

Germantown/Mount Airy Properties

Physical Conditions and Needs Assessment



Premises S

117 W. Manheim St

Philadelphia, PA 19144

Submitted to

PHDC

1234 Market Street, 16th Floor

Philadelphia, PA 19107

March 2021



Construction Project Managers



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1 EXECUTIVE SUMMARY

1.1 *General Description*

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

117 W. Manheim St is a 2-story 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 feet wide by eighty feet deep. The property is located on the northwest corner of West Manheim Street and Marion Street. The unit has 2-stories plus a basement, water infiltration is evident throughout the building.

This 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: Rowhouse

Property Age: ~100 yrs.

System Conditions & Observations Summary

Good

Fair

Poor

Action

System Conditions & Observations Summary				
	Good	Fair	Poor	Action
Site Improvements				
3.2.1 Topography		√		None
3.2.2 Storm Water Drainage			√	An in-built storm gutter is provided and requires repair and coating.
3.2.3 Access and Egress		√		Replace the railings with code compliant railings.
3.2.4 Paving, Curbing and Parking		√		None
3.2.5 Flatwork		√		None
3.2.6 Landscaping and Appurtenances		√		None
3.2.7 Recreational Facilities				N/A
3.2.8 Utilities		√		Replacement of electrical panel is required

Structural Frame and Building Envelope		Good	Fair	Poor	Action
3.3.1	Foundation			√	All gaps should be filled
3.3.2	Building Frame		√		None
3.3.3	Facades or Curtain Wall		√		Extensive repair of rotted wood cornice is required. Masonry repointing required in several areas.
3.3.4	Roofing and Roof Drainage			√	Replacement/repair of roof is required.
Mechanical, Plumbing, Fire Protection and Electrical Systems					
3.4.1	Plumbing	√			None
3.4.2	Heating	√			Replacement of the furnace, filter and thermostat is recommended as they are antiquated.
3.4.3	Air Conditioning and Ventilation		√		Replace bathroom and kitchen exhaust fans.
3.4.4	Electrical	√			None
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 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		√		General painting throughout is recommended. Additional repair and finishing is required for the ceiling and wall on all the floors.

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%) along with common areas, stairwells, corridors and basement.

2.3 Useful Life Estimate

It is our observation that the 117 W. Manheim St constructed circa 1920, has experienced normal wear and tear for its type and age.

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. The first floor of the unit has living space, a single bedroom at the rear and a half bathroom. The second floor consists of four bedrooms and a full bathroom.

3.1.2 List of Apartment Units Inspected

100% of units were inspected.

3.2 SITE

3.2.1 Topography

The unit is located on the northwest corner of West Manheim Street and Marion Street. There is no notable topography.

3.2.2 Storm Water Drainage

An in-built storm gutter is provided and requires repair and coating.

3.2.3 Access and Egress

The entrance to the unit is elevated approximately 5-1/2' above grade at West Manheim Street and requires a number of stairs to gain entry.

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 associated with the house.

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

There water was running in the unit.

3.2.8.2 Electricity

Electricity was on and working in the unit. Secondary electrical service consists of a 60amp 120/240-volt single phase, for power outlets and lights.

3.2.8.3 Natural Gas

Incoming gas service from PG W is intact and in good condition. The gas meter is located in the basement.

3.2.8.4 Sanitary Sewer

Sanitary piping is in good condition and working efficiently.

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

The structure is wood framed load bearing construction. The foundation appears to be stacked stone with no insulation on the interior. Multiple open gaps were found below the porch and around the existing windows.

Observations/Comments:

All gaps should be filled in order to maintain weather tightness and intrusion by animals and/or other critters.

3.3.2 Building Frame

3.3.2.1 Floor Frame System

Wood framing.

3.3.2.2 Crawl Spaces and Penetrations

Not visible for assessment.

3.3.2.3 Roof Frame

The unit has a flat roof which appears to be pitched from front to rear and is presumably in poor condition.

3.3.2.4 Flashing & Moisture Protection

An in-built storm gutter is provided and requires repair and coating.

3.3.2.5 Attic Spaces, Draft Stops, Roof Vents & Penetrations

Not visible for assessment.

3.3.2.6 Insulation

Foundation is not insulated.

Observations/Comments:

Recommend provision of insulation throughout.

3.3.2.7 Stairs, Railings & Balconies

An entry porch is located over a partial basement. Wrought iron railings are provided along the front entry stairs which are in fair to poor condition. A section of stairs is missing and has been replaced with a temporary wooden railing that does not meet code. A wooden guardrail and pickets are provided at the top of the porch. There are some pickets that are missing and are required to be replaced.

Observations/Comments:

Replacement of the railing with code compliant permanently fixed type should be considered. Painting of the porch framing, and recladding of the porch fascia should be considered.

3.3.2.8 Exterior Doors and Entry Systems

The entry door appears to be in fair condition.

3.3.3 Facades or Curtain Wall

3.3.3.1 Sidewall System

Exterior walls are brick veneer over what looks to be wood framing. The building has an ornate wood cornice system above the second floor. There are signs of damage visible from the exterior and a portion of the cornice along Marion Street at the front of the structure has a noticeable separation. The brick masonry along the front facade was found to be in generally good to fair condition. A portion of repointing is required above the first floor towards the roof near the chimney along Marion Street where open cracks were visible. The masonry at the rear façade was in poor condition. It is unclear whether water is cascading from the roof and washing the face of the structure. Evidence of spalled unit masonry and open joints were visible.

Observations/Comments:

Extensive repair of rotted wood cornice is required. Repointing and repair work of masonry on all facades is required.

3.3.3.2 Fenestration (Window) Systems

Windows throughout the structure are wood and appear to be original to the structure. Aluminum storm windows are provided throughout for heat and energy conservation.

3.3.4 Roofing and Roof Drainage

The condition of the roofing is unknown but based on age and water infiltration requires some attention. The porch roof appears to be a hammer down tin that has been previously painted.

Observations/Comments:

Replacement of roof is required.

3.4 MECHANICAL AND ELECTRICAL SYSTEM

3.4.1 Plumbing

3.4.1.1 Supply and Waste Piping

Sanitary piping is in good condition and is working efficiently.

3.4.1.2 Domestic Hot Water Production

Domestic hot water is provided by an electric 30- gallon 240v tank type water heater provided by Hydrojet. It is located in the basement, works well and is visually good condition.

3.4.1.3 Fixtures

Plumbing fixtures are adequate and working sufficiently.

Observations/Comments:

There was a leak underneath the kitchen sink.

3.4.2 Heating

3.4.2.1 Heating Generating Equipment

This unit is designed to be heated via Carrier gas fired vertical furnace. This is a forced air, heating only system which is visibly in good condition. Gas-fired equipment is vented through the sidewall; however, the flue is not terminated with proper clearances to adjacent construction. Flue system connection to the furnace is adequate and seems to be in good condition.

Observations/Comments:

This flue should be properly terminated as soon as possible.

Filters should be replaced.

Replacement of the furnace and the thermostat is recommended as they are antiquated.

3.4.3 Air Conditioning and Ventilation

3.4.3.1 Equipment

3.4.3.1.1 Air Conditioning and Ventilation

N/A

3.4.3.1.2 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

Thermostat should be replaced.

3.4.3.4 Sprinkler and Standpipes

N/A

3.4.4 Electrical

3.4.4.1 Service, Metering, Distribution Panels

Primary electric service and meter looked in good condition. Secondary electrical service consists of a 60amp 120/240-volt single phase, for power outlets and lights. Looked to be old. One Panel was open with no cover.

Observations/Comments:

House electric panel should be replaced.

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

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

3.4.4.5 Lighting - Resident Apartment

N/A

3.4.4.6 Lighting - Site

See 3.4.4.4 above

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 fire sprinkler system in this unit.

3.6.2 Alarm Systems

This unit contained battery operated smoke detectors.

Observations/Comments:

Install smoke/carbon monoxide detectors.

