Germantown/Mount Airy Properties

Physical Conditions and Needs Assessment

Premises R

87 E. Church Lane

Philadelphia, PA 19144

Submitted to

PHDC

1234 Market Street, 16th Floor

Philadelphia, PA 19107

March 2021

BFW Group LLC
Construction Project Managers

MAPLE corporation

Mark Ulrick Engineers, Inc.

Criterion

LAN ASSOCIATES

TABLE OF CONTENTS

1 Executive Summary
- 1.1 General Description
- 1.2 General Physical Condition
- 1.3 Opinions of Probable Costs

2 Purpose and Scope
- 2.1 Purpose
- 2.2 Site Visit
- 2.3 Useful Life Estimate
- 2.4 Tenant Pre-Survey Questionnaire

3 Property Address - System Description and Observations
- 3.1 Overall General Description
  - 3.1.1 Apartment Unit Types and Unit Mix
  - 3.1.2 List of Apartment Units Inspected
- 3.2 Site
  - 3.2.1 Topography
  - 3.2.2 Storm Water Drainage
  - 3.2.3 Access and Egress
  - 3.2.4 Paving, Curbing and Parking
  - 3.2.5 Flatwork
  - 3.2.6 Landscaping and Appurtenances
  - 3.2.7 Recreational Facilities
  - 3.2.8 Utilities
    - 3.2.8.1 Water
    - 3.2.8.2 Electricity
    - 3.2.8.3 Natural Gas
    - 3.2.8.4 Sanitary Sewer
    - 3.2.8.5 Special Utility Systems
      - 3.2.8.5.1 Site Lighting
- 3.3 Structural Frame and Building Envelope
  - 3.3.1 Foundation
  - 3.3.2 Building Frame
    - 3.3.2.1 Floor Frame System
    - 3.3.2.2 Crawl Spaces and Penetrations
    - 3.3.2.3 Roof Frame
    - 3.3.2.4 Flashing & Moisture Protection
    - 3.3.2.5 Attic Spaces, Draft Stops, Roof Vents & Penetrations
    - 3.3.2.6 Insulation
    - 3.3.2.7 Stairs, Railings & Balconies Including Connection to Structure
    - 3.3.2.8 Exterior Doors and Entry System
  - 3.3.3 Facades or Curtain wall
    - 3.3.3.1 Sidewall System
    - 3.3.3.2 Fenestration (Window) System
  - 3.3.4 Roofing and Roof Drainage
- 3.4 Mechanical and Electrical System
  - 3.4.1 Plumbing

3.4.1.1 Supply and Waste Piping
3.4.1.2 Domestic Hot Water Production
3.4.1.3 Fixtures
3.4.2 Heating
3.4.2.1 Heat Generating Equipment
3.4.3 Air Conditioning and Ventilation
3.4.3.1 Equipment
3.4.3.1.1 Air Conditioning and Ventilation
3.4.3.1.2 Exhaust Systems
3.4.3.2 Distribution
3.4.3.3 Control Systems
3.4.3.4 Sprinkler and Standpipes
3.4.4 Electrical
3.4.4.1 Service, Metering, Distribution Panels
3.4.4.2 Distribution
3.4.4.3 Distribution - Tenant Apartments
3.4.4.4 Lighting - Building Common Area
3.4.4.5 Lighting - Resident Apartments
3.4.4.6 Lighting - Site
3.4.4.7 Emergency Generator
3.5 Vertical Transportation - Elevators
3.6 Life Safety/Fire Protection
3.6.1 Sprinklers and Standpipes
3.6.2 Alarm Systems
3.6.3 Other Systems
3.6.3.1 Intercom System
3.6.3.2 Apartment Emergency Duress System
3.7 Interior Elements
3.7.1 Common Areas
3.7.2 Tenant Spaces
3.7.2.1 Finishes, Wall, Floors
3.7.2.2 Appliances
3.7.2.3 Bath Fixtures and Specialties
3.7.2.4 Kitchen Fixtures and Specialties
3.7.2.5 Millwork, Casework, Cabinets and Countertops
3.7.2.6 Closet Systems
4 Additional Considerations
4.1 Environmental Hazards
5 Opinions of Probable Costs to Remedy Physical Deficiencies
6 Out of Scope Considerations
6.1 Accessibility for Persons with Disabilities
7 Limiting Conditions
8 Exhibits
8.1 Cost Estimates
8.1.1 20 Year Table of Quantities & Annual Estimated Costs
8.1.2 SF Cost Estimate for Full Renovation
8.1.3 Reserve for Replacement Analysis
8.2 Photographic Documentation

8.2.1 Photos Architectural
8.2.2 Photos MPEFP
8.3 Supporting Documentation
8.3.1 Flood and Zoning Maps
8.3.2 Environmental Reports
8.3.3 Tenant Questionnaires

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.

87 E. Church Lane is a three (3) story and basement semi-detached single-family residence 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. This unit is semi-detached from 83 E Church Lane. The exterior of the dwelling is a cementitious stucco on the front and Lena Street side. The rear facade is vinyl siding. Window trim consists of painted wood with a painted wood cornice. The building is three (3) stories and is a rectangular shape.

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. It appears that the current occupants are five (5) separate tenants within the single-family residence.

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: ~100 yrs.

System Conditions & Observations Summary		Good	Fair	Poor	Action
Site Improvements					
3.2.1	Topography				None
3.2.2	Storm Water Drainage		√		Clean stormwater piping below grade
3.2.3	Access and Egress			√	Replace stair and decking on front entry porch
3.2.4	Paving, Curbing and Parking		√		None
3.2.5	Flatwork		√		None
3.2.6	Landscaping and Appurtenances			√	Rebuild/repoint stone retaining wall
3.2.7	Recreational Facilities				N/A
3.2.8	Utilities	√			None

Structural Frame and Building Envelope		Good	Fair	Poor	Action
3.3.1	Foundation				Not Visible for Assessment
3.3.2	Building Frame	√			None
3.3.3	Facades or Curtain Wall		√		Patch/repaint stucco
3.3.4	Roofing and Roof Drainage		√		None
Mechanical, Plumbing, Fire Protection and Electrical Systems					
3.4.1	Plumbing		√		None
3.4.2	Heating		√		All supply and return grills and filters should be replaced.
3.4.3	Air Conditioning and Ventilation		√		Replace kitchen and bathroom exhaust fans
3.4.4	Electrical	√			Install GFI outlets in 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		√		Install new smoke/carbon monoxide detectors
3.6.3	Other Systems				N/A
Interior Elements					
3.7.1	Common Areas				N/A
3.7.2	Tenant Spaces		√		Investigate water leakage from second floor bathtub Remediate mold on first floor bathroom ceiling Repair/repaint ceiling and wall damage Replace all flooring Repair/repaint door casings and hardware

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 17, 2020. The entire single family home was inspected (100%).

2.3 *Useful Life Estimate*

It is our observation that the 87 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*

All 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 four (4) bedrooms, two (2) bathrooms, a basement and is three (3) stories. The unit has what should be a living room, dining area, kitchen and washer/dryer closet on the first floor. The living room has been converted to a bedroom. The second floor consists of three (3) 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

There is no notable topography.

3.2.2 Storm Water Drainage

Scouring around the cementitious stucco around the downspout was noted.

Observations/Comments:

Cleaning the stormwater piping below grade to make sure it is free flowing is recommended. Repair of the exterior afterword will be required.

3.2.3 Access and Egress

Access to the building is from E. Church Lane via five (5) stairs, approximately 2.5 feet above grade, onto a covered entry porch.

Observations/Comments:

The condition of the entry porch is fair to poor. Stair and decking replacement is recommended.

3.2.4 Paving, Curbing and Parking

The dwelling has no dedicated off-street parking. Curbs and pavement appear to be in fair condition. There is some vegetation growing through the curbs and pavement.

3.2.5 Flatwork

Sidewalks in the front of the building appear to be in fair condition, with some noticeable cracking at the corner near the storm drain.

3.2.6 Landscaping and Appurtenances

The stone retaining wall located on the Lena Street and East Church Lane sides is showing signs of serious damage. Large portions of the wall are loose, possibly from previous vehicular impact. Rebuilding of the wall and repointing is required.

3.2.7 Recreational Facilities

There are no recreational facilities associated with this property.

3.2.8 Utilities

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

3.2.8.1 Water
Domestic water was not able to be assessed.

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

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.

3.2.8.4 Sanitary Sewer
Not visible at time of 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
Not visible for assessment.

