Reserve for Replacement (RFR)	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Existing Reserve Fund								
Expense Sum (Projected)	$0	$0	$0	$0	$0	$0	$0	$0
Annual RFR Contribution	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000
Previous RFR Plus Contributions	$35,705	$40,597	$45,612	$50,752	$56,021	$61,422	$66,957	$72,631
RFR with 2.5% Rate of Return	$36,597	$41,612	$46,752	$52,021	$57,422	$62,957	$68,631	$74,447
Current Year Balance	$36,597	$41,612	$46,752	$52,021	$57,422	$62,957	$68,631	$74,447
Year 1 Construction Funds								
Total Year 1 Funds								

LAN Associates, EPAS, Inc.

LAN No.: **2.20341.01**
BFW Group, LLC/PHDC PCNA of Germantown/Mount Airy Properties Premises Q – 85 East Church Lane

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

Photo No. 1

Depicts exterior front elevation of building facing East Church Lane. 85 East Church Lane is the left side of the attached dwelling in the photo.

Photo No. 2

Depicts left side elevation of property (south side).

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

Photo No. 3

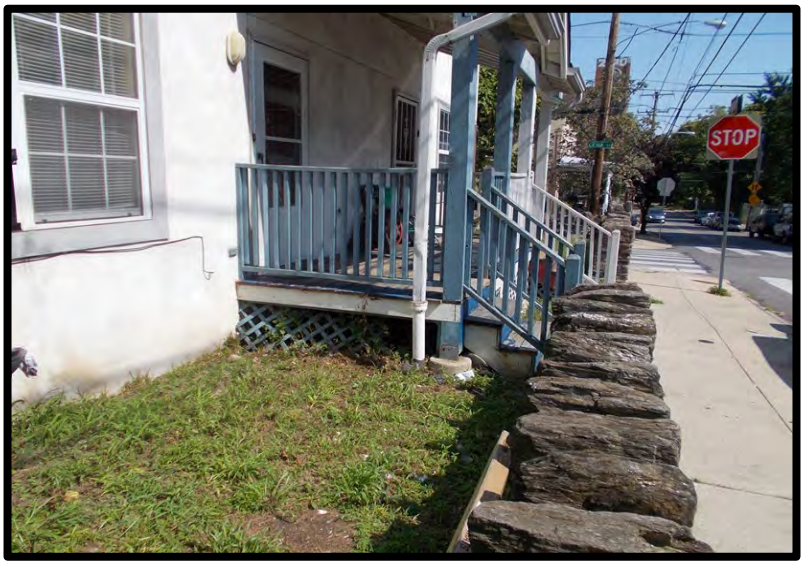
Depicts view of stone and concrete retaining wall along the south and east sides of the property.

Photo No. 4

View looking west along the south yard of the property.

Photo No. 5

Depicts view of the entry patio/porch.



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

Photo No. 6

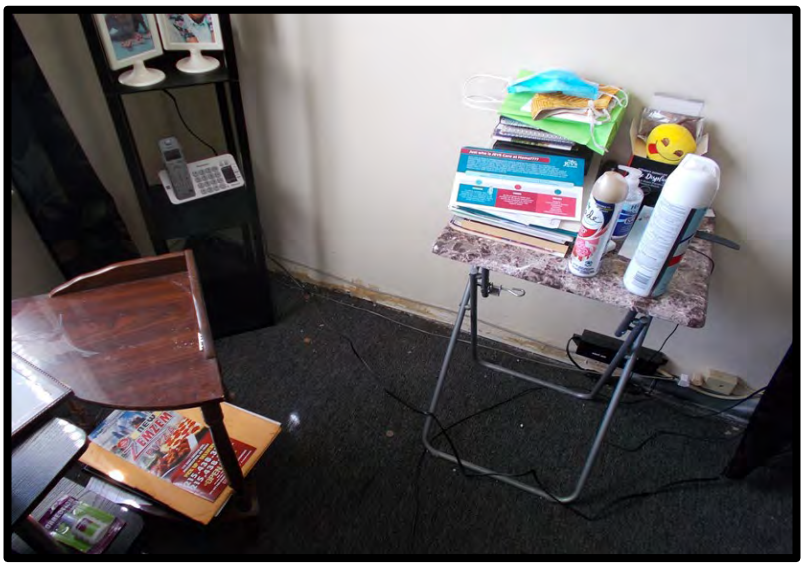
Depicts entry door to 85 East Church Lane.

Photo No. 7

Depicts view of living room as seen from entry. Also visible in the photo are stairs to the second floor.

Photo No. 8

Depicts missing baseboard along the south wall of the living room.



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

Photo No. 9

Depicts view of entry closet (right) within living room as well as the washer/dryer closet and mechanical closet visible on the left of the photo.

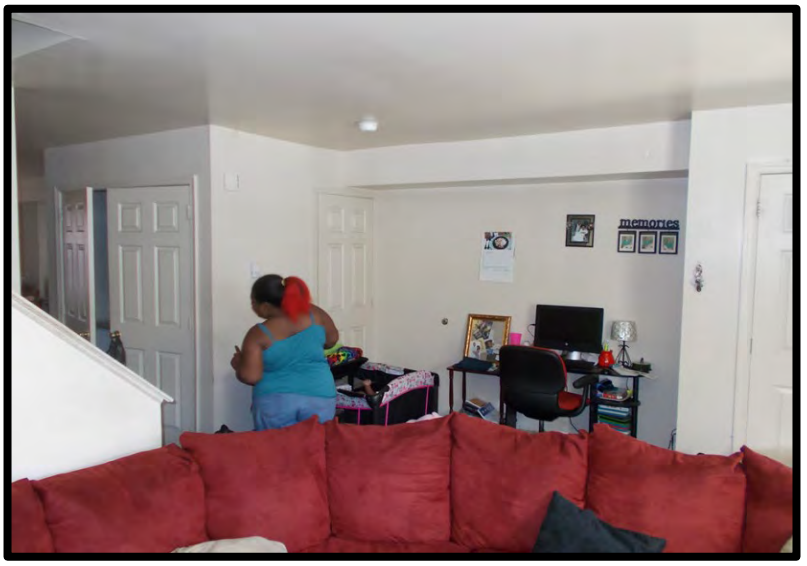


Photo No. 10

Depicts view of apartment entry and entry hall closet.