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 present on this property

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

Finishes throughout the space are gypsum board walls and ceilings. Floor finishes consist of vinyl tile of varying types throughout. Painted wood baseboards are also provided. General condition of said finishes are good to fair. A previous ceiling repair was noted in the rear bedroom of the first floor. Interior doors are 6-panel wood in good to fair condition. Second floor bedrooms are generally in good to fair condition. Damage to the rear corner of the back bedroom on the second floor was noted. Previous repair requires finishing; however, additional water infiltration appears to be ongoing. A sediment crack was noted above the door leading to the rear bedroom. Evidence of water damage and infiltration was visible at the second-floor interior with multiple spots of previously repaired ceiling and wall. Power outlets seemed to be in fair condition.

Observations/Comments:

General painting throughout is recommended.

Additional repair and finishing is required for the ceiling and wall on all the floors.

Repair of the gypsum assemblies is required

3.7.2.2 Appliances

A ceiling fan located in the kitchen has grease staining around the ceiling.

Observations/Comments:

Installation of a recirculating fan hood is highly recommended.

3.7.2.3 Bath Fixtures and Specialties

The half bathroom located on the first floor appears to be in overall good condition. Second floor bathroom contains a double vanity with a floor mounted water closet and bathtub with fiberglass surround. General condition of the vanity and plastic laminate countertop is poor. The fiberglass surround is in poor shape with obvious signs of water intrusion between seams. Bathroom fixtures, water closet, bathtub, sinks are in good shape. May need minimal maintenance but there is no need to replace.

Observations/Comments:

Replacement of the vanity and sinks is recommended.

Replacement of the fiberglass surround is recommended.

3.7.2.4 Kitchen Fixtures and Specialties

Repair of piping under the kitchen sink is required. Evidence of prior and ongoing leakage was noted as well as damage to the base cabinet.

3.7.2.5 Millwork, Casework, Cabinets and Countertops

The kitchen consists of wood cabinets and plastic laminate countertop. The condition is fair to poor.

Observations/Comments:

Replacement of wood cabinets and plastic laminate countertop is highly recommended.

3.7.2.6 Closet Systems

Not visible for assessment.

4 ADDITIONAL CONSIDERATIONS

4.1 ENVIRONMENTAL HAZARDS

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

During the inspection, the presence of lead-based paint was detected on the exterior of the property in three locations including: a white wood overhang; white, wood porch beam; and a white wood support pole.

A radon sample was collected from the Basement of the home. Sample results indicated an average radon level of 2.3 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.

The water samples collected from the kitchen and bathroom at 117 W. Manheim Street indicated a lead concentration of <2.5 ppb, which is below the EPA Action Level.

Observations/Comments:

Lead-based paint in the building should be treated through Abatement Encapsulation with the application of a "coating or rigid material that relies on adhesion to a lead-based paint surface and is not mechanically fastened to the substrate with a 20-year warranty" or by Abatement Replacement "A strategy of abatement that entails the removal of building components coated with lead-based paint and installation of new components free of lead-based paint. "

5 OPINIONS OF PROBABLE COSTS TO REMEDY PHYSICAL DEFICIENCIES

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

6 OUT OF SCOPE CONSIDERATIONS

6.1 *Accessibility for Persons with Disabilities*

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									\$1,458	\$990	
	Contingency	10% of the total cost of each respective project									\$7,288	\$4,948	
	Overhead and Profit	2.5% of the total cost of each respective project									\$1,822	\$1,237	
	SubTotal										\$10,568	\$7,175	
Site Construction/Existing Conditions		Brick veneer (exterior) on wood framing	Poor	Repainting and repair in areas	75	20	30	100	SF	\$8.00	\$800	\$800	
		Wooden guardrail and pickets (top of porch)	Poor-Fair	Replace missing pickets, repaint framing and recladding of fascia	20	20	0	20	LF	\$40.00	\$800	\$800	
		Wrought Iron railing (front)	Poor-Fair	Replacement of railing with code compliant permanently fixed	50	20	30	30	LF	\$70.00	\$2,100	\$2,100	
		Hammer down tin roof (porch)	Unknown	Likely requires repairs and recoating	N/A	N/A	N/A	N/A	N/A	\$500.00	\$500	\$500	
		In-built storm gutter	Fair	Repair and recoating	20	20	0	50	LF	\$10.00	\$500	\$500	
		Ornate wood cornice (above second floor)	Poor	Repair of rotted materials	20	20	0	40	LF	\$10.00	\$400	\$400	
		Roof (flat); water damage and infiltration at second floor interior.	Poor	Investigate leak and replace	20	20	0	600	SF	\$10.00	\$6,000	\$6,000	
		Lead-based Paint											
		Exterior White/Wood/ Overhang	Non-Friction/Fair	Abatement Encapsulation/ Abatement Replacement/ Hazard Reduction/ OSHA	N/A	N/A	N/A	N/A	N/A	\$300.00	\$300	\$300	
		Exterior White/Wood/ Porch Beam	Non-Friction/Fair	Abatement Encapsulation/ Abatement Replacement/ Hazard Reduction/ OSHA	N/A	N/A	N/A	N/A	N/A	\$300.00	\$300	\$300	
	Exterior White/Wood/ Porch Support Pole	Non-Friction/Fair	Abatement Encapsulation/ Abatement Replacement/ Hazard Reduction/ OSHA	N/A	N/A	N/A	N/A	N/A	\$300.00	\$300	\$300		
	SubTotal										\$12,000	\$12,000	
Woods, Plastics and Composites		Bathroom Vanity	Poor	Demo and replace	20	20	0	2	EA	\$400.00	\$800	\$800	
		Kitchen Cabinets (wood)	Poor-Fair	Demo and replace cabinetry	20	20	0	40	LF	\$150.00	\$6,000	\$6,000	
		Kitchen Countertop (p-lam)	Poor-Fair	Demo and replace countertop	15	20	0	25	LF	\$75.00	\$1,875	\$1,875	
	SubTotal										\$8,675	\$8,675	
Thermal and Moisture Protection		Foundation (stacked stone with no insulation); multiple gaps below porch and around windows	Poor	Fill all voids to maintain weather tightness and animal intrusion	N/A	N/A	N/A	N/A	N/A	\$2,500.00	\$2,500	\$2,500	
	SubTotal										\$2,500	\$2,500	
Openings		Windows (wood)	Poor	Demo and replace windows	30	20	10	10	EA	\$1,000.00	\$10,000	\$10,000	
		6-panel wood doors (interior)	Fair-Good	Repair damage and replace	25	20	5	10	EA	\$900.00	\$9,000	\$9,000	
	SubTotal										\$19,000	\$10,000	
Finishes		Gypsum wallboard and ceiling finishes (throughout)	Fair-Good	Repair damaged areas and repaint throughout	35	20	15	250	SF	\$8.00	\$2,000		
		Flooring vinyl tile (throughout)	Fair-Good	Demo and replace flooring	5	20	0	100	SF	\$8.00	\$800		
		Wooden stairs (interior)	Fair	Repair and repaint	50	20	30	20	LF	\$100.00	\$2,000		
	SubTotal										\$4,800	\$0	
Specialties		Handrail	Fair	Repair and repaint	15	15	0	20	LF	\$40.00	\$800		
		Bathroom tub, surround and fixtures	Poor	Replace	30	20	10	1	EA	\$2,000.00	\$2,000	\$2,000	
		Ceiling Fan	Poor	Replace	15	15	0	1	EA	\$500.00	\$500	\$500	
		Recirculating fan hood	Poor	Install new	20	20	0	1	EA	\$500.00	\$500	\$500	
	SubTotal										\$3,800	\$3,000	
Mechanical, Plumbing and Fire Alarm/Suppression	HVAC												
		Gas-fired furnace and flue system	Good	Replace furnace including thermostat	35	20	15	1	EA	\$5,000.00	\$5,000		
		Vents	Good	Replace at EUL	15	20	0	20	EA	\$100.00	\$2,000		
		Thermostat	Good	Replace at EUL	15	20	0	1	EA	\$300.00	\$300		
		Bathroom Exhaust Fans	Poor	Replace exhaust fans	20	20	0	1	EA	\$500.00	\$500	\$500	
	Plumbing												
		Piping under kitchen sink	Poor	Repair leakage	75	20	55	1	EA	\$500.00	\$500	\$500	
	Domestic Hot Water 30-gallon 240y (leak in kitchen sink)	Fair	Replace at EUL	20	20	0	1	EA	\$2,000.00	\$2,000	\$2,000		
	Plumbing fixtures	Good	Replace at EUL	20	20	0	3	EA	\$500.00	\$1,500			
	Smoke Detectors (battery operated)	Poor	Replace with smoke/carbon monoxide detectors	5	10	0	5	SF	\$60.00	\$300	\$300		
	SubTotal										\$12,100	\$3,300	
Electrical	Electrical System	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										\$10,000	\$10,000	
	Total										\$83,443	\$56,650	

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.