3.3.2 Building Frame
3.3.2.1 Floor Frame System
The building appears to be a wood frame structure.

3.3.2.2 Crawl Spaces and Penetrations

N/A

3.3.2.3 Roof Frame
The building has a gable and valley style roof.

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
Interior stairs to second and third floors have carpet and appear to be in fair condition. Railings are in tact.

3.3.2.8 Exterior Doors and Entry Systems
Exterior doors are 6-panel and appear to be in fair condition. Entry to the building is via a shared porch of wood construction with asphalt 3-tab shingle roof. The porch is in fair condition.

3.3.3 Facades or Curtain Wall

3.3.3.1 Sidewall System

The exterior of the dwelling is a cementitious stucco on the front and Lena Street side. The rear façade is a vinyl siding.

Observations/Comments:

General condition of the stucco finish is fair.
Some patching and/or repainting will be required.

3.3.3.2 Fenestration (Window) Systems

Windows appear to be a vinyl replacement window of unknown date.

Observations/Comments:

General condition of the windows is good to fair.

3.3.4 Roofing and Roof Drainage

The roof over the porch is an asphalt 3-tab shingles roof. The roof is a gable and valley style. Scouring around the cementitious stucco around the downspout was noted.

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 were adequately connected and the system was working effectively. Tank seems to be brand new.

3.4.1.3 Fixtures

Plumbing fixtures appear to be in good condition.

3.4.2 Heating

3.4.2.1 Heating Generating Equipment

The unit includes a gas fired vertical furnace.

Observations/Comments:

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

There is no air conditioning in the building.

3.4.1.2 Exhaust Systems

Kitchen and bathroom exhaust fans were not working and should be replaced.

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

The unit is equipped with a 60amp 120/240-volt electrical panel powered from PECO meters for lighting and power.

Observations/Comments:

Electricity was on and working in this unit.

3.4.4.2 Distribution

See 3.4.4.1 above

3.4.4.3 Distribution - Tenant Apartments

GFI outlets are required in the kitchen and bathrooms.

3.4.4.4 Lighting - Building Common Area

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

3.4.4.5 Lighting - Resident Apartment

Lighting in the building appears functional.

3.4.4.6 Lighting - Site

See 3.4.4.4 above

3.4.4.7 Emergency Generator

A generator is not present in the building.

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

There are smoke and carbon monoxide detectors in the unit.

Observations/Comments:

New smoke/carbon monoxide detectors should be installed.

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 the building.

3.7 *INTERIOR ELEMENTS*

3.7.1 Common Areas

This is a single family home.

3.7.2 Tenant Spaces

3.7.2.1 Finishes, Wall, Floors

Typical finishes throughout consist of gypsum board ceilings and walls. Floor finishes throughout the unit are a mix of vinyl self-adhesive tile and carpeting. Interior doors are 6-panel wood doors with knob-type hardware. There is evidence of rust on the metal hinges as well as poorly maintained door casings.

Observations/Comments:

General finish of gypsum board ceilings and walls is fair.
Mold was noted in the ceiling at the first floor below the bathroom. It is likely that water leakage from the upstairs bathtub is responsible for damage to the ceiling and the mold.
Quite a number of ceiling and wall areas will require repair, specifically corners.
Grease stains were heavy on side walls and ceiling in the kitchen.
Repainting of the unit is recommended.
General condition of all flooring is poor. Replacement of floor finishes is recommended.
Flooring in the kitchen appears to be a newer vinyl tile and in good condition.
Repair and/or replacement of door casings is recommended. Some replacement of door and/or door hardware will be warranted.

3.7.2.2 Appliances

The kitchen is equipped with an oven and range hood, and refrigerator.

Observations/Comments:

Operation of the existing fan hood should be confirmed and replaced if not functioning properly.

3.7.2.3 Bath Fixtures and Specialties

Both bathrooms contain a single vanity, floor mounted tank-style water closet and a bathtub with fiberglass surround.

Observations/Comments:

General condition of the bathrooms is poor and renovation of both bathrooms is recommended.
The second-floor bathroom vanity has been replaced with an in-built lumber-type vanity. Replacement with a true bathroom vanity is required.

3.7.2.4 Kitchen Fixtures and Specialties

Kitchen stainless two-bowl sink appears to be in fair condition; however, future replacement may be required.

3.7.2.5 Millwork, Casework, Cabinets and Countertops

The kitchen consists of wood cabinets and a plastic laminate countertop.

Observations/Comments:

It appears that the cabinets and countertops are in fair condition, however, future replacement may be required.

3.7.2.6 Closet Systems

There is a washer/dryer hookup in a closet on the first floor of the residence.

4 ADDITIONAL CONSIDERATIONS

4.1 *ENVIRONMENTAL HAZARDS*

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

The water samples collected from the kitchen and bathroom at 87 E. Church Lane indicated a lead concentration of <2.5 ppb, which is below the EPA Action Level.

No Lead-based paint was detected on any of the components samples.

A radon sample produced a level of 1.8 picocuries per liter (pCi/L) which 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 building does not meet requirements for ADA accessibility.

7 LIMITING CONDITIONS

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

8.1.1 20 Year Table of Quantities & Annual Estimated Costs

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

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

DIVISION	CAPITAL EXPENSE CATEGORY	DESCRIPTION / COMMENTS	CONDITION	ACTION	EUL (yr)	EFFECTIVE AGE (yr)	RUL (yr)	QUANTITY	UNIT OF MEASURE	UNIT COST	TOTAL COST	CRITICAL REPAIRS
General Requirement	Permitting	2% of the total cost of each respective project									$1,246	$800
	Contingency	10% of the total cost of each respective project									$6,229	$4,001
	Overhead and Profit	2.5% of the total cost of each respective project									$1,557	$1,000
	SubTotal										**$9,032**	**$5,801**
Site Construction/Existing Conditions		Entry porch	Poor	Replace stair and decking	20	20	0	N/A	N/A	$2,500.00	$2,500	$2,500
	Building Exterior	Cementitious parge coat (front)	Fair	Some patching and/or repainting required	50	20	30	100	SF	$8.00	$800	$800
		Vinyl siding (rear)	Fair	Demo and replace	25	25	5	100	SF	$8.00	$800	$800
		Stormwater Piping (scouring of cementitious stucco)	Poor	Clean stormwater piping below grade to make sure it is free flowing; repair exterior finish afterwards	50	20	0	30	LF	$15.00	$450	$450
		Stone retaining wall - signs of serious damage; large portions of the wall are loose, possibly from vehicular impact	Poor	Rebuilding and repointing of the wall required	60	60	0	20	LF	$60.00	$1,200	$1,200
	SubTotal										**$5,750**	**$5,750**
Openings		6-panel wood doors (interior); rust on metal hinges and poorly maintained door casings.	Poor	Repair and/or replacement of door casings and hardware	25	20	5	10	EA	$900.00	$9,000	$9,000
		Windows (vinyl)	Fair-Good	Replace at EUL	30	20	10	8	EA	$800.00	$6,400	
	SubTotal										**$15,400**	**$9,000**
Finishes		Gypsum wallboard and ceiling finishes (throughout); mold on ceiling (first floor below bathroom)	Fair	Investigate potential water leakage; repair and repaint damaged areas (specifically corners)	35	20	15	200	SF	$4.00	$800	$800
		Flooring vinyl tile and carpet (throughout)	Poor	Demo and replace flooring	6	10	0	500	SF	$10.00	$5,000	$5,000
		Vinyl tile (kitchen)	Good	Replace at EUL	15	20	0	100	SF	$10.00	$1,000	
	SubTotal										**$6,800**	**$5,800**
Specialties		Bathroom tub, surround and fixtures	Poor	Replace and recaulk	30	20	10	2	EA	$2,000.00	$4,000	$4,000
	SubTotal										**$4,000**	**$4,000**
Furnishings	Bathroom Vanity	Poor	Demo and replace	Demo and replace	20	20	0	$1.00	EA	$400.00	$400	$400
	Kitchen Cabinets (wood)	Fair	Demo and replace cabinetry	Demo and replace	20	20	0	$40.00	LF	$150.00	$6,000	
	Kitchen Countertop (p-lam)	Fair	Demo and replace countertop	Demo and replace	20	20	0	$25.00	LF	$75.00	$1,875	
	SubTotal										**$8,275**	**$400**
Mechanical, Plumbing and Fire Alarm/Suppression	**HVAC**	Gas-fired vertical 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
		Supply and return grills	Poor	Replace supply and return grills	30	20	0	20	EA	$100.00	$2,000	$2,000
	Plumbing	Domestic Hot Water 30-gallon 240v	Good	Replace at EUL	20	2	18	1	EA	$2,000.00	$2,000	
		Smoke/carbon monoxide detectors	Poor	Install smoke/carbon monoxide detectors	5	10	0	6	SF	$60.00	$360	$360
	SubTotal										**$10,360**	**$3,360**
Electrical		Power Outlets	Poor-Good	Replace where necessary	35	20	15	10	EA	$50.00	$500	$500
		Lighting	Poor-Good	Replace where necessary	20	20	0	10	EA	$120.00	$1,200	$1,200
	Electrical Service	60-amp service, panels and wiring (including outlets switches and other power controls)	Poor	Upgrade to 200-amp service, replace all panels and rewire throughout	50	20	30	N/A	N/A	$10,000.00	$10,000	$10,000
	SubTotal										**$11,700**	**$11,700**
	Total										**$71,317**	**$45,811**