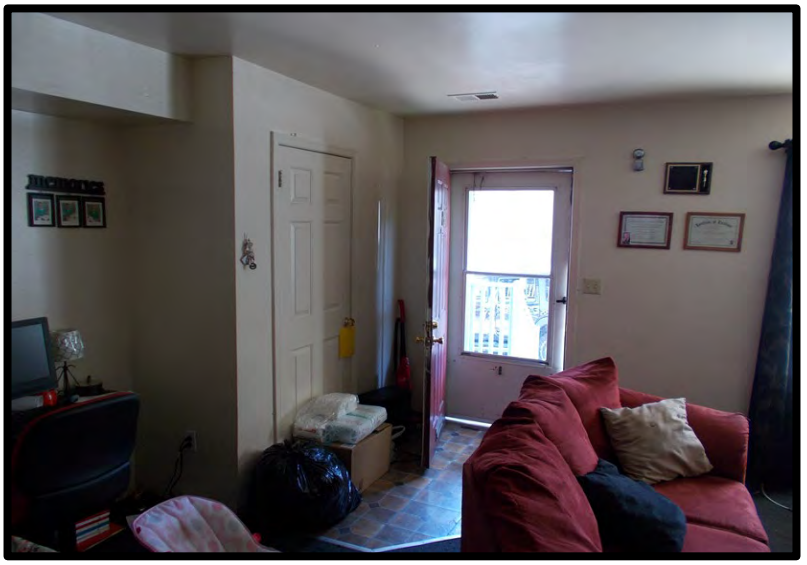


Photo No. 11

Depicts view of kitchen at rear of first floor. Note missing cabinet door as well as rust and grease staining on vent cabinets and ceiling above range.

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

Photo No. 12

Panning left from previous photo. Depicts additional view of overall kitchen condition.

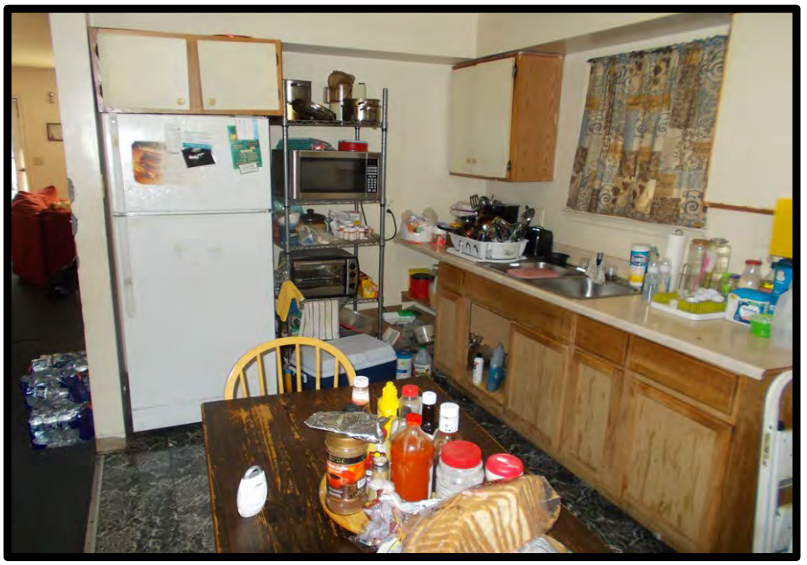


Photo No. 13

Depicts view of misaligned and disconnected plumbing waste at kitchen sink leading to probable water damage of cabinets and floor.

Photo No. 14

Depicts gap at rear of kitchen countertop at exterior wall.

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

Photo No. 15

Depicts view of washer/dryer closet.

Photo No. 16

Depicts rear elevation of building.

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

Photo No. 17

Panning left from previous photo. Depicts rear view of 87 East Church Lane.

Photo No. 18

Panning right from previous photo. Depicts rear north elevation of 83 East Church Lane.

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

Photo No. 19

Depicts overall view of rear yard exterior entry door.

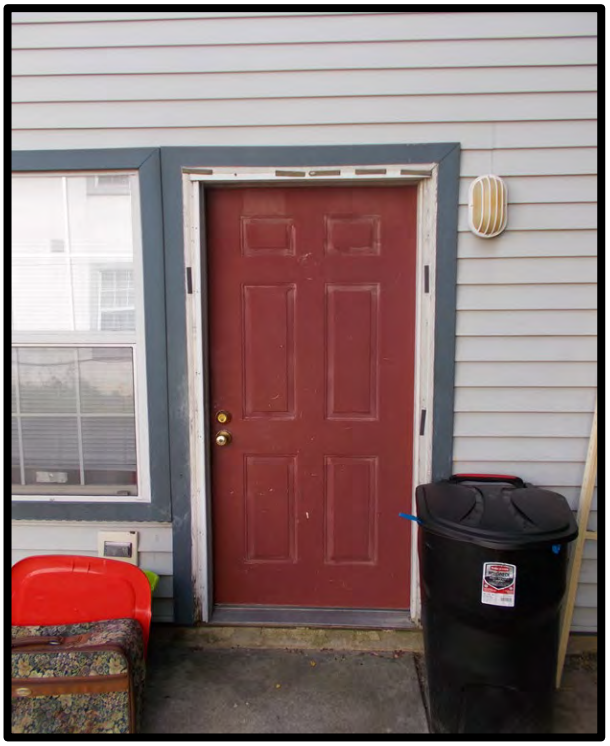
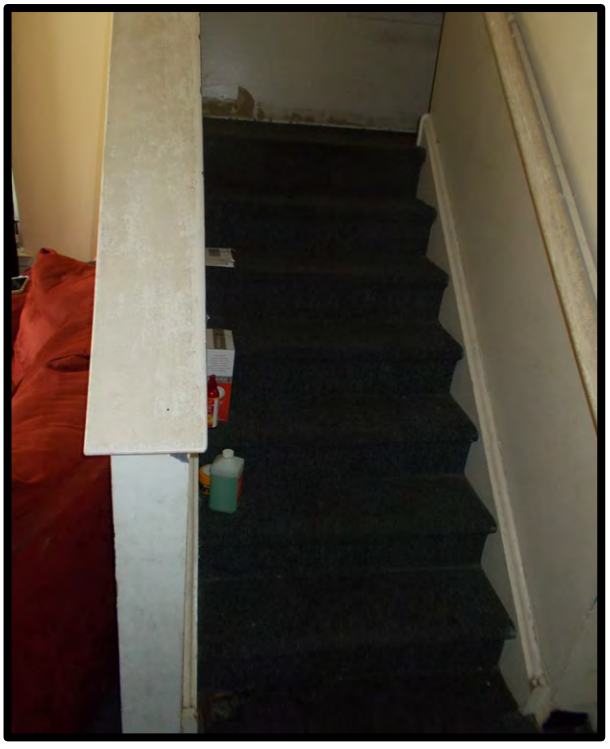


Photo No. 20

Depicts stair leading to second floor.



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

Photo No. 21

Depicts damaged gypsum wallboard at stairs leading to second floor.

Photo No. 22

Depicts view of second floor bathroom.