1,772 SF Renovation - Premises S 117 W. Manheim Street		
ITEM	Total	\$/SF
DEMOLITION	\$ 21,264.00	\$ 12.00
SITework	\$ -	\$ -
LANDSCAPE & IRRIGATION	\$ 1,329.00	\$ 0.75
CONCRETE	\$ -	\$ -
MASONRY	\$ 3,544.00	\$ 2.00
STRUCTURAL STEEL	\$ -	\$ -
METAL FABRICATIONS	\$ -	\$ -
ROUGH CARPENTRY	\$ 14,176.00	\$ 8.00
ARCHITECTURAL WOODWORK	\$ -	\$ -
THERMAL & MOISTURE PROTECTION	\$ 14,176.00	\$ 8.00
FIREPROOFING	\$ 886.00	\$ 0.50
SEALANTS	\$ 1,772.00	\$ 1.00
WINDOWS	\$ 8,860.00	\$ 5.00
DOORS / FRAMES / HARDWARE	\$ 8,860.00	\$ 5.00
STOREFRONT / GLAZING	\$ -	\$ -
INTERIOR GLASS	\$ -	\$ -
DRYWALL	\$ 17,720.00	\$ 10.00
TILE	\$ -	\$ -
ACOUSTIC CEILINGS	\$ -	\$ -
CARPET	\$ 7,088.00	\$ 4.00
PAINTING	\$ 5,316.00	\$ 3.00
WALL COVERINGS	\$ -	\$ -
SPECIALTIES	\$ 5,316.00	\$ 3.00
EQUIPMENT	\$ 3,544.00	\$ 2.00
FURNISHINGS	\$ 7,088.00	\$ 4.00
CONVEYING	\$ -	\$ -
FIRE PROTECTION	\$ 886.00	\$ 0.50
PLUMBING	\$ 5,316.00	\$ 3.00
HVAC	\$ 8,860.00	\$ 5.00
ELECTRICAL	\$ 7,974.00	\$ 4.50
COMMUNICATIONS	\$ 886.00	\$ 0.50
ELECTRONIC SAFETY & SECURITY	\$ -	\$ -
GENERAL REQUIREMENTS	\$ 7,088.00	\$ 4.00
Subtotal	\$ 151,949.00	86
Construction Contingency - 10%	\$ 15,194.90	\$ 8.58
Subcontractor Insurance - 2%	\$ 3,038.98	\$ 1.72
Design Contingency - 2%	\$ 3,038.98	\$ 4.29
Overhead & Profit - 2.5%	\$ 3,798.73	\$ 2.14
Permits - 1.5%	\$ 2,279.24	\$ 1.72
Performance & Payment Bonds - 2%	\$ 3,038.98	\$ 1.72
Grand Total	\$ 182,338.80	106

Photos by: VP on 9/17/20

Photo No. 1

View of entry to 117 West Manheim Street.



Photo No. 2

View of living room from entry.



Photo No. 3

Panning 180 degrees from previous photo. Depicts additional view of living room and dwelling entry.



Photos by: VP on 9/17/20

Photo No. 4

View of stairs leading to second floor.



Photo No. 5

View of hallway from living room towards rear of dwelling.



Photos by: VP on 9/17/20

Photo No. 6

Panning left from previous photo. Depicts view of half bath located on the first floor.

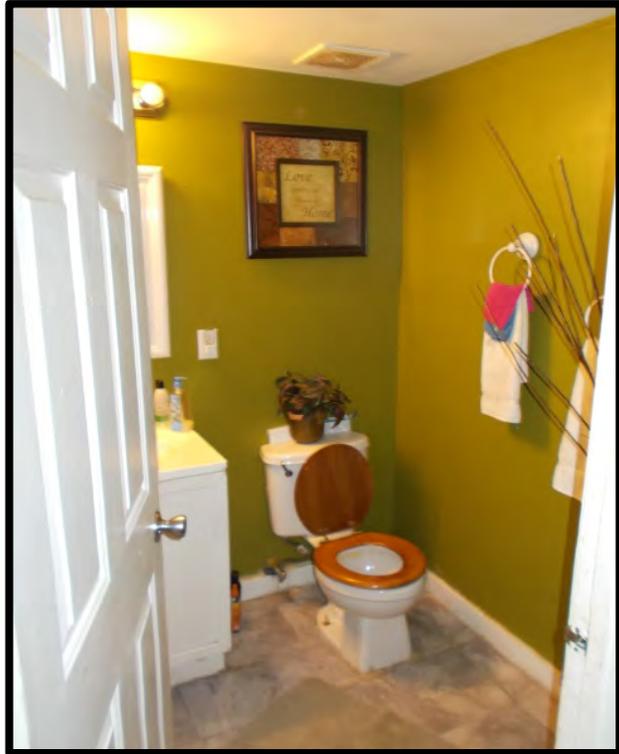
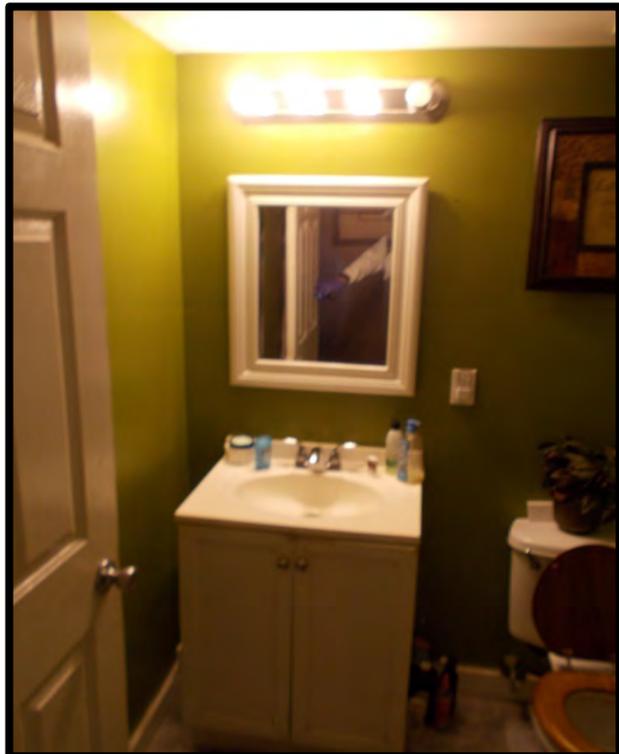


Photo No. 7

View of vanity in first floor half bath.



Photos by: VP on 9/17/20

Photo No. 8

View of dining area and kitchen first floor.



Photo No. 9

Panning left from previous photo. Additional view of exterior wall at dining area.



Photos by: VP on 9/17/20

Photo No. 10

View looking at rear room beyond kitchen first floor.



Photo No. 11

View of kitchen cabinets and countertop.



Photos by: VP on 9/17/20

Photo No. 12

Panning 90 degrees from previous photo. Additional view of kitchen cabinets and countertop.



Photo No. 13

View of ceiling and ceiling fan located in the kitchen.



Photos by: VP on 9/17/20

Photo No. 14

View of damaged wall at kitchen.



Photo No. 15

View of sink base cabinet. Noticeable issues with drainage.



Photos by: VP on 9/17/20

Photo No. 16

View of repaired ceiling in rear room first floor.



Photo No. 17

View of rear egress door and closet in rear room.