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					$570															
	Contingency					$2,851															
	Overhead and Profit					$713															
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$4,134**	**$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**
Openings																					
						$7,241															
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$7,241**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Finishes																					
						$1,131															
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$1,131**	**$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**
Furnishings	Bathroom Vanity																				
	Kitchen Cabinets (wood)					$6,788															
	Kitchen Countertop (p-lam)					$2,121															
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$8,910**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Mechanical, Plumbing and Fire Alarm/Suppression	**HVAC**					$5,657															
	Plumbing					$2,263															
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$7,920**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Electrical																					
	Electrical Service																				
	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**	**$29,336**	**$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 R 87 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	$ 375
Reserve Cost/Unit/Year	$ 4,500
Year 1 Construction Funds	$ 45,811

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)	$45,811	$0	$0	$0	$0	$29,336	$0	$0	$0	$0	$0	$0	$0
Annual RFR Contribution	$4,500	$4,500	$4,500	$4,500	$4,500	$4,500	$4,500	$4,500	$4,500	$4,500	$4,500	$4,500	$4,500
Previous RFR Plus Contributions	$4,500	$9,113	$13,840	$18,686	$23,653	$28,745	$4,627	$9,243	$13,974	$18,823	$23,794	$28,889	$34,111
RFR with 3% Rate of Return	$4,613	$9,340	$14,186	$19,153	$24,245	$29,463	$4,743	$9,474	$14,323	$19,294	$24,389	$29,611	$34,964
Current Year Balance	-$41,199	$9,340	$14,186	$19,153	$24,245	$127	$4,743	$9,474	$14,323	$19,294	$24,389	$29,611	$34,964
Year 1 Construction Funds	$45,811												
Total Year 1 Funds	$4,613												

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	$4,500	$4,500	$4,500	$4,500	$4,500	$4,500	$4,500	$4,500
Previous RFR Plus Contributions	$39,464	$44,950	$50,574	$56,339	$62,247	$68,303	$74,511	$80,874
RFR with 3% Rate of Return	$40,450	$46,074	$51,839	$57,747	$63,803	$70,011	$76,374	$82,895
Current Year Balance	$40,450	$46,074	$51,839	$57,747	$63,803	$70,011	$76,374	$82,895
Year 1 Construction Funds								
Total Year 1 Funds								

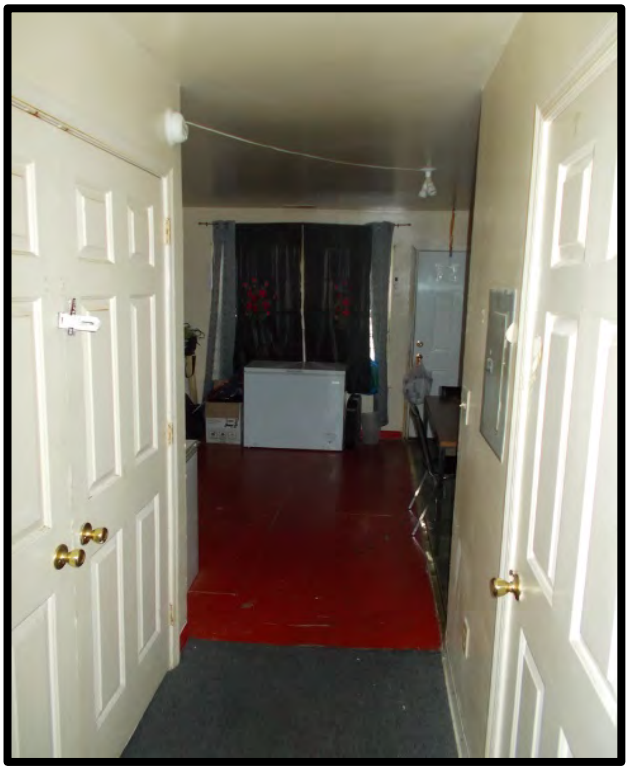
Photos by: **VP** on **9/17/20**

Photo No. 1

Depicts entry to 87 East Church Lane.

Photo No. 2

Depicts washer/dryer closet on left and hallway to kitchen and dining area at rear of building.



Photos by: **VP** on **9/17/20**

Photo No. 3

View of kitchen.

Photo No. 4

Panning left from previous photo. Additional view of kitchen cabinets as well as range and rear door access.

Photo No. 5

Panning left from previous photo. View of dining area that seems to have been converted to storage.

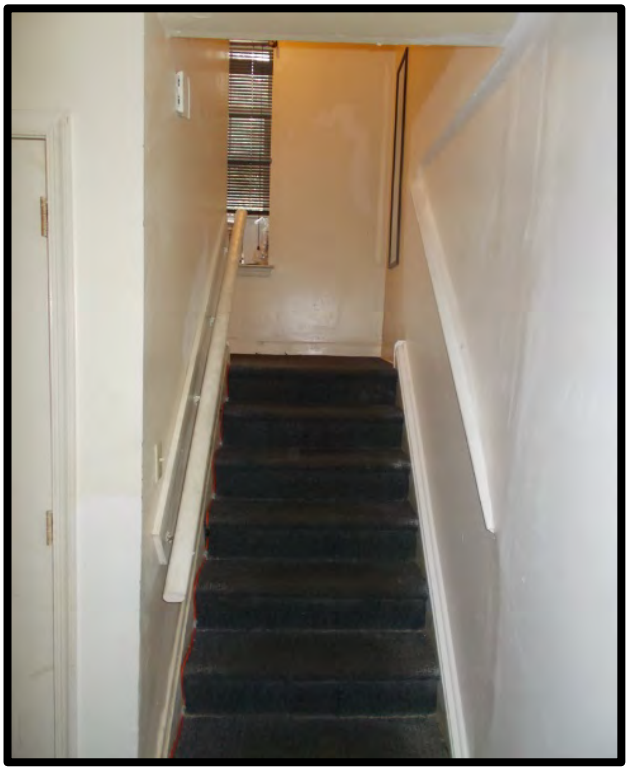
Photos by: **VP** on **9/17/20**

Photo No. 6

View looking down the hallway towards front of building. Note wall in background is a unit constructed wall that closes off what used to be a living room.

Photo No. 7

View of stairs leading to second floor from first floor. Wall on right of photo is previously mentioned wall closing off the room.



Photos by: **VP** on **9/17/20**

Photo No. 8

Depicts view of gas-fired hot water heater and furnace beyond.

Photo No. 9

Depicts view of mold from presumably bathroom above. Note ceiling has been repaired poorly.

Photos by: **VP** on **9/17/20**

Photo No. 10

Depicts view of living which has been turned into a bedroom.