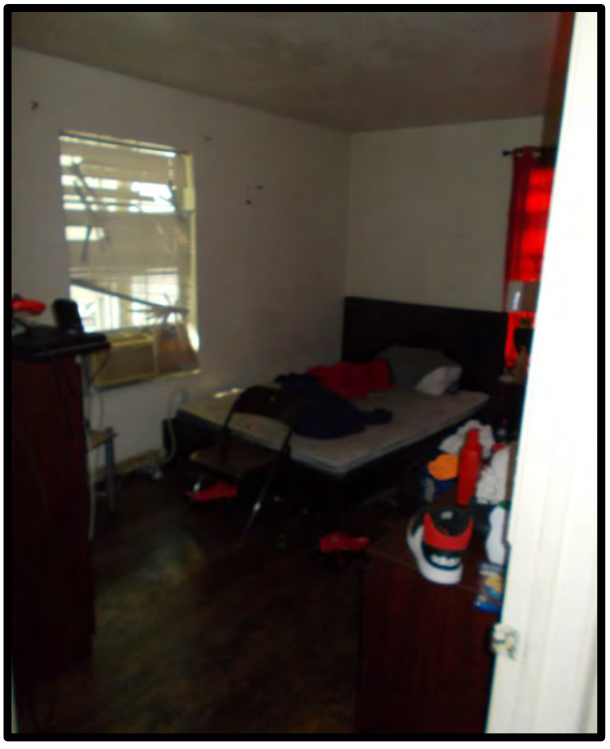
Photos by: **VP** on **9/8/20**

Photo No. 23

Panning right from previous photo. Depicts overall bathtub and fiberglass tub surround.

Photo No. 24

Depicts view of second floor bedroom located at the front of the dwelling.



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

Photo No. 25

Panning 180 degrees from previous photo, looking at bedroom entry and closet.

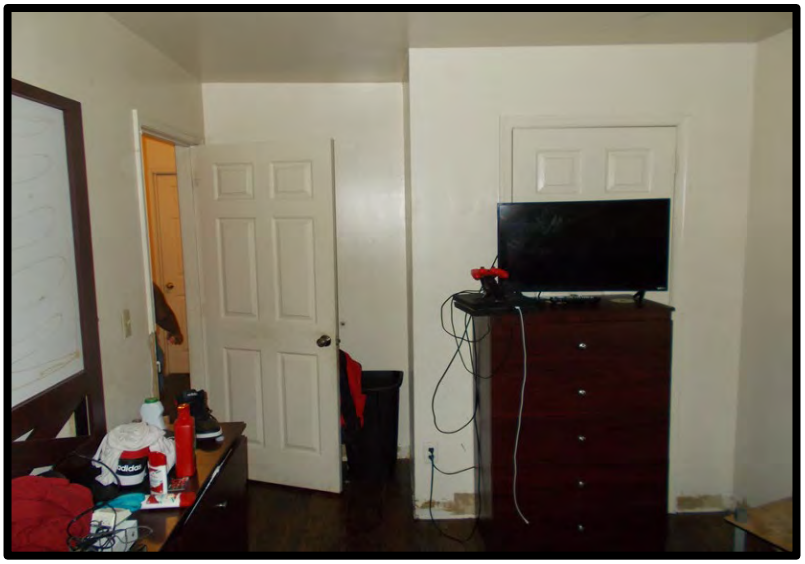
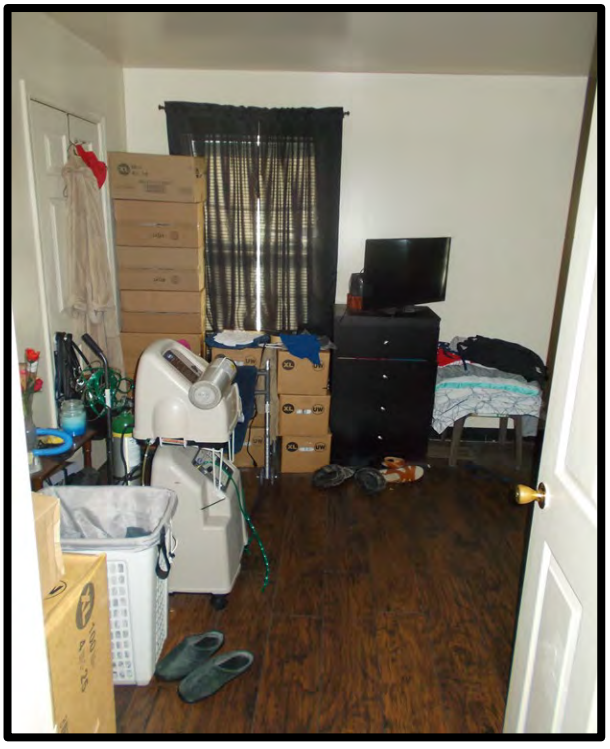


Photo No. 26

Depicts view of rear bedroom located on the second floor.



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

Photo No. 27

Additional view of rear bedroom.

Photo No. 28

Panning left from previous photo. Depicts view of closets within rear bedroom.

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

Photo No. 29

Additional view in bedroom.

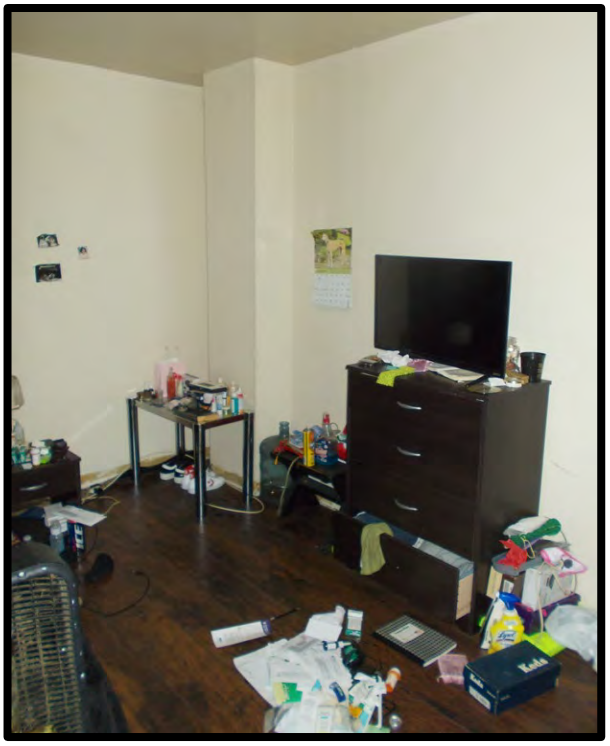
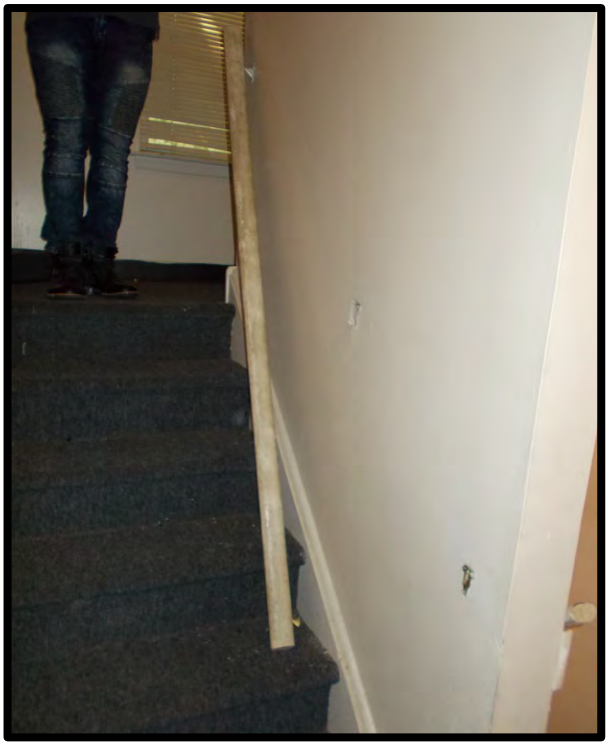


Photo No. 30

Depicts view of stairs leading to the third floor. Note handrail is no longer attached and will require replacement and/or re-anchorage.