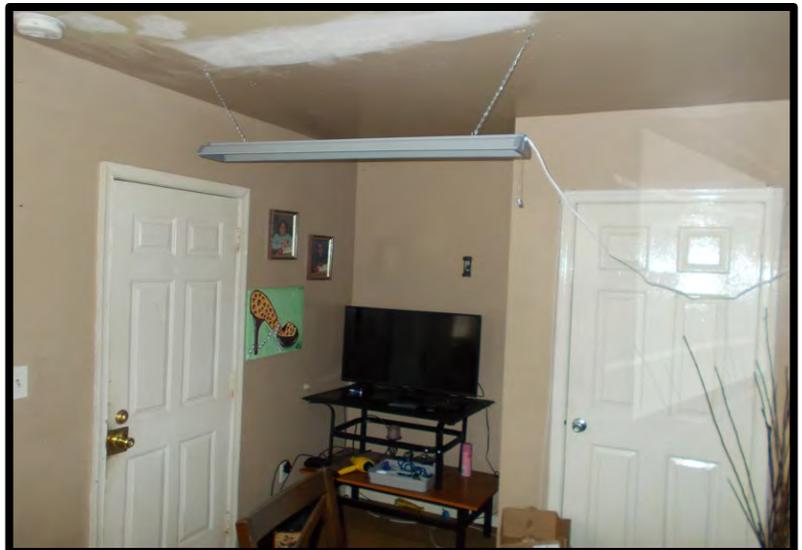


Photo No. 18

Panning 180 degrees from previous photo. View of room entry from kitchen.



Photos by: VP on 9/17/20

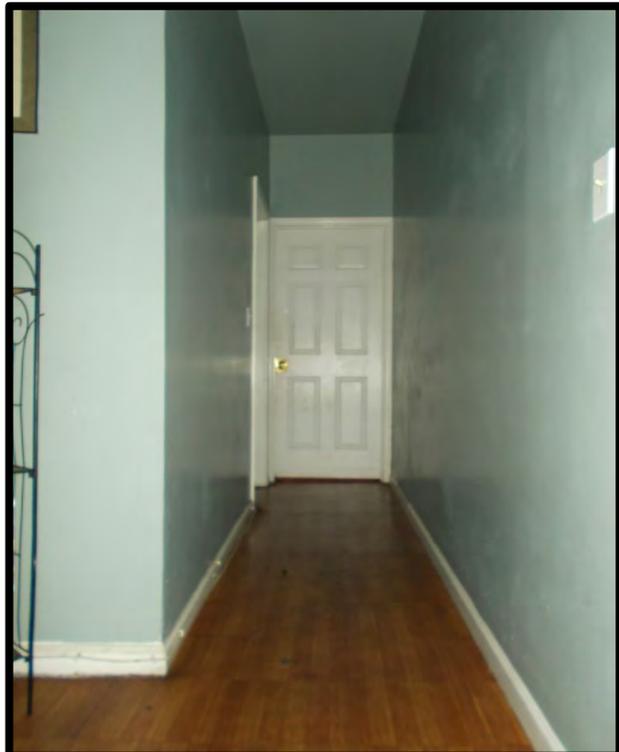
Photo No. 19

View of top of second floor stairs.



Photo No. 20

View looking towards rear of dwelling at second floor.



Photos by: VP on 9/17/20

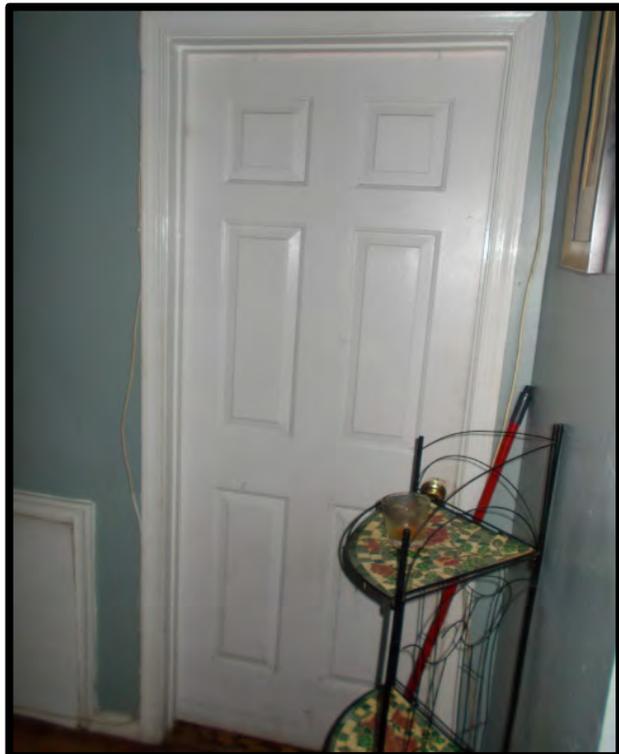
Photo No. 21

Panning 180 degrees from previous photo. View of hallway facing front of dwelling second floor.



Photo No. 22

Panning right from previous photo.



Photos by: VP on 9/17/20

Photo No. 23

View of rear bedroom second floor. Note previous repair to ceiling and wall.

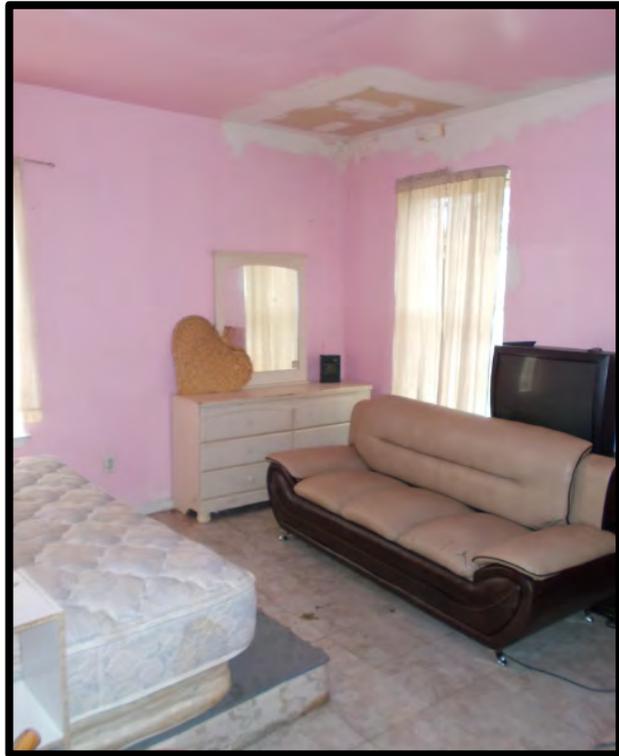
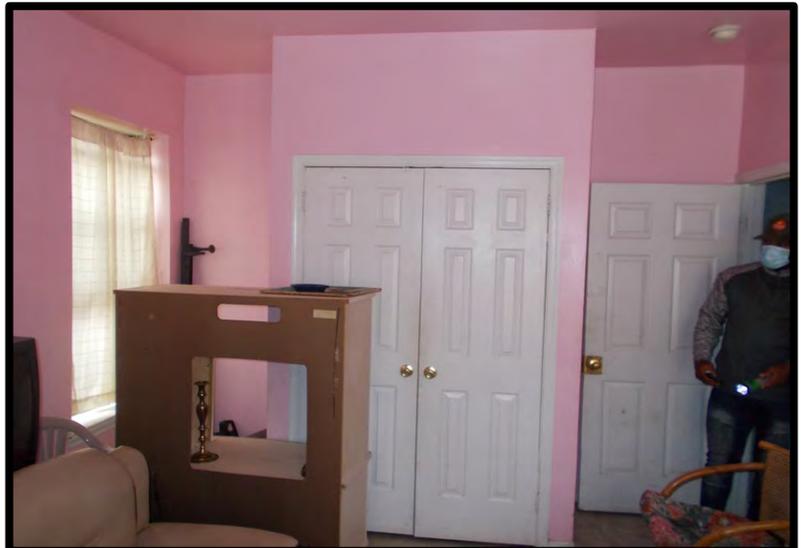


Photo No. 24

Panning 180 degrees from previous photo. View of bedroom entry and closet.