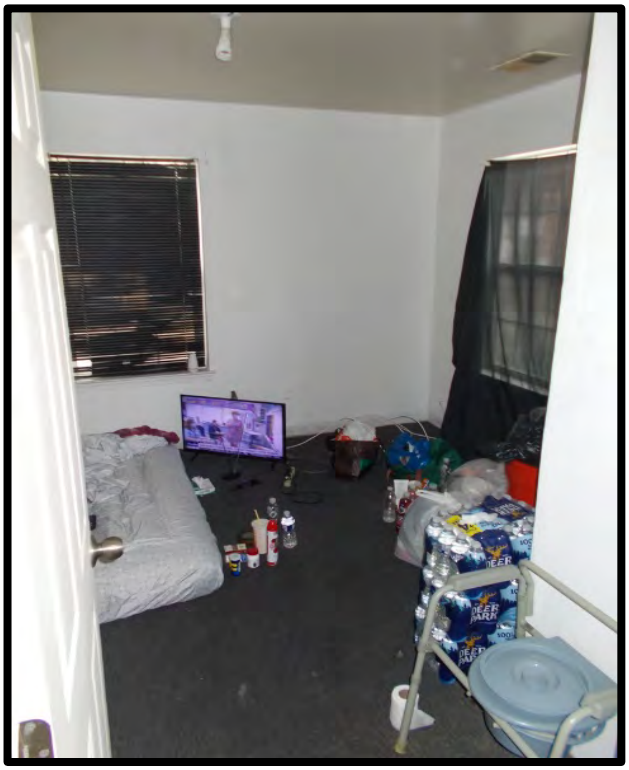


Photo No. 11

View of built closet within same room.

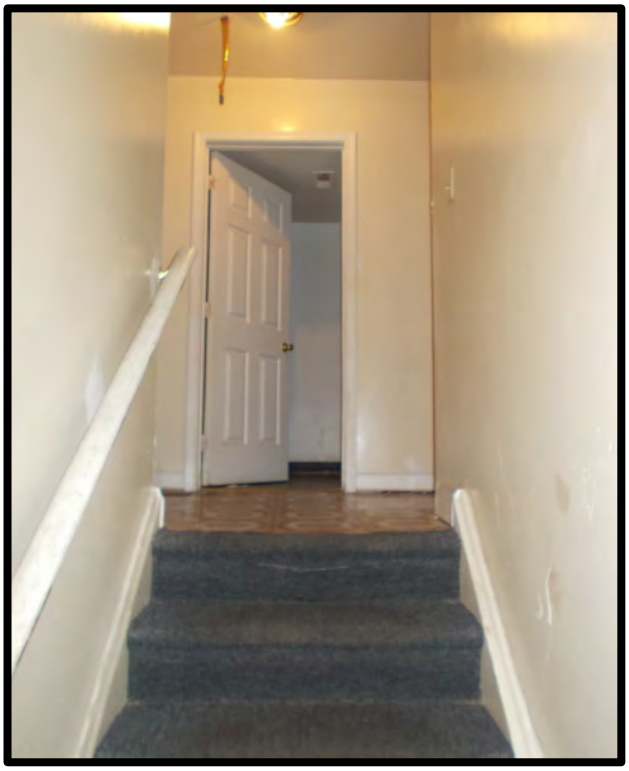
Photos by: **VP** on **9/17/20**

Photo No. 12

Panning right from previous photo. Depicts new wall constructed over the stair half wall.

Photo No. 13

View at top of second floor stairs. Door beyond is for the bathroom.



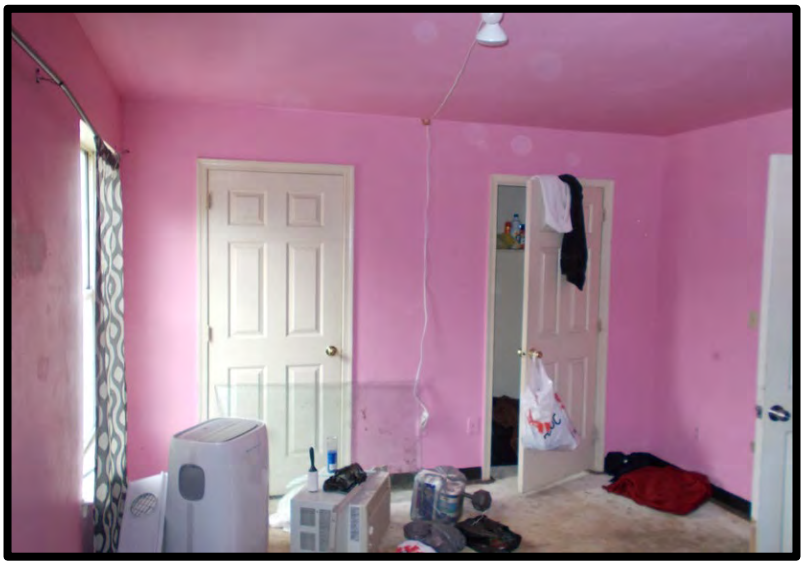
Photos by: **VP** on **9/17/20**

Photo No. 14

Depicts view of bedroom #1 located on the second floor.

Photo No. 15

Panning 180 degrees from previous photo. View of closets within bedroom.



Photos by: **VP** on **9/17/20**

Photo No. 16

View of bedroom entry in poor state of door molding.

Photo No. 17

View of makeshift constructed vanity at second floor bathroom.

Photos by: **VP** on **9/17/20**

Photo No. 18

View of bathtub and fiberglass surround at second floor bathroom.

Photo No. 19

Additional view of bathtub and surround. Note evidence of water infiltration in and around bathtub and fiberglass surround.

Photos by: **VP** on **9/17/20**

Photo No. 20

View of third floor at top of stairs.

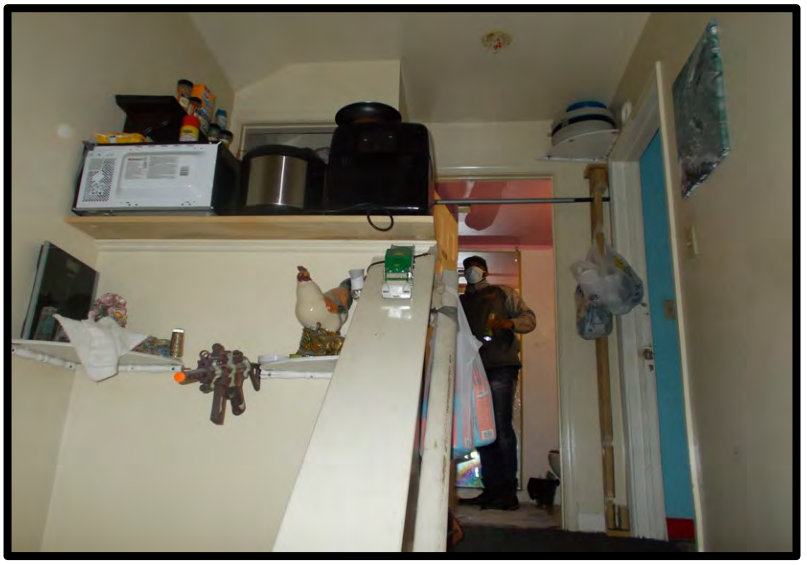
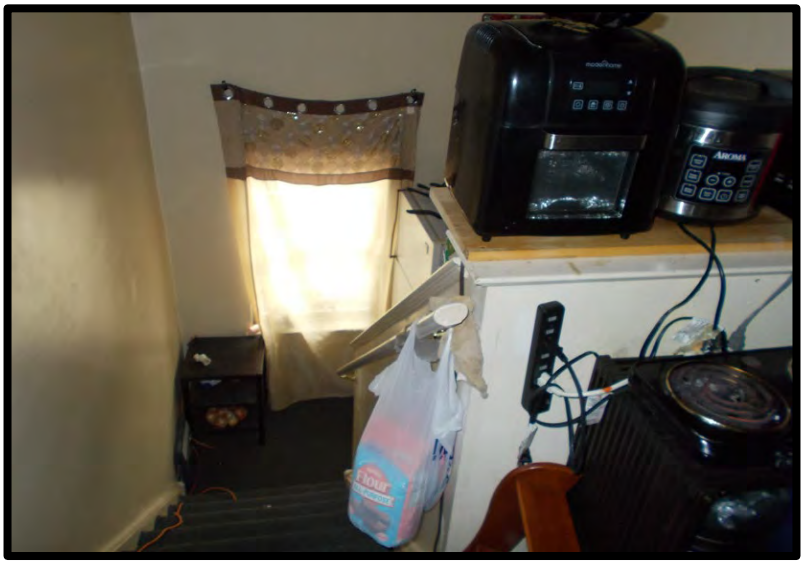


Photo No. 21

View looking down stairs from third floor to second floor.



Photos by: **VP** on **9/17/20**

Photo No. 22

View of third floor bathroom.

Photo No. 23

Additional view of third floor bathroom vanity, water closet and flooring.