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

Photo No. 31

Depicts view of master bedroom at third floor at rear of dwelling.

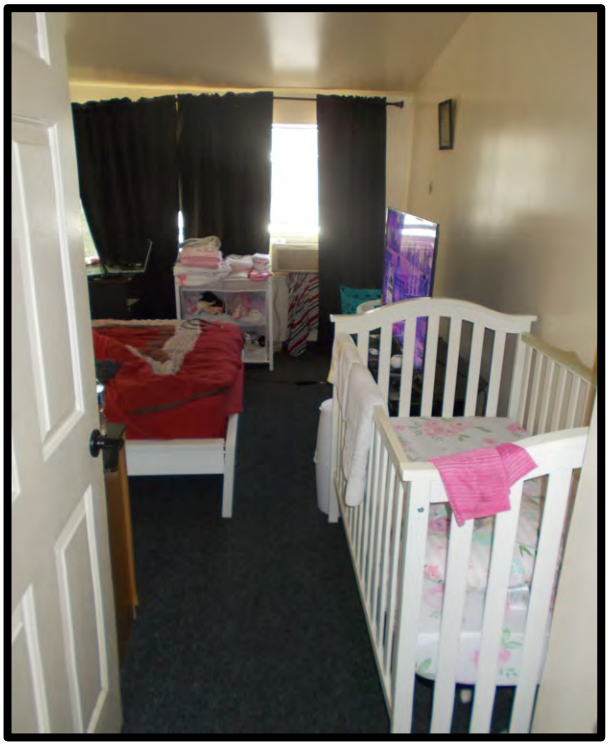
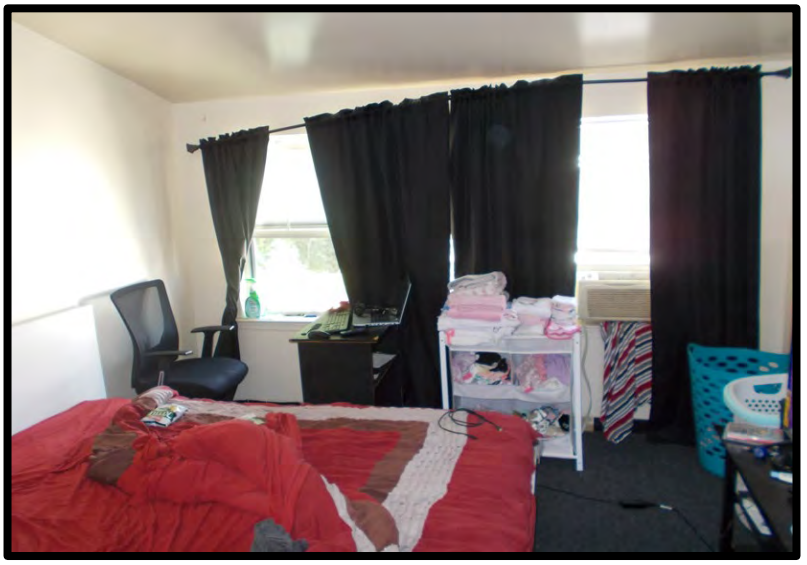


Photo No. 32

Additional view looking at rear wall in master bedroom.



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

Photo No. 33

Panning 180 degrees from previous photo, looking at master bedroom closet and entry.

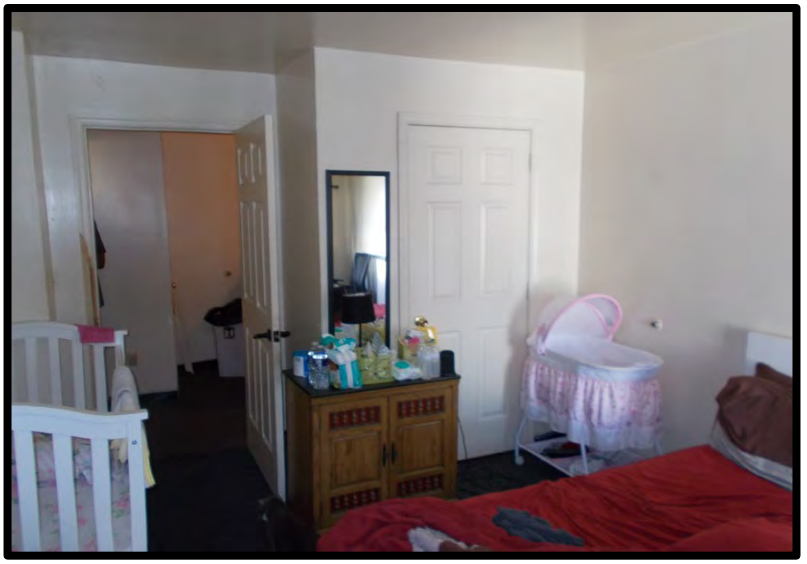


Photo No. 34

View of third floor bathroom.

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

Photo No. 35

View of third floor bathroom tub surround.

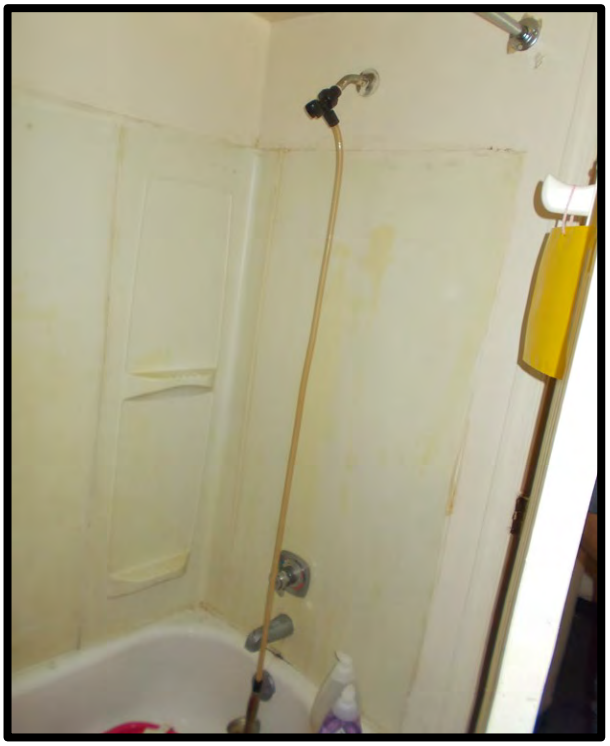
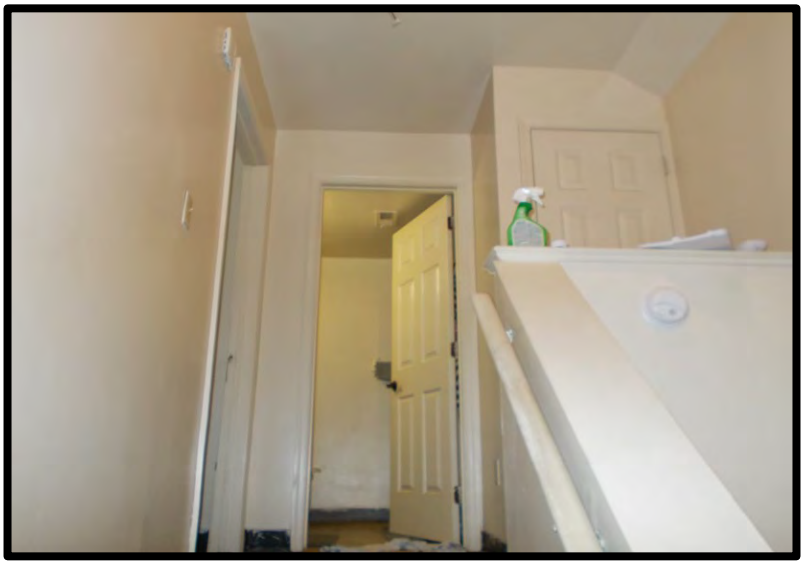