Photos by: VP on 9/17/20

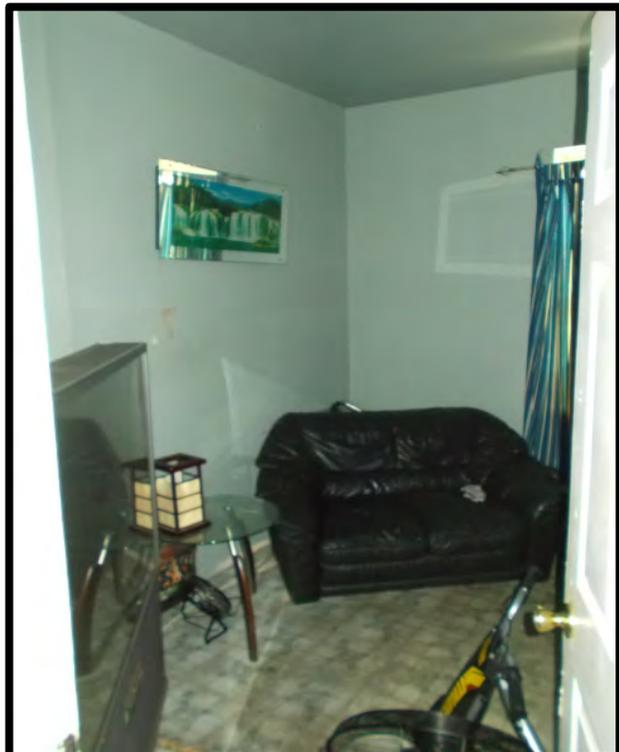
Photo No. 25

View of crack located above door.



Photo No. 26

View of bedroom #2 second floor.



Photos by: VP on 9/17/20

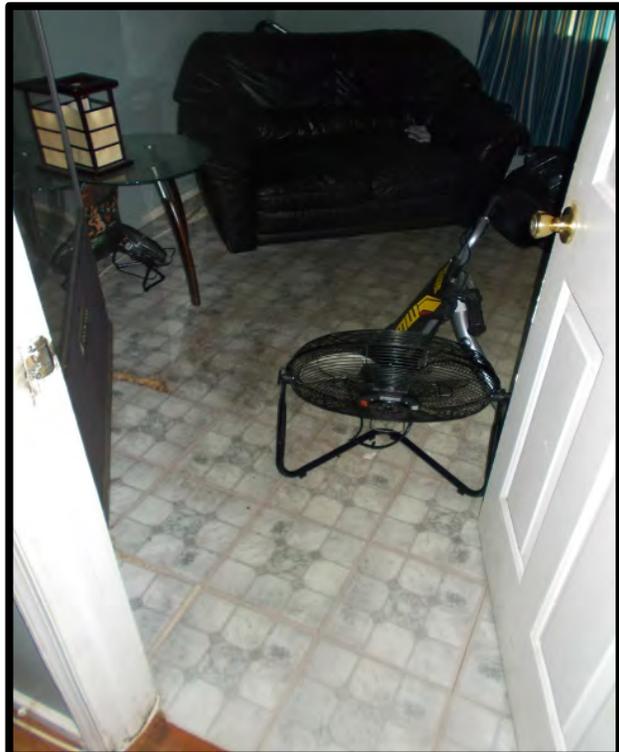
Photo No. 27

Panning 180 degrees from previous photo. View of bedroom entry and closet.



Photo No. 28

View of floor finish in bedroom #2.



Photos by: VP on 9/17/20

Photo No. 29

View of second floor bathroom as seen from hallway.

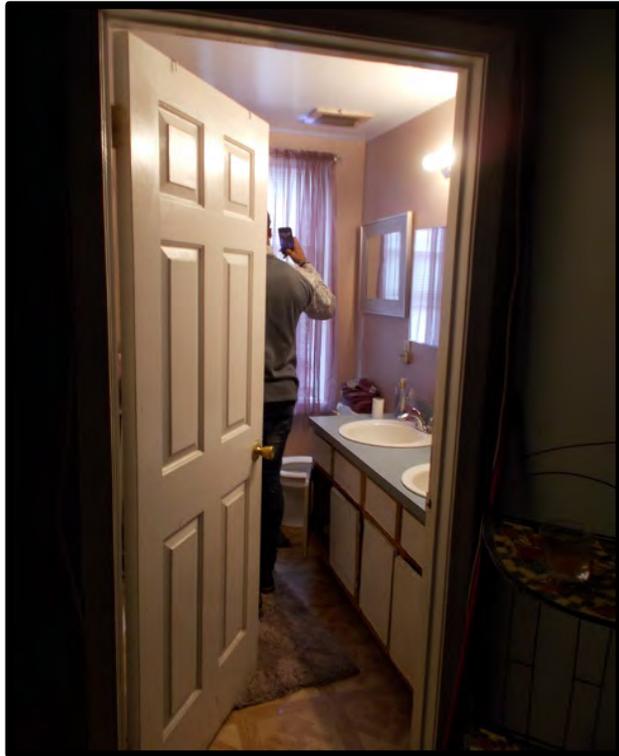


Photo No. 30

Detailed view of bathroom vanity.



Photos by: VP on 9/17/20

Photo No. 31

View of bathtub and fiberglass surround.

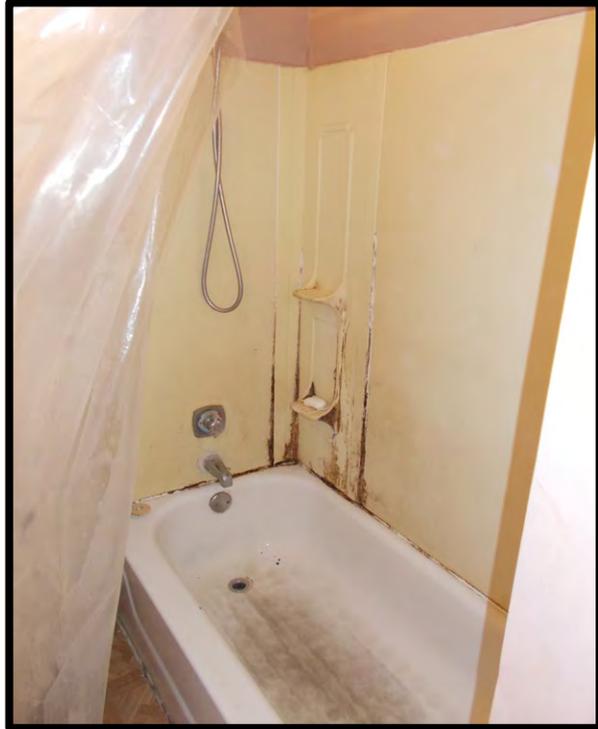
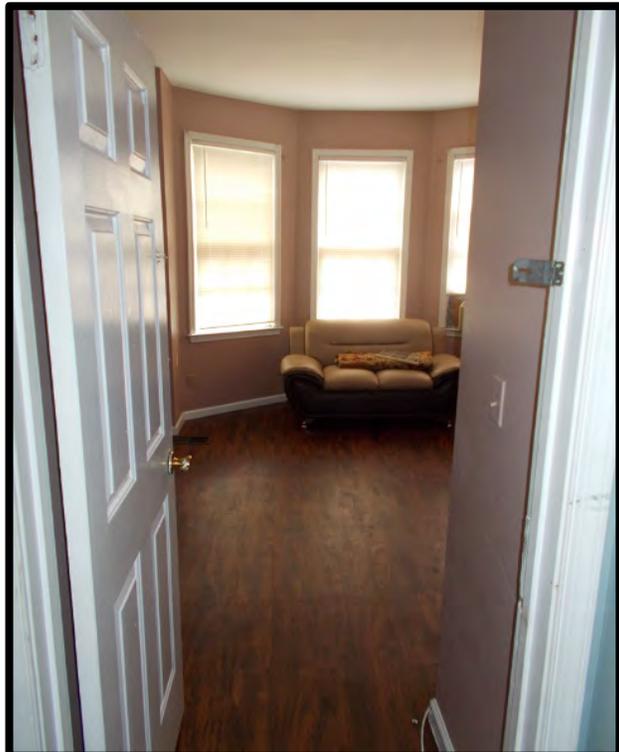


Photo No. 32

View of bedroom #3 located at front of dwelling.