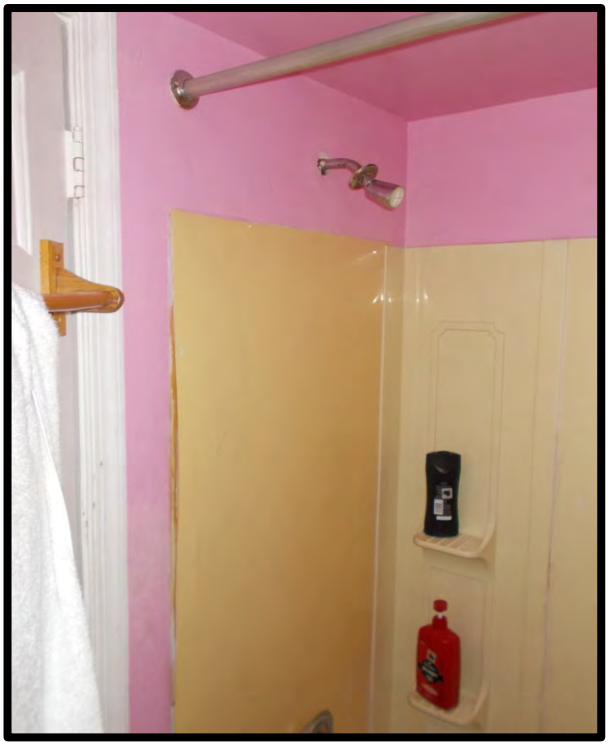
Photos by: **VP** on **9/17/20**

Photo No. 24

View of the third floor bathtub and fiberglass surround.

Photo No. 25

Panning up from previous photo. Depicts view of third floor shower head and wall.



Photos by: **VP** on **9/17/20**

Photo No. 26

View of third floor bedroom.

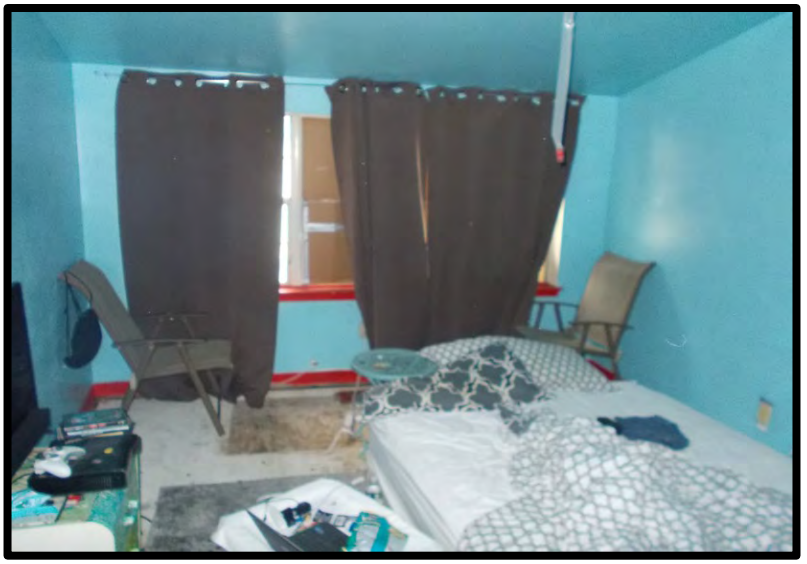
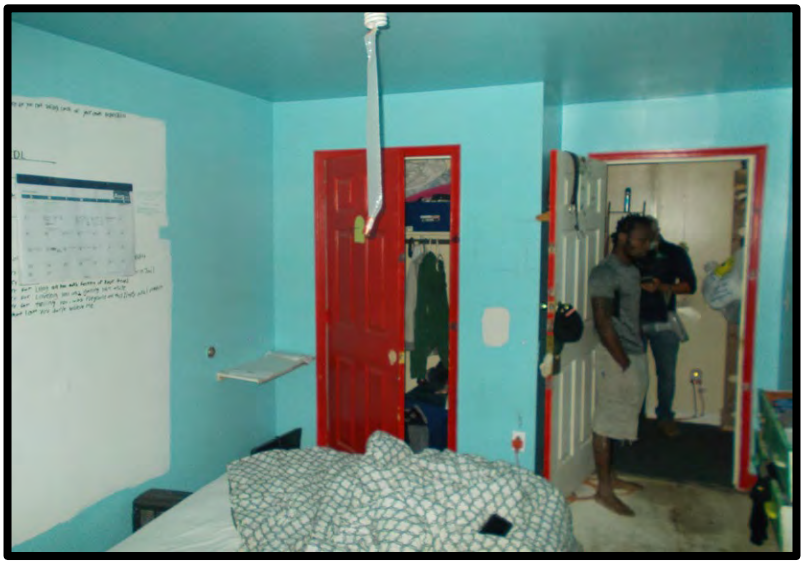


Photo No. 27

View of bedroom entry and closet at third floor.



Photos by: **VP** on **9/17/20**

Photo No. 28

Overall view of second floor hallway floor finish.

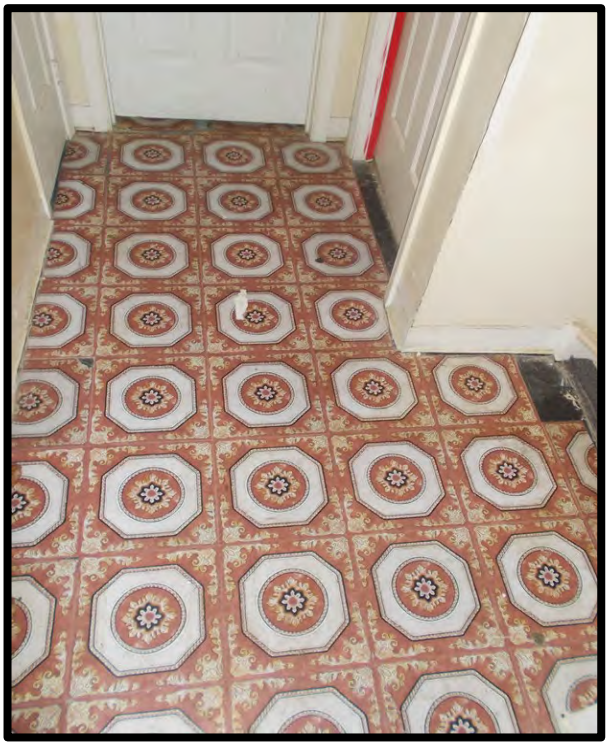
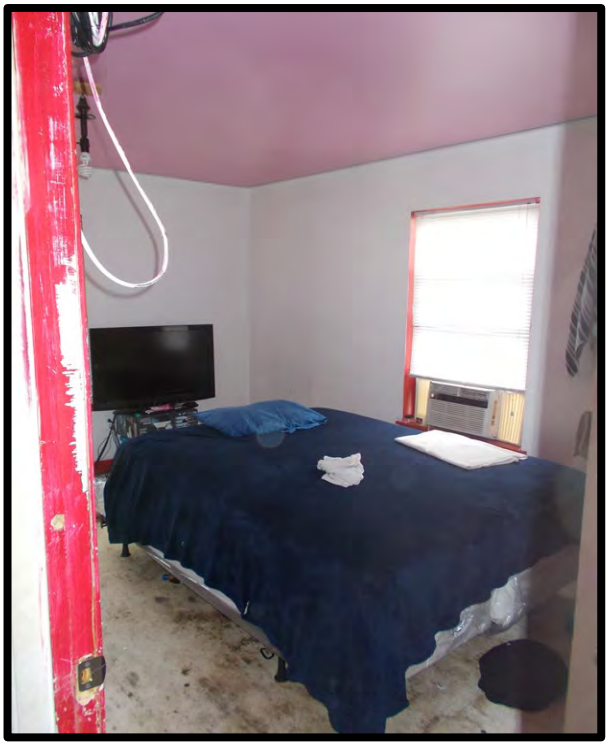


Photo No. 29

View of third bedroom on second floor.



Photos by: **VP** on **9/17/20**

Photo No. 30
View of bedroom entry and closet.