Photo No. 36

View at top of third floor landing with bathroom and master bedroom entry on the left.



cc: File #2.20341.01

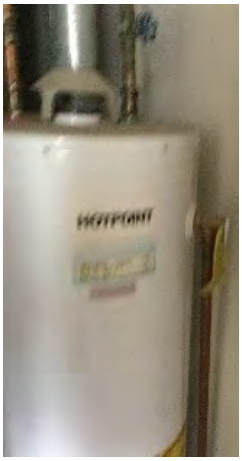
8.2.2 *Photos MPEFP*

Electrical Panel.

30 gallon hot water heater.

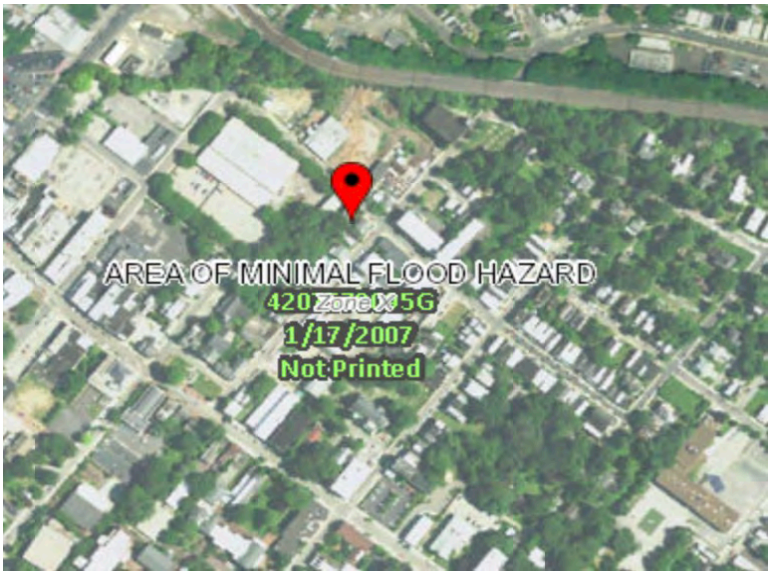
RPJ gas-fired furnace.

Additional view of the RPJ gas-fired furnace.



Hot water heater flues.

FEMA Flood Zone Map

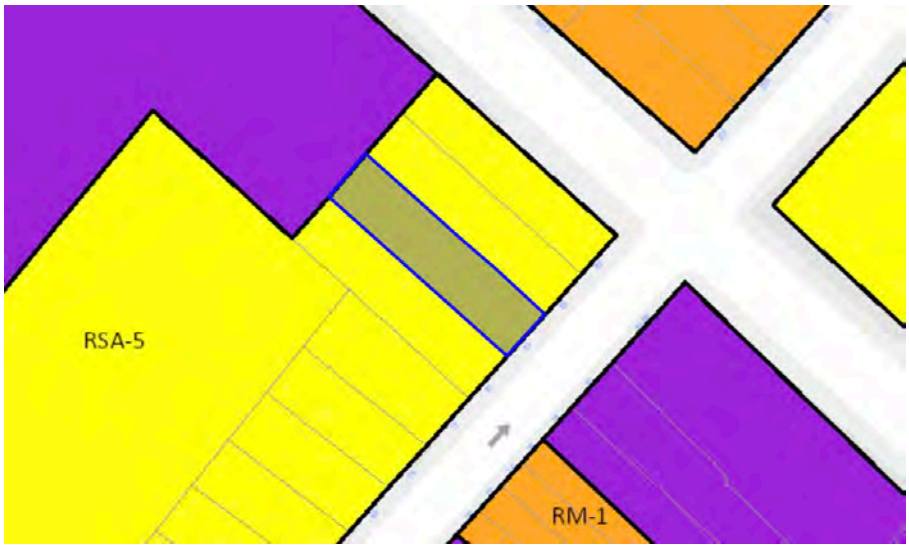


FEMA Flood Zone Information

85 E Church Lane is located in Flood Zone X which represents areas determined to be outside the 0.2% annual chance floodplain as identified by Floor Insurance Rate (FIRM) map number 4207570095G issued by the National Flood Insurance Program (NFIP). 85 E Church Lane is located in EPA Radon Zone 3, indicating a low potential for the presence of Radon and a predicted average indoor radon screening level of less than 2 pCi/L.

Aerial

City of Philadelphia Zoning Map



Zoned RSA - 5 - Residential Single Family Attached-5

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

October 22, 2020

Attention: PHDC Germantown CNA

Reference: Lead XRF Testing Results
85 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 85 E. Church Lane in Philadelphia, PA. The purpose of the inspection was to confirm the presence, if any, and condition of lead-based painted surfaces.

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

The Environmental Protection Agency (E.P.A.) considers 1.0 milligrams of lead per square centimeter of painted surface, or greater, to be lead-based paint ($\geq$1.0 mg/cm^2).

The City of Philadelphia's Department of Public Health document entitled "Regulations Relating to Labeling, Application and Removal of Lead Paint", dated December 26, 1977, states that any paint lacquer or other applied liquid surface coating, and putty or caulking or other sealing compound with a lead content of 0.7 mg/cm^2 or greater, is considered lead-based.