Photos by: VP on 9/17/20

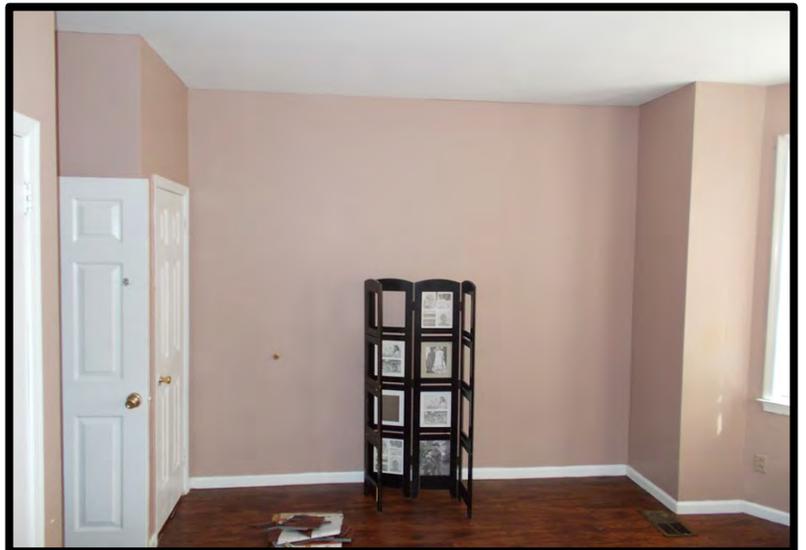
Photo No. 33

View of bedroom #3 closet and entry.



Photo No. 34

Panning right from previous photo. Additional view of bedroom #3.



Photos by: VP on 9/17/20

Photo No. 35

View of bedroom #4 located on the second floor.

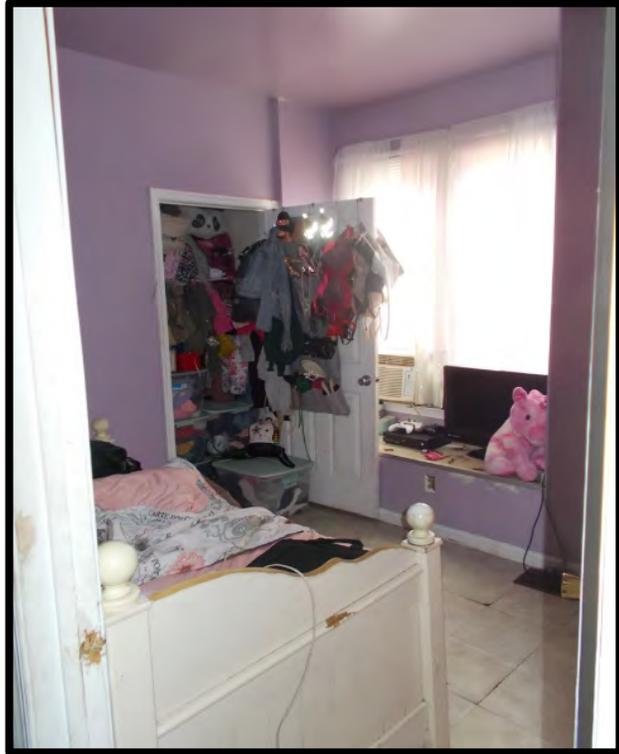
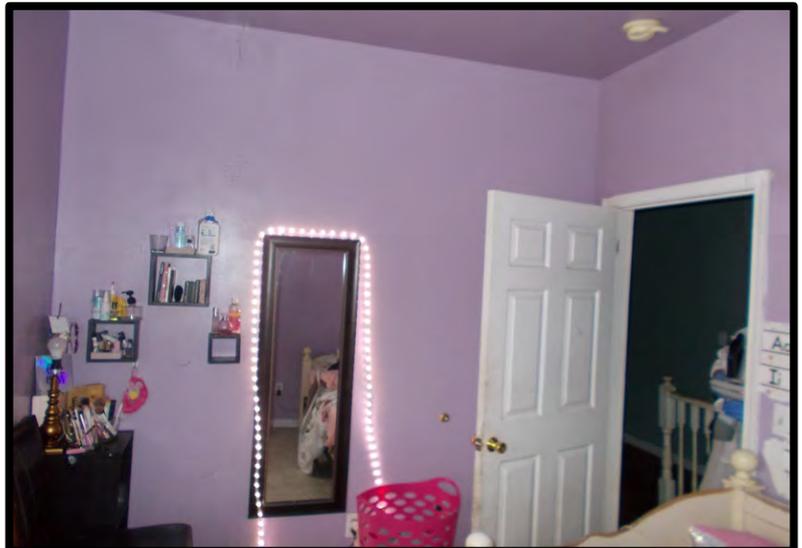


Photo No. 36

Panning 180 degrees from previous photo. View of bedroom entry.



Photos by: VP on 9/17/20

Photo No. 37

View of bedroom ceiling with signs of damage and possible water infiltration.



Photo No. 38

View of basement stairs from dining room.



Photos by: VP on 9/17/20

Photo No. 39

View looking down basement stairs.



Photo No. 40

View looking towards front of dwelling. Door leads to space below front entry porch.



Photos by: VP on 9/17/20

Photo No. 41

View within basement at exterior wall. Room on the right is a mechanical room.



Photo No. 42

Panning right from previous photo. View looking at rear of dwelling within basement.



Photos by: VP on 9/17/20

Photo No. 43

View of electric hot water heater in basement.



Photo No. 44

View of mechanical equipment in basement.



Photos by: VP on 9/17/20

Photo No. 45

Additional view at rear of basement. Note washer/dryer hook up is located on the left of photo.



Photo No. 46

View of apartment electric panel with cover removed. Cover was removed previously and not so during inspection.



Photos by: VP on 9/17/20

Photo No. 47

Additional view of basement as seen from rear of dwelling. Also visible in the photo is the sanitary discharge line.



Photo No. 48

View of basement window located adjacent to sanitary discharge line.



Photos by: VP on 9/17/20

Photo No. 49

Depicts sanitary and domestic water piping to first floor kitchen.

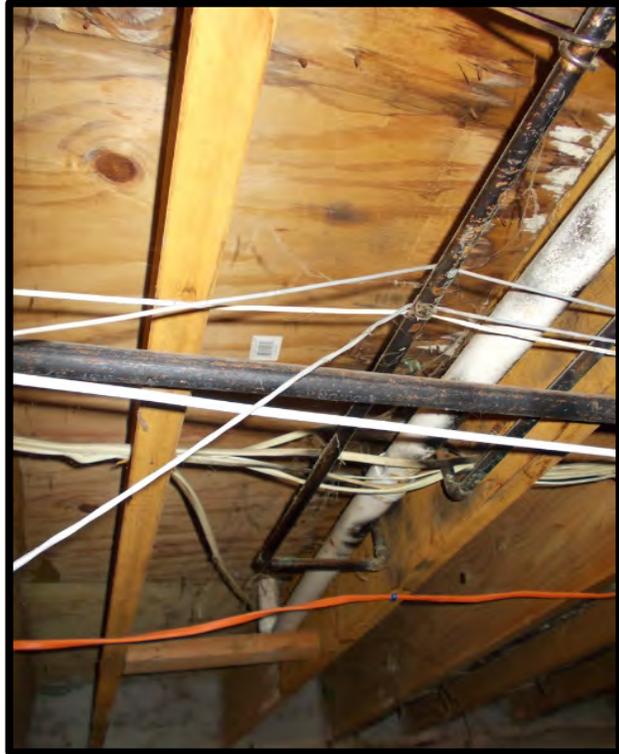


Photo No. 50

View of basement space below porch entry.



Photos by: VP on 9/17/20

Photo No. 51

Additional view of space below porch entry.



Photo No. 52

Depicts large open void in wall allowing animals and other critters to enter below porch.



Photo No. 53

Panning right from previous photo. Similar void was noted.



Photos by: VP on 9/17/20

Photo No. 54

Panning left from Photo No. 52.



Photo No. 55

View of underside of porch ceiling entry.



Photos by: VP on 9/17/20

Photo No. 56

View looking along Marion Street.

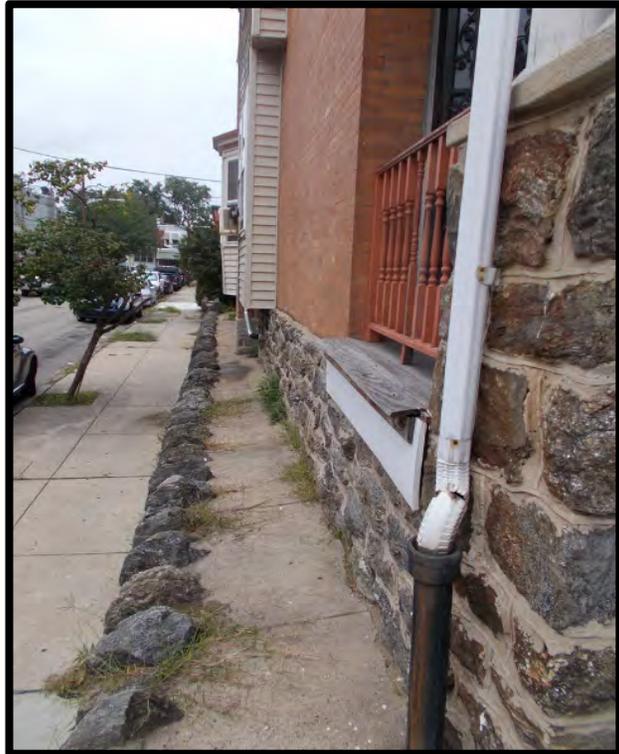


Photo No. 57

Detailed view of wood detail and support for porch entry.