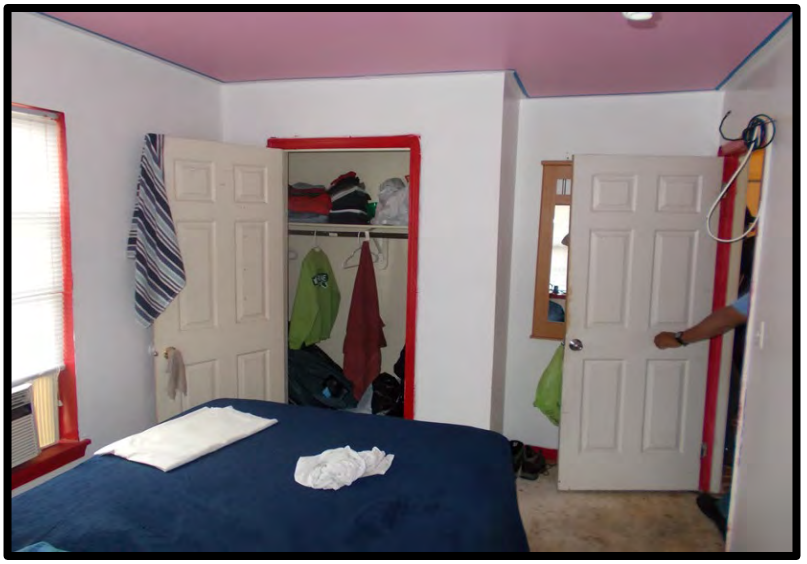


Photo No. 31
View of second floor third bedroom.

Photo No. 32
View of bedroom entry and closet.

Photos by: **VP** on **9/17/20**

Photo No. 33

Overall view of bedroom floor finish and bedroom hallway and door casing.

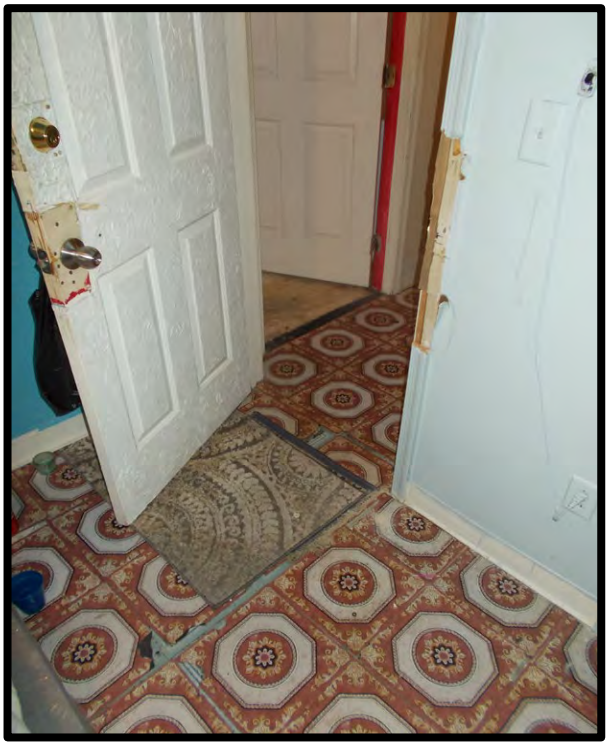
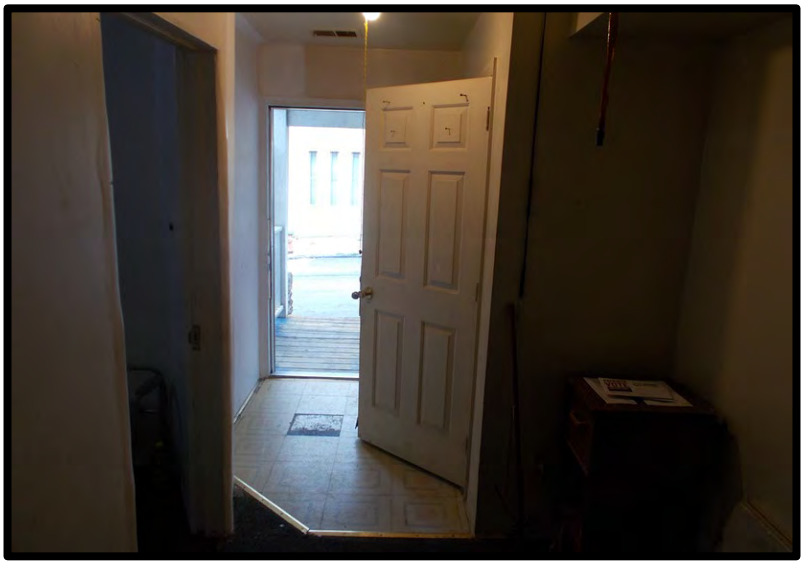


Photo No. 34

Depicts unit entry as seen from first floor. Area adjacent to entry closet and entry door appears to be a vinyl tile.



Photos by: **VP** on **9/17/20**

Photo No. 35

Panning 180 degrees from previous photo. Overall view looking in from exterior at first floor.

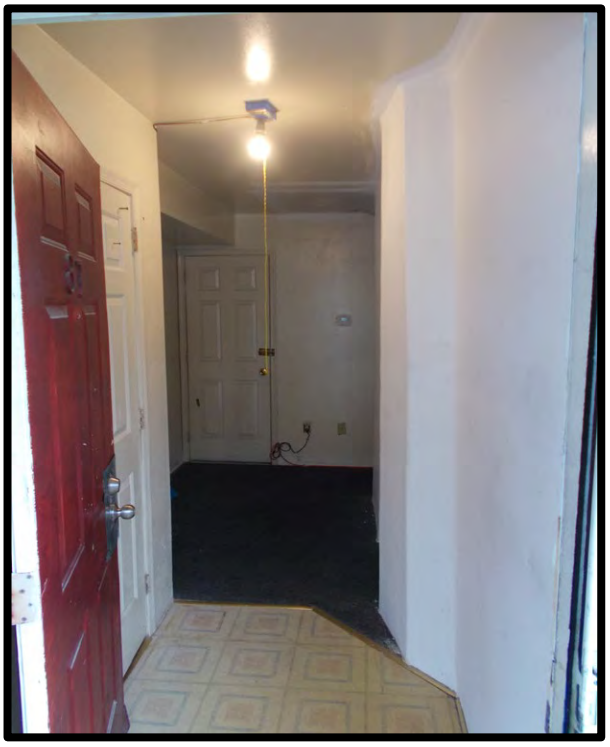
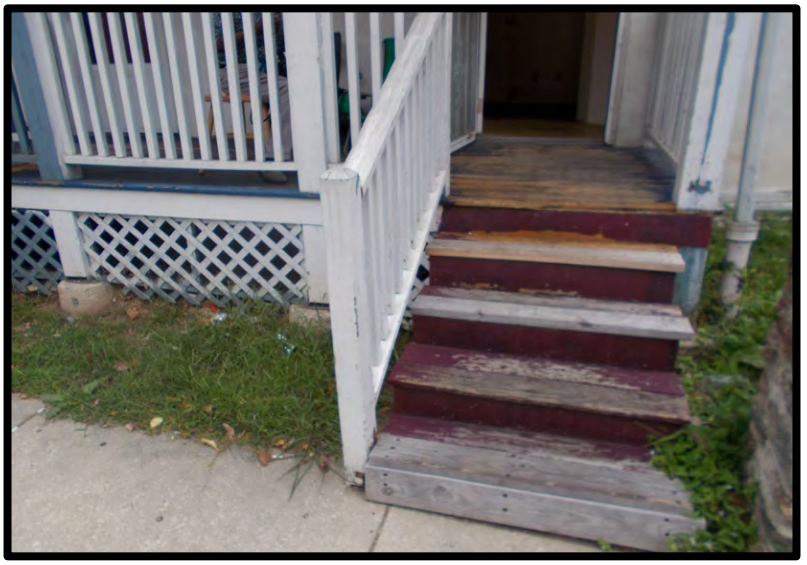


Photo No. 36

Depicts overall view of porch stairs and porch.



Photos by: **VP** on **9/17/20**

Photo No. 37

Overall view of front elevation facing East Church Lane.

Photo No. 38

Panning right from previous photo. Depicts view of front corner facing East Church Lane.

Photos by: **VP** on **9/17/20**

Photo No. 39

Depicts detailed view of downspout and cast iron boot. There is evidence of water scouring of the cementitious stucco exterior possibly caused by a blocked or partially blocked storm line.

Photo No. 40

Depicts rear elevation of 87 East Church Lane.

Photos by: **VP** on **9/17/20**

Photo No. 41

Depicts side elevation on Lena Street.

Photo No. 42

Depicts stone wall along Lena Street. Repair and repointing is required.