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

Sincerely,

Melissa Billingsley
Project Manager

Attachments

Testing Report Legend

Recommendations

HR – Hazard Reduction

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

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

AR – Abatement Replacement

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

A Encp – Abatement Encapsulation

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

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

A Encl – Abatement Enclosure

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

CA – Complete Abatement

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

OSHA

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

NA – Non-applicable

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

Surface/Condition

Surface

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

Condition

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

Wall

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

Criterion

Calibration Check Test Results

Client: BFW

Address: 85 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 1st Calibration Check		2nd Calibration Check		3rd Calibration Check		4th Calibration Check	
Surface Lead mg/cm²	Reading #	Result	Reading #	Result	Reading #	Result	Reading #	Result
<0.01	1	0.00	122	0.00				
1.04 ± 0.06	2	1.0	123	1.0				
0.71 ± 0.08	3	0.7	124	0.7				
3.58 ± 0.39								
1.53 ± 0.09								
0.31 ± 0.02								
Detector Resolution	379.4							

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

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 85 E. Church Lane, Philadelphia, PA

Signature: [signature]

Room Equivalent: Exterior

Project No.: 201379

Room #: Exterior

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal (Concrete)	Stucco walls	4	A	Middle	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			5	A	Bottom	0.00				
			6	B	Middle	0.00				
Gray	(Wood) Brick Sheetrock Plaster Metal Concrete	Porch Frame	7	A	Middle	0.02	0.03	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			8	A	Bottom	0.03				
Gray	(Wood) Brick Sheetrock Plaster Metal Concrete	Porch Column	9	A	Middle	0.02	0.02	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			10	A	TOP	0.01				
Gray	(Wood) Brick Sheetrock Plaster Metal Concrete	Railing	11	A	TOP	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			12	A	TOP	0.01				
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Porch Ceiling	13	A	Middle	0.11	0.13	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			14	A	Front	0.15				

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 85 E. Church Lane, Philadelphia, PA

Signature:

Room Equivalent: Exterior

Project No.: 201379

Room #: Exterior

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
Blue	(Wood) Brick Sheetrock Plaster Metal Concrete	Porch Floor	15	A	Middle	0.13	0.14	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			16	A	Front	0.14				
Blue	(Wood) Brick Sheetrock Plaster Metal Concrete	Stair Riser	17	A	Middle	0.11	0.12	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			18	A	Bottom	0.13				
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Porch Frame	19	A	Middle	0.22	0.24	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			20	A	Bottom	0.26				
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Railing	21	A	Top	0.14	0.16	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			22	A	Top	0.18				
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Rail Post	23	A	Middle	0.21	0.24	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			24	A	Bottom	0.27				

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 85 E. Church Lane, Philadelphia, PA

Signature:

Room Equivalent: Exterior

Project No.: 201379

Room #: Exterior

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition	Recommendation
Blue	(Wood) Brick Sheetrock Plaster Metal Concrete	Rail Post	25	A	Bottom	0.09	0.08	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			26	A	Middle	0.07				
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Column	27	A	TOP	0.11	0.09	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			28	A	Middle	0.07				
Gray	Wood Brick Sheetrock Plaster Metal (Concrete)	Window Casing	29	A	Left Side	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 85 E. Church Lane Philadelphia, PA

Signature: [signature]

Room Equivalent: 1st Floor

Project No.: 201379

Room #: Living Room

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	Door	30	A	Top	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Door	31	A	Middle	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Casing	32	A	Left Side	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Jamb	33	A	Right Side	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
White	Wood Brick (Sheetrock) Plaster Metal Concrete	Walls	34	A	Top	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			35	B	Middle	0.00				
			36	C	Bottom	0.00				
			37	D	Middle	0.00				

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 85 E. Church Lane, Philadelphia, PA

Signature: [signature]

Room Equivalent: 1ST Floor

Project No.: 201379

Room #: Living Room

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
White	(Wood) Brick Sheetrock Plaster Metal Concrete	ceiling	38		Middle	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Window Sill	39	A	TOP	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Window Apron	40	A	Bottom	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 85 E. Church Lane Philadelphia, PA

Signature:

Room Equivalent: 1ST Floor

Project No.: 201379

Room #: Kitchen

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Door	41	C	Top	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Casing	42	C	Right Side	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Jamb	43	C	Left Side	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Window Sill	44	C	Top	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Window Apron	45	C	Bottom	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)

Criterion

XRF Testing Report

Client: BFW

Date: 9-8-20

Sampling Location: 85 E. Church Lane, Philadelphia, PA

Signature: [signature]

Room Equivalent: 1st Floor

Project No.: 201379

Room #: Kitchen

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition	Recommendation
White	Wood / Brick / Sheetrock (circled) / Plaster / Metal / Concrete	Walls	46	A	Top	0.00	0.00	POS / NEG (circled) / INC	FRICTION / NON-FRICTION; INTACT / FAIR / POOR	HR / AR / A ENCL / A ENCP / CA / OSHA / N/A (circled)
			47	B	Middle	0.00				
			48	C	Bottom	0.00				
			49	D	Middle	0.00				
White	Wood / Brick / Sheetrock (circled) / Plaster / Metal / Concrete	Ceiling	50		Middle	0.00	0.00	POS / NEG (circled) / INC	FRICTION / NON-FRICTION; INTACT / FAIR / POOR	HR / AR / A ENCL / A ENCP / CA / OSHA / N/A (circled)
	Wood / Brick / Sheetrock / Plaster / Metal / Concrete							POS / NEG / INC	FRICTION / NON-FRICTION; INTACT / FAIR / POOR	HR / AR / A ENCL / A ENCP / CA / OSHA / N/A
	Wood / Brick / Sheetrock / Plaster / Metal / Concrete							POS / NEG / INC	FRICTION / NON-FRICTION; INTACT / FAIR / POOR	HR / AR / A ENCL / A ENCP / CA / OSHA / N/A
	Wood / Brick / Sheetrock / Plaster / Metal / Concrete							POS / NEG / INC	FRICTION / NON-FRICTION; INTACT / FAIR / POOR	HR / AR / A ENCL / A ENCP / CA / OSHA / N/A

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 85 E. Church Lane, Philadelphia, PA

Signature: [signature]

Room Equivalent: 2ND Floor

Project No.: 201379

Room #: Stair TO 2ND Floor

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
White	Wood, Brick, Sheetrock, Plaster, Metal, Concrete	walls	51	B	Middle	0.00	0.00	POS, NEG, INC	FRICTION, NON-FRICTION, INTACT, FAIR, POOR	HR, AR, A ENCL, A ENCP, CA, OSHA, N/A
			52	D	Bottom	0.00				
White	Wood, Brick, Sheetrock, Plaster, Metal, Concrete	Ledge	53	D	TOP	0.01	0.01	POS, NEG, INC	FRICTION, NON-FRICTION, INTACT, FAIR, POOR	HR, AR, A ENCL, A ENCP, CA, OSHA, N/A
White	Wood, Brick, Sheetrock, Plaster, Metal, Concrete	Railing	54	D	TOP	0.02	0.02	POS, NEG, INC	FRICTION, NON-FRICTION, INTACT, FAIR, POOR	HR, AR, A ENCL, A ENCP, CA, OSHA, N/A
White	Wood, Brick, Sheetrock, Plaster, Metal, Concrete	Window Sill	55	B	TOP	0.01	0.01	POS, NEG, INC	FRICTION, NON-FRICTION, INTACT, FAIR, POOR	HR, AR, A ENCL, A ENCP, CA, OSHA, N/A
White	Wood, Brick, Sheetrock, Plaster, Metal, Concrete	Window Apron	56	B	Bottom	0.00	0.00	POS, NEG, INC	FRICTION, NON-FRICTION, INTACT, FAIR, POOR	HR, AR, A ENCL, A ENCP, CA, OSHA, N/A

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 85 E. Church Lane, Philadelphia, PA