Photos by: VP on 9/17/20

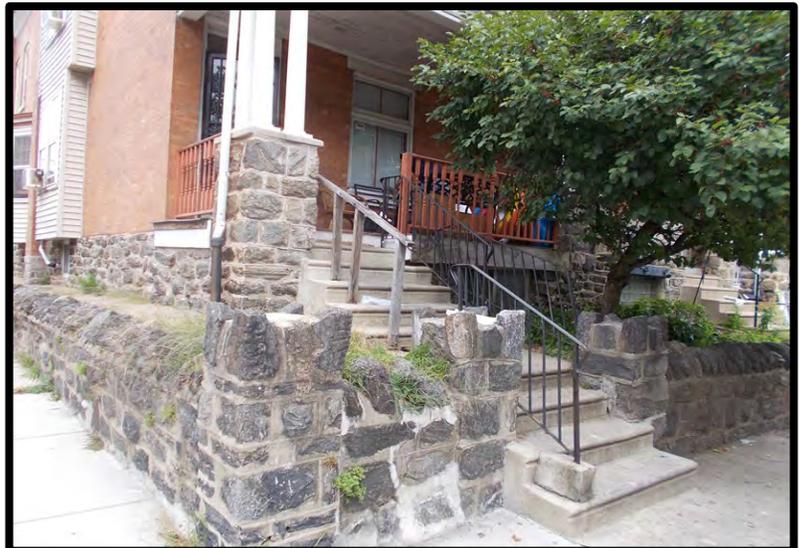
Photo No. 58

View of missing picket and unfinished wood at entry porch.



Photo No. 59

Overall view of stairs and makeshift railing at dwelling entry.



Photos by: VP on 9/17/20

Photo No. 60

Overall view of front of dwelling.

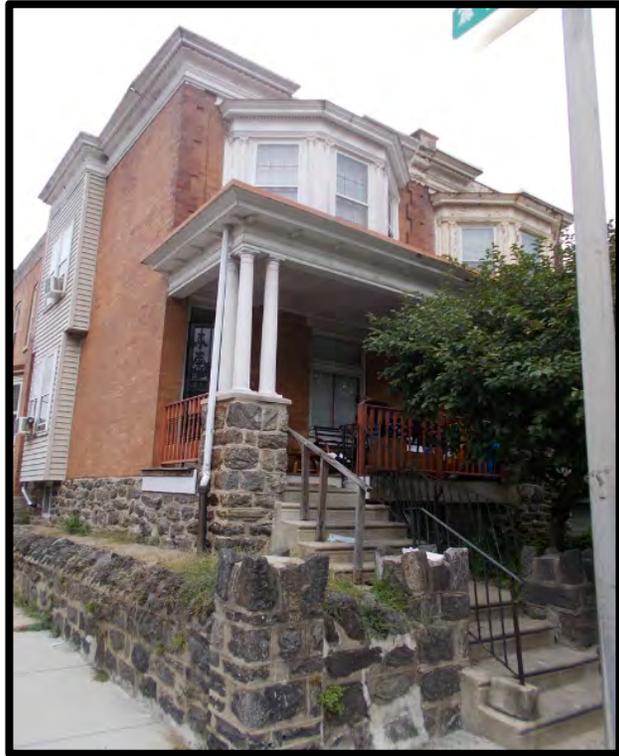


Photo No. 61

Overall view of front of dwelling.



Photos by: VP on 9/17/20

Photo No. 62

Overall view of side of dwelling.



Photo No. 63

View of basement windows and stone retaining wall at sidewalk. Note flue pipe in the background does not meet code and should be extended properly with proper clearances.



Photo No. 64

Detailed view of flue pipe missing cap and improperly terminated.



Photos by: VP on 9/17/20

Photo No. 65

View of wood cornice along Marion Street at front corner of building. Note separation in the cornice.



Photo No. 66

View of cracked brick masonry along Marion Street.



Photos by: VP on 9/17/20

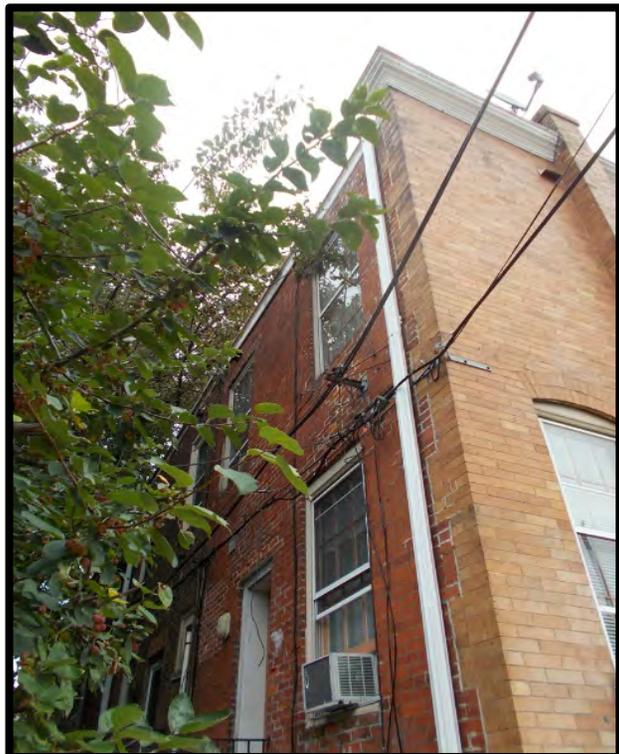
Photo No. 67

Depicts rear yard as seen from Marion Street.



Photo No. 68

Depicts first and second floors of the rear of the structure.



Photos by: VP on 9/17/20

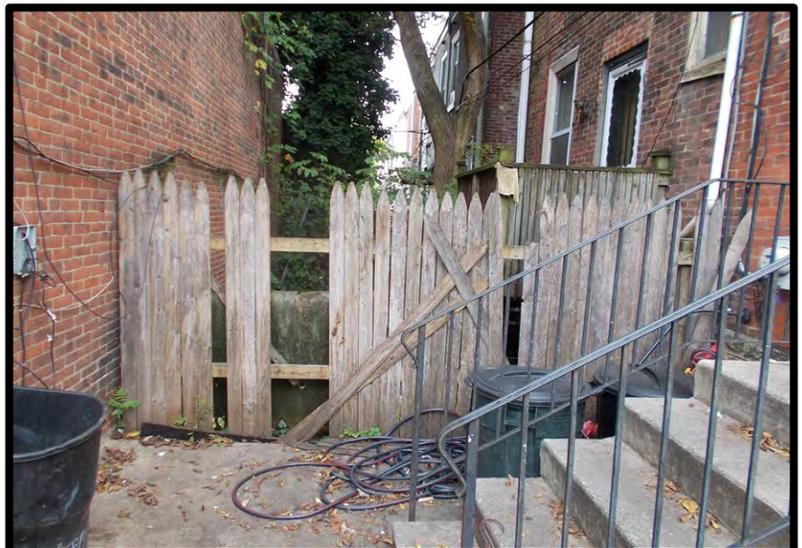
Photo No. 69

Panning down from previous photo. Depicts view of first floor and basement at rear of building.



Photo No. 70

Depicts damaged fencing along property line.



Photos by: VP on 9/17/20

Photo No. 71

Detailed view of corroded brick masonry as well as open brick masonry joints at rear of structure.



Photo No. 72

Panning up from previous photo.