Photo No. 43

View of retaining wall as seen from East Church Lane. Repair and repointing is required.

cc: File #2.20341.01

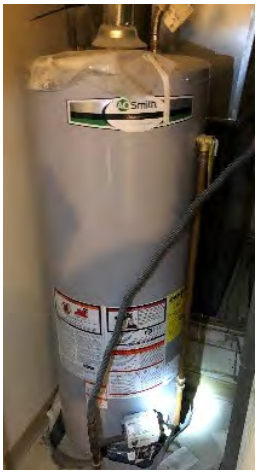
8.2.2 PHOTO EXHIBITS

MEP

Brand new gas fired furnace.

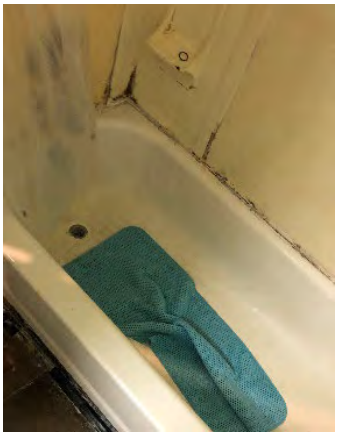
Typical supply in good shape.

Bathroom sink in good shape.



Brand new gas hot water heater.

New thermostat.



Bath tub; dirty but in good shape.

8.3 SUPPORTING DOCUMENTATION

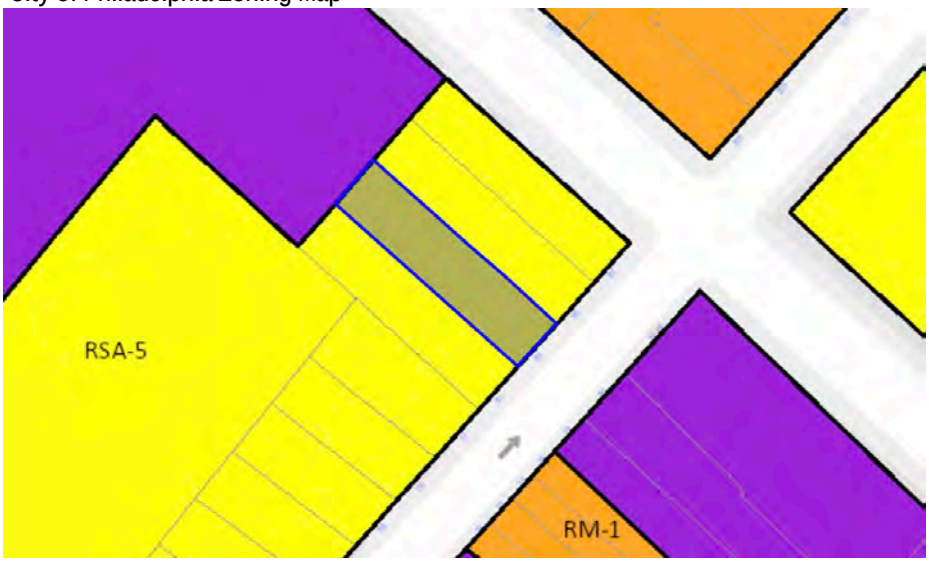
FEMA Flood Zone Map

FEMA Flood Zone Information

87 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). 87 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 View

City of Philadelphia Zoning Map



Zoned RSA-5

RSA-5 districts are primarily intended to accommodate attached and semi-detached houses on individual lots, but may be applied in areas characterized by a mix of housing types, including detached houses. Single-family dwellings do not require zoning approval.

October 9, 2020

Attention: PHDC Germantown CNA

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

On September 17, Criterion Laboratories, Inc. (Criterion) collected a water sample 87 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 87 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	*87 E. Church Lane, Philadelphia, PA*	Sample Date	*9/17/2020*
Project #	*201379*			Sample Received Date	*9/21/2020*
Collected By	*Criterion Laboratories, Inc.*	Analyzed By	*Hudson, Craig*	Sample Analysis Date(s)	*10/25/2020 9/25/2020*

Sample Number	Location / Description	Lead (ppb)	Reporting Limit (ppb)
201379-07-023-05-01	1st Floor, Kitchen Sink - First Draw	< 2.5	2.5
201379-07-023-05-02	1st Floor, Kitchen Sink - Flush Sample	< 2.5	2.5
201379-07-023-05-03	2nd Floor, Bathroom Sink - First Draw	< 2.5	2.5
201379-07-023-05-04	2nd Floor, Bathroom Sink - Flush Sample	< 2.5	2.5

Sample Count 4

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	87 E. Church Lane, Philadelphia, PA
Turnaround	1 Week
Field Tech	Craig Gratz
Sample Notes	
Chain of Custody Notes	

Additional Analytes

Sample Number	Location	Description	Received Condition	Date	Notes
201379-07-023-05-01	1st Floor, Kitchen Sink	First Draw	Good	9/18/2020	
201379-07-023-05-02	1st Floor, Kitchen Sink	Flush Sample	Good	9/18/2020	
201379-07-023-05-03	2nd Floor, Bathroom Sink	First Draw	Good	9/18/2020	
201379-07-023-05-04	2nd Floor, Bathroom Sink	Flush Sample	Good	9/18/2020	

Sample Count 4

Handling Chain Type	Handled By	Date	Time	Notes
Report Results To	Melissa Billingsley	9/17/2020	11:43	
Send Reports To	BFW Group, LLC	9/17/2020	11:43	
Samples Taken By	Craig Gratz	9/17/2020	09:43	
Transported By	Craig Gratz	9/17/2020	14:00	
Relinquished By	Craig Gratz	9/20/2020	12:00	
Received By	Craig Hudson	9/21/2020	09:00	
Analyzed By	Craig Hudson	9/25/2020	16:00	

October 22, 2020

Attention: PHDC Germantown CNA

Reference: Lead XRF Testing Results
87 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 87 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 17, 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: 87 E. Church Lane
Philadelphia, PA

Date: 9-17-20 **XRF Serial #:** 25207

Project Number: 201379

Inspector: Craig Gratz

Inspector Signature:

Lead Paint Standards	Start of Job 1st Calibration Check		2nd Calibration Check		3rd Calibration Check		4th Calibration Check	
Surface Lead mg/cm²	Reading #	Result	Reading #	Result	Reading #	Result	Reading #	Result
<0.01	1	0.0	60	0.0				
1.04 ± 0.06	2	1.1	61	1.1				
0.71 ± 0.08	3	0.7	62	0.7				
3.58 ± 0.39								
1.53 ± 0.09								
0.31 ± 0.02								
Detector Resolution	381.2							

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

XRF Testing Report

Client: BFW

Sampling Location: 87 E. Church Lane Philadelphia, PA

Room Equivalent: 1st Floor

Room #: Kitchen

Date: 9-17-20

Signature:

Project No.: 201379

XRF Serial No.: 25207

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	Wall	4	A	Center	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			5	B		0.0						
			6	C		0.0						
			7	D		0.0						
White	(Wood) Brick Sheetrock Plaster Metal Concrete	door Casing	8	C	Center	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Window Sill	9	D	Sill	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			10	D	Apron	0.0						
White	Wood Brick (Sheetrock) Plaster Metal Concrete	Ceiling	11	NA	Center	0.0	0.0	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

Criterion

XRF Testing Report

Client: BFW

Sampling Location: 87 E. Church Lane Philadelphia, PA

Room Equivalent: 1st Floor Hallway

Room #:

Date: 9-17-20

Signature:

Project No.: 201379

XRF Serial No.: 25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition		Recommendation	
white	(Wood) Brick Sheetrock Plaster Metal Concrete	Stair Stair	12	D	Chair	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
white	Wood Brick (Sheetrock) Plaster Metal Concrete	Wall	13	A	Chair	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			14	C	↓	0.0						
			15	D	↓	0.0						
	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

Criterion

XRF Testing Report

Client: BFW

Sampling Location: 87 E. Church Lane Philadelphia, PA

Room Equivalent: 1st Floor Bedroom

Room #:

Date: 9-17-20

Signature:

Project No.: 201379

XRF Serial No.: 25207

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 system	16	B	Casing	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			17	B	jamb	0.0				
			18	B	door	0.0				
White	Wood Brick (Sheetrock) Plaster Metal Concrete	wall	19	A	Center ↓	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			20	B		0.0				
			21	C		0.0				
White	(Wood) Brick Sheetrock Plaster Metal Concrete	window sill	22	D	Center	0.0	0.0	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

Criterion

XRF Testing Report

Client: BFW

Date: 9-17-20

Sampling Location: 87 E. Church Lane Philadelphia, PA

Signature:

Room Equivalent: 2nd Floor Front Bedroom

Project No.: 201379

Room #:

XRF Serial No.: 25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition		Recommendation	
Pink	Wood Brick Sheetrock Plaster Metal Concrete	Wall	23	A	Curb	0.0	0.0	POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			24	B	↓	0.0						
Pink	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	25	N/A	Cur	0.0	0.0	POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	26	A	Sill	0.0	0.0	POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			27	A	Apron	0.0						
White	Wood Brick Sheetrock Plaster Metal Concrete	door System	28	B	Casing	0.0	0.0	POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			29	B	Jamb	0.0						
			30	B	door	0.0						
	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

Criterion

XRF Testing Report

Client: BFW

Sampling Location: 87 E. Church Lane Philadelphia, PA

Room Equivalent: 2nd Floor

Room #: Middle Bedroom

Date: 9-17-20

Signature:

Project No.: 201379

XRF Serial No.: 25207

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	Wall	31	A	Center	0.0	0.0	POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			32	B		0.0						
			33	C		0.0						
Red	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	34	C	Sill	0.0	0.0	POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			35	C	Apron	0.0						
Red	Wood Brick Sheetrock Plaster Metal Concrete	door frame	36	B	Casing	0.0	0.0	POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			37	B	jamb	0.0						
	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

Criterion

XRF Testing Report

Client: BFW

Sampling Location: 87 E. Church Lane Philadelphia, PA

Room Equivalent:

Room #: 2nd Floor Rear Bedroom

Date: 9-17-20

Signature:

Project No.: 201379

XRF Serial No.: 25207

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	window Sill	38	C	Cal	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
Blue	Wood Brick Sheetrock Plaster Metal Concrete	Wall	39	C	Cal	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
Blue	Wood Brick (Sheetrock) Plaster Metal Concrete	Ceiling	40	N/A	Cal	0.01	0.01	POS (NEG) INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
Blue	(Wood) Brick Sheetrock Plaster Metal Concrete	door Frame	41	D	Calib	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			42	A	jamb	0.0						
	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

Criterion

XRF Testing Report

Client: BFW

Sampling Location: 87 E. Church Lane Philadelphia, PA

Room Equivalent: 3rd Floor

Room #: Bathroom

Date: 9-17-20

Signature:

Project No.: 201379

XRF Serial No.: 25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition	Recommendation
Pink	Wood Brick Sheetrock (circled) Plaster (circled) Metal Concrete	Wall	43	A	Ctr	0.0	0.0	POS NEG (circled) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			44	B	↓	0.0				
White	Wood (circled) Brick Sheetrock Plaster Metal Concrete	door Casing	45	B	Ctr	0.0	0.0	POS NEG (circled) 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

Criterion

XRF Testing Report

Client: BFW

Date: 9-17-20

Sampling Location: 87 E. Church Lane Philadelphia, PA

Signature:

Room Equivalent:

Project No.: 201379

Room #: 3rd floor

XRF Serial No.: 25207

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	Walls	46	A	Center	0.0	0.0	POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			47	B		0.0						
			48	D		0.0						
Blue	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	[illegible]	NA	Center	0.0	0.0	POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
Red	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	50	C	Sill	0.0	0.0	POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			51	C	Apron	0.0						
white	Wood Brick Sheetrock Plaster Metal Concrete	door System	52	A	Casing	0.0	0.0	POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			53	A	Jamb	0.0						
			54	A	door	0.0						
	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

Criterion

XRF Testing Report

Client: BFW

Date: 9-17-20

Sampling Location: 87 E. Church Lane Philadelphia, PA

Signature:

Room Equivalent:

Project No.: 201379

Room #: Exterior Front Porch

XRF Serial No.: 25207

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	Hand Rail	55	A	Top	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Porch Support	56	A	Center	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	Porch Beam	56	A	Bottom	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Porch Ceiling	57	A	Center	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
Blue	(Wood) Brick Sheetrock Plaster Metal Concrete	Floor	58	A	Center	0.0	0.0	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

Sampling Location: 87 E. Church Lane Philadelphia, PA

Room Equivalent: Exterior

Room #: Front Porch

Date: 9-17-20

Signature: [signature]

Project No.: 201379

XRF Serial No.: 25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition	Recommendation
Red	(Wood) Brick Sheetrock Plaster Metal Concrete	Stair Tread	59	A	Center	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
	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

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

October 9, 2020

Attention: PHDC Germantown CNA

Reference: Radon Testing Results
87 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 87 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 1.8 picocuries per liter (pCi/L). This is **below** the United States Environmental Protection Agency's (US EPA) recommended indoor residential level of 4 pCi/L.

Sincerely,

Melissa Billingsley
Project Manager

Attachment

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

SSE SAFE SHELTER ENVIRONMENTAL

RADON TEST RESULTS

Test # 200913141

REPORT DATE: 9/25/2020

CLIENT INFORMATION				TEST LOCATION	
NAME	Ms. Melissa Billingsley			**NAME**	
ADDRESS	Criterion Labs, Inc.			**ADDRESS**	87 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*
SLW022	first floor	9/22/2020	9:55	9/24/2020	9:35	**1.6**	**pCi/L**
SLW019	first floor DUP	9/22/2020	9:55	9/24/2020	9:35	**1.9**	**pCi/L**

AVERAGE RADON LEVEL	**1.8**	**pCi/L**

The average radon level of **1.8 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

The Maple Corporation and Germantown Housing Justice

Germantown / Mt. Airy Resident Questionnaire (PCNA)

Date Interviewed:	8/18/2020
Name:	Junior Kesseh
Address:	**87 E. Church Lane**
Number of occupants:	
Length of Occupancy:	3 years
Bedrooms:	3
Baths:	2
Unit Type: Single, Duplex, Triplex, Multifamily	Single
Proposed Inspection date	**9/14/2020**
Did you receive letter?	
*Radon process notification	Notified
Are there any health concerns in relation to inspectio	NO
Comments	
Are there mobility or ease of use concerns related to entering your unit, bathroom, and kitchen?	?
Do you notice any unusual odors in or directly outside your home?	?
Is mold present in your unit?	?
If so, has it been reported?	N/A
Have you had any recent repairs or replacements in y	?
If so, what was repaired or replaced?	N/A
Basement, if applicable Condition - Very good , Good, Poor, Very Poor Comment	N/A
Living Room Condition - Very good , Good, Poor, Very Poor Comment	Good Condition
Dining room Condition - Very good , Good, Poor, Very Poor Comment	Good Condition
Kitchen Condition - Very good , Good, Poor, Very Poor Comment	Good Condition
Bedroom 1 Condition - Very good , Good, Poor, Very Poor Comment	Good Condition
Bedroom 2 Condition - Very good , Good, Poor, Very Poor Comment	Good Condition
Bedroom 3 Condition - Very good , Good, Poor, Very Poor Comment	Good Condition
Bathroom(s) Condition - Very good , Good, Poor, Very Poor Comment - Has 2 bathrooms, one is in Good condition and the other has a leaking tub	See Comment

Interior railings Condition - Very good , Good, Poor, Very Poor Comment	?
Exterior doors Condition - Very good , Good, Poor, Very Poor Comment	Good Condition
Exterior stairs Condition - Very good , Good, Poor, Very Poor Comment	Good Condition
Exterior walls Condition - Very good , Good, Poor, Very Poor Comment - Concrete wall is damaged (possibly hit by a car)	Poor Condition
Exterior railings Condition - Very good , Good, Poor, Very Poor Comment	Good Condition
Roof Condition - Very good , Good, Poor, Very Poor Comment	*Good Condition
Gutter Condition - Very good , Good, Poor, Very Poor Comment	*Good Condition
Plumbing system Condition - Very good , Good, Poor, Very Poor Comment	Good with exception of leaking tub
Water pressure Condition - Very good , Good, Poor, Very Poor Comment	Good Condition
What type of heating system do you have? Condition - Very good , Good, Poor, Very Poor Comment -	Vent Poor Does not circulate well in the winter
Do you have central air? Condition - Very good , Good, Poor, Very Poor Comment	NO
Do you have smoke detectors?	?
Do you have carbon monoxide detectors?	?
Is their evidence of infestation in your home?	Yes, roaches and possible bed bugs
If yes, did you report it to management?	No- BFW notified Curtis McMaster
Do you currently need special modification to your hc	?
If so, please explain	