Signature:

Room Equivalent: 2ND Floor

Project No.: 201379

Room #: Front Bedroom

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Door	57	B	Middle	0.00	0.00	(NEG)	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Casing	58	B	Left Side	0.01	0.01	(NEG)	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Jamb	59	B	Right Side	0.01	0.01	(NEG)	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Window Sill	60	A	Top	0.01	0.01	(NEG)	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Window Apron	61	A	Bottom	0.00	0.00	(NEG)	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)

XRF Testing Report

Criterion

Client:	BFW	Date:	9-8-20
Sampling Location:	85 E. Church Lane Philadelphia, PA	Signature:	[signature]
Room Equivalent:	2ND Floor	Project No.:	201379
Room #:	Front Bedroom	XRF Serial No.:	25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition	Recommendation
White	Wood Brick **Sheetrock** Plaster Metal Concrete	walls	62	A	Middle	0.00	0.00	POS **NEG** INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA **N/A**
			63	B	Top	0.00				
			64	C	Bottom	0.00				
			65	D	Top	0.00				
White	Wood Brick **Sheetrock** Plaster Metal Concrete	Ceiling	66		Middle	0.00	0.00	POS **NEG** INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA **N/A**
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 85 E. Church Lane Philadelphia, PA

Signature:

Room Equivalent: 2ND Floor

Project No.: 201379

Room #: Hallway

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition		Recommendation	
White	Wood Brick (Sheetrock) Plaster Metal Concrete	walls	67	B	Middle	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA (N/A)
			68	D	TOP	0.00						
			69	A	Bottom	0.00						
White	Wood Brick (Sheetrock) Plaster Metal Concrete	ceiling	70		Middle	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA (N/A)
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 85 E. Church Lane, Philadelphia, PA

Signature: [signature]

Room Equivalent: 2ND Floor

Project No.: 201379

Room #: Bedroom Next To Stairway To 1ST Floor

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Door	71	D	Top	0.00	0.00	(NEG)	FRICTION NON-FRICTION INTACT FAIR POOR	A ENCP CA OSHA (N/A) HR AR A ENCL
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Door casing	72	D	Right Side	0.01	0.01	(NEG)	FRICTION NON-FRICTION INTACT FAIR POOR	A ENCP CA OSHA (N/A) HR AR A ENCL
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Jamb	73	D	Left Side	0.01	0.01	(NEG)	FRICTION NON-FRICTION INTACT FAIR POOR	A ENCP CA OSHA (N/A) HR AR A ENCL
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Window Sill	74	B	Top	0.01	0.01	(NEG)	FRICTION NON-FRICTION INTACT FAIR POOR	A ENCP CA OSHA (N/A) HR AR A ENCL
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Window Apron	75	B	Bottom	0.00	0.00	(NEG)	FRICTION NON-FRICTION INTACT FAIR POOR	A ENCP CA OSHA (N/A) HR AR A ENCL

Criterion

XRF Testing Report

Client: BFW

Date: 9-8-20

Sampling Location: 05 E. Church Lane, Philadelphia, PA

Signature: [signature]

Room Equivalent: 2ND Floor

Project No.: 201379

Room #: Bedroom Next To Stairway To 1ST Floor

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 (circled) Plaster Metal Concrete	walls	76	A	Top	0.00	0.00	POS NEG (circled) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A (circled)
			77	B	Middle	0.00				
			78	C	Bottom	0.00				
			79	D	Top	0.00				
White	Wood Brick Sheetrock (circled) Plaster Metal Concrete	ceiling	80		Middle	0.00	0.00	POS NEG (circled) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A (circled)
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 85 E. Church Lane Philadelphia, PA

Signature: [signature]

Room Equivalent: 2ND FLOOR

Project No.: 201379

Room #: Bathroom

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Door	81	B	Middle	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Casing	82	B	Left Side	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Jamb	83	B	Right Side	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
White	Wood Brick (Sheetrock) Plaster Metal Concrete	walls	84	A	Top	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			85	B	Middle	0.00				
			86	C	Bottom	0.00				
White	Wood Brick (Sheetrock) Plaster Metal Concrete	ceiling	87		Middle	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 85 E. Church Lane, Philadelphia, PA

Signature: [signature]

Room Equivalent: 2ND Floor

Project No.: 201379

Room #: Rear Bedroom

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Door	88	A	Middle	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Casing	89	A	Right Side	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Jamb	90	A	Left Side	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Window Sill	91	C	Top	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Window Apron	92	C	Bottom	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)

Criterion

XRF Testing Report

Client: BFW

Date: 9-8-20

Sampling Location: 85 E. Church Lane Philadelphia, PA

Signature: [signature]

Room Equivalent: 2ND Floor

Project No.: 201379

Room #: Rear Bedroom

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock (circled) Plaster Metal Concrete	walls	93	A	Middle	0.00	0.00	POS NEG (circled) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A (circled)
			94	B	Bottom	0.00				
			95	C	Top	0.00				
			96	D	Top	0.00				
White	Wood Brick Sheetrock (circled) Plaster Metal Concrete	ceiling	97		Middle	0.00	0.00	POS NEG (circled) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A (circled)
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 85 E. Church Lane, Philadelphia, PA

Signature: [signature]

Room Equivalent: 3RD Floor

Project No.: 201379

Room #: Stairway to 3RD Floor

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Walls	98	B	Top	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			99	D	Middle	0.00				
White	Wood Brick (Sheetrock) Plaster Metal Concrete	Ceiling	100		Middle	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Railing	101	B	Top	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Stair Stringer	102	D	Bottom	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Ledge	103	D	Top	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 85 E. Church Lane, Philadelphia, PA

Signature: [signature]

Room Equivalent: 3rd Floor

Project No.: 201379

Room #: Stairway to 3rd Floor

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Window Sill	104	D	Top	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Window Apron	105	D	Bottom	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 85 E. Church Lane Philadelphia, PA

Signature:

Room Equivalent: 3rd Floor

Project No.: 201379

Room #: Bedroom

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Door	106	A	Top	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Door casing	107	A	Left Side	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Jamb	108	A	Right Side	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Window Sill	109	C	Top	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Window Jamb Apron	110	C	Bottom	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)

Criterion

XRF Testing Report

Client: BFW

Date: 9-8-20

Sampling Location: 85 E. Church Lane, Philadelphia, PA

Signature: [signature]

Room Equivalent: 3rd Floor

Project No.: 201379

Room #: Bedroom

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition	Recommendation
White	Wood Brick (Sheetrock) Plaster Metal Concrete	walls	111	A	Top	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			112	B	Middle	0.00				
			113	C	Bottom	0.00				
			114	D	Top	0.00				
White	Wood Brick (Sheetrock) Plaster Metal Concrete	ceiling	115		Middle	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A

XRF Testing Report

Criterion

Client: BFW

Date: 9-8-20

Sampling Location: 85 E. Church Lane Philadelphia, PA

Signature: [signature]

Room Equivalent: 3rd Floor

Project No.: 201379

Room #: Bathroom

XRF Serial No.: 25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Door	116	B	TOP	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Casing	117	B	Right Side	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Door Jamb	118	B	Left Side	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
White	Wood Brick (Sheetrock) Plaster Metal Concrete	Walls	119	A	Middle	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
			120	B	Middle	0.00				
White	Wood Brick (Sheetrock) Plaster Metal Concrete	Ceiling	121		Middle	0.00	0.00	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA (N/A)

October 9, 2020

Attention: PHDC Germantown CNA

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

On September 8, Criterion Laboratories, Inc. (Criterion) collected a water sample 85 E. Church Lane, Philadelphia, PA to be analyzed for lead.

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

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

The water samples collected from the kitchen and bathroom at 85 E. Church Lane indicated a lead concentration of <2.5 ppb, which is below the EPA Action Level.

Sincerely,

Melissa Billingsley
Project Manager

Attachment

Results of Lead in Drinking Water

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

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

Sample Count 8

James A. Weltz, CIH, Technical Director

EPA Action Limit is 15.0 ppb (parts per billion). Criterion Laboratories, Inc. bears no responsibility for sample collection activities of non-Criterion personnel. Results apply to sample(s) as received. This report relates only to the samples reported above, and when reproduced, must be in its entirety. QC data associated with this sample set is within acceptable limits. Samples were received in good condition, unless otherwise noted.

Note: If your project number ends with an "R", it is a revised report and replaces the original document in full. Samples are analyzed by Criterion Laboratories, Inc. using EPA Method 200.9: Lead by Graphite Furnace Atomic Absorption (GFAA) and CLI Method 417.

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

THIS IS THE LAST PAGE OF THE REPORT

400 Street Road, Bensalem, PA 19020 / 215-244-1300 / Fax 215-244-4349 / www.criterionlabs.com

Chain of Custody

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

Additional Analytes

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

Sample Count 8

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

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

October 9, 2020

Attention: PHDC Germantown CNA

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

Enclosed are the laboratory results concerning the radon testing performed at the residence located at 85 E. Church Lane in Philadelphia, PA. Sampling was performed by Safe Shelter Environmental from September 22- September 24, 2020.

A radon sample was collected from the First Floor of the home. Sample results indicated an average radon level of 0.6 picocuries per liter (pCi/L). This is **below** the United States Environmental Protection Agency's (US EPA) recommended indoor residential level of 4 pCi/L.

Sincerely,

Melissa Billingsley
Project Manager

Attachment

SSE SAFE SHELTER ENVIRONMENTAL

RADON TEST RESULTS

Test # 200913140

REPORT DATE: 9/25/2020

CLIENT INFORMATION				TEST LOCATION	
NAME	Ms. Melissa Billingsley			**NAME**	
ADDRESS	Criterion Labs, Inc.			**ADDRESS**	85 E. Church Lane
	400 Street Road				Philadelphia, PA 19144
	Bensalem, PA 19020			**COUNTY**	Philadelphia
PHONE #	(215) 244-1300	**FAX #**	(215) 244-4349	**STRUCTURE**	two story twin
EMAIL	**mbillingsley@criterionlabs.com**				

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

TEST DEVICE - E-PERM

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

DEVICE ID #	*DEVICE LOCATION*	*START DATE*	*START TIME*	*FINISH DATE*	*FINISH TIME*	*RESULT*	*UNIT*
SJX291	first floor	9/22/2020	13:05	9/24/2020	11:25	**0.7**	**pCi/L**
SKP230	first floor DUP	9/22/2020	13:05	9/24/2020	11:25	**0.4**	**pCi/L**

AVERAGE RADON LEVEL	**0.6**	**pCi/L**

The average radon level of **0.6 pCi/L** falls **BELOW** the EPA recommended action level of 4.0 pCi/L

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

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

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

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

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

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

8.3.3 *Tenant Questionnaires*

The Maple Corporation and Germantown Housing Justice

Germantown / Mt. Airy Resident Questionnaire (PCNA)

Date Interviewed:	**8/21/2020**
Name:	**Natasha Weaver**
Address:	**85 Church Lane**
Number of occupants:	**4**
Length of Occupancy:	**4 yrs 9 mths**
Bedrooms:	**4**
Baths:	**2**
Unit Type: Single, Duplex, Triplex, Multifamily	**Single**
Proposed Inspection date	**9/14/2020**
Did you receive letter?	**Y**
*Radon process notification	**Y**
Are there any health concerns in relation to inspection/Covid-19? **N**	
Comments	
Are there mobility or ease of use concerns related to entering your unit, bathroom, and kitchen?	**Y-elderly tenant, mobility issue getting in and out of bathtub due to lack of railings**
Do you notice any unusual odors in or directly outside your home? **No**	
Is mold present in your unit?	**No**
If so, has it been reported?	
Have you had any recent repairs or replacements in your unit? **N**	
If so, what was repaired or replaced?	
Basement, if applicable Condition - Very good , Good, Poor, Very Poor Comment	**N/A**
Living Room Condition - Very good , Good, Poor, Very Poor Comment	**Good**
Dining room Condition - Very good , Good, Poor, Very Poor Comment	**Good**
Kitchen Condition - Very good , Good, Poor, Very Poor Comment	**Poor** **Kitchen sink leak-fixed miltiple times cabinets have water damage, mold poss.**
Bedroom 1 Condition - Very good , Good, Poor, Very Poor Comment	**Good** **some outlet issues in bedrooms**
Bedroom 2 Condition - Very good , Good, Poor, Very Poor Comment	**Good**
Bedroom 3 Condition - Very good , Good, Poor, Very Poor Comment	**Good**
Bathroom(s) Condition - Very good , Good, Poor, Very Poor Comment	**Poor** **2fl-walls, toilet, shower stall need repairs, exhaust fan broken**

Interior railings Condition - Very good , Good, Poor, Very Poor Comment	**Poor** **Broken**
Exterior doors Condition - Very good , Good, Poor, Very Poor Comment	**Poor** **Screen door needs replacing**
Exterior stairs Condition - Very good , Good, Poor, Very Poor Comment	**Very Poor**
Exterior walls Condition - Very good , Good, Poor, Very Poor Comment	**Good**
Exterior railings Condition - Very good , Good, Poor, Very Poor Comment	**Poor**
Roof Condition - Very good , Good, Poor, Very Poor Comment	**Good**
Gutter Condition - Very good , Good, Poor, Very Poor Comment	**Good**
Plumbing system Condition - Very good , Good, Poor, Very Poor Comment	**Poor** **needs to be checked**
Water pressure Condition - Very good , Good, Poor, Very Poor Comment	**Good**
What type of heating system do you have? Condition - Very good , Good, Poor, Very Poor Comment	**Gas Heat** **Poor** **Needs replacing**
Do you have central air? Condition - Very good , Good, Poor, Very Poor Comment	**N/A**
Do you have smoke detectors?	**Yes**
Do you have carbon monoxide detectors?	**Yes**
Is their evidence of infestation in your home?	**Roaches**
If yes, did you report it to management?	**Yes-exterminated in March, needs to come back**
Do you currently need special modification to your home?	**No**
If so, please explain	
General Questions or Concerns	