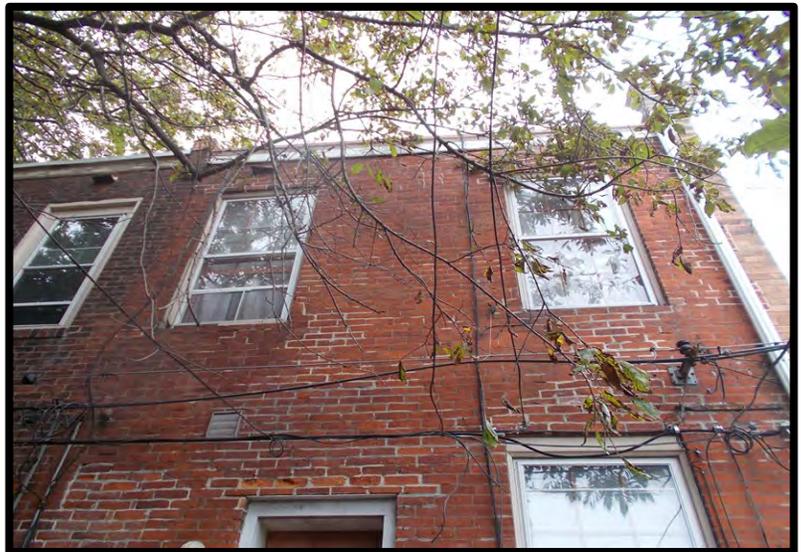
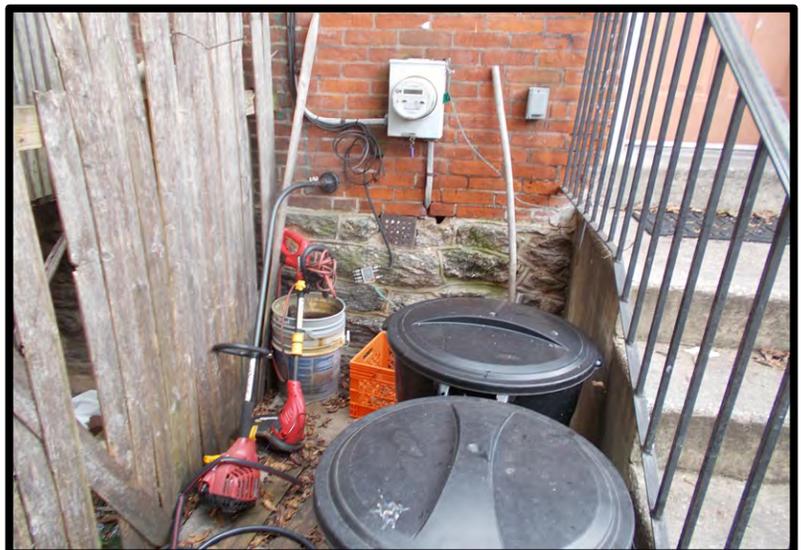


Photo No. 73

Depicts open hole at electric service entry in basement.



Photos by: VP on 9/17/20

Photo No. 74

Depicts closer view of wood cornice along Marion Street at front of structure. Note significant dip in cornice.



Photo No. 75

Overall view of front of structure along West Manheim Street.



LAN Associates, EPAS, Inc.

LAN No.: 2.20341.01
BFW Group, LLC/PHDC PCNA of Germantown/Mount
Airy Properties Premises S - 117 West Manheim Street

Photos by: VP on 9/17/20

Photo No. 76

Depicts damage along Marion Street at first floor.

cc: File #2.20341.01





Electric water heater in good condition.

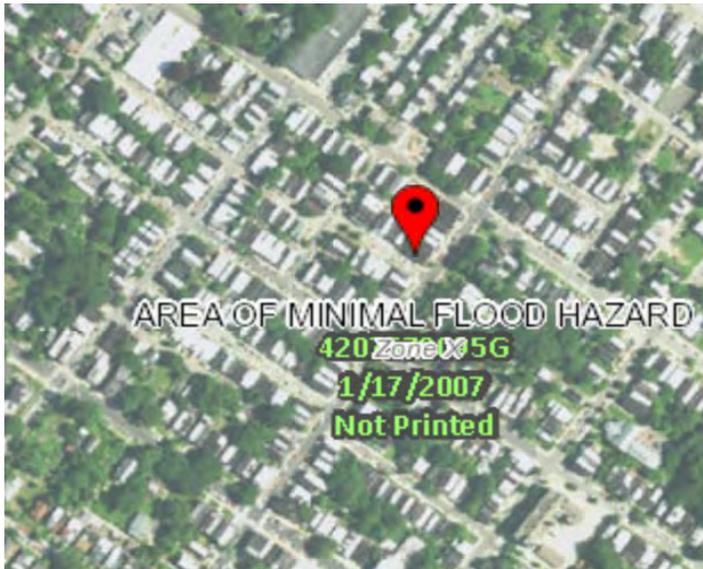


Kitchen faucet with leak.



Gas fired furnace.

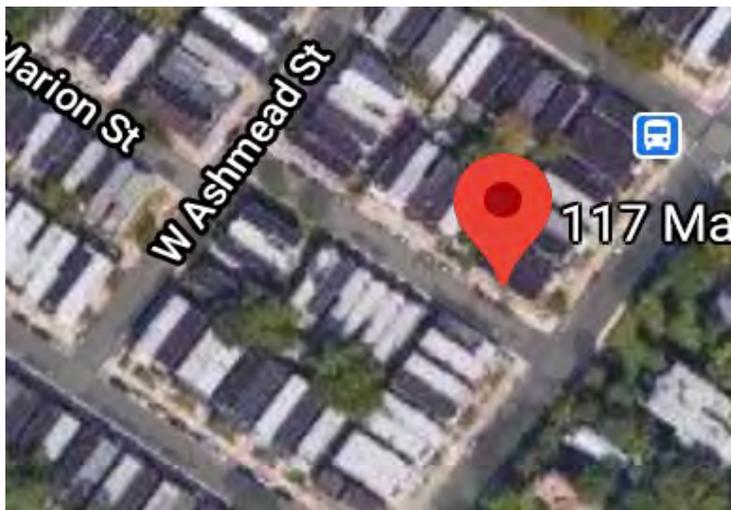
FEMA Flood Zone Map



FEMA Flood Zone Information

117 W Manheim 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). 117 W Manheim 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.

8.3.2 *Environmental Reports*



October 9, 2020

Attention: PHDC Germantown CNA

Reference: Radon Testing Results
117 W. Manheim Street, Philadelphia, PA
Criterion's Project Number: **201379**

Enclosed are the laboratory results concerning the radon testing performed at the residence located at 117 W. Manheim Street in Philadelphia, PA. Sampling was performed by Safe Shelter Environmental from September 22- September 24, 2020.

A radon sample was collected from the Basement of the home. Sample results indicated an average radon level of 2.3 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,

A handwritten signature in black ink, appearing to read 'Melissa Billingsley', is written over a light blue horizontal line.

Melissa Billingsley
Project Manager

Attachment



SAFE SHELTER ENVIRONMENTAL

RADON TEST RESULTS

Test # 200913139

REPORT DATE: 9/25/2020

CLIENT INFORMATION

TEST LOCATION

NAME	Ms. Melissa Billingsley			NAME	
ADDRESS	Criterion Labs, Inc.			ADDRESS	117 W. Manheim Street
	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
SLW077	basement	9/22/2020	1015	9/24/2020	9:55	2.4	pCi/L
SLW014	basement DUP	9/22/2020	1015	9/24/2020	9:55	2.1	pCi/L

AVERAGE RADON LEVEL 2.3 pCi/L

The average radon level of **2.3 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
www.safeshelter.com**

610-594-0350



October 9, 2020

Attention: PHDC Germantown CNA

Reference: Water Sampling for Lead
117 W. Manheim Street, Philadelphia, PA
Criterion's Project Number: **201379**

On September 17, Criterion Laboratories, Inc. (Criterion) collected a water sample 117 W. Manheim Street, 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 117 W. Manheim Street indicated a lead concentration of <2.5 ppb, which is **below** the EPA Action Level.

If you should have any questions, please feel free to contact me at 215-244-1300, extension 1032.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melissa Billingsley', is written over a light blue circular stamp.

Melissa Billingsley
Project Manager

Attachment



Results of Lead in Drinking Water

Client	<u>BFW Group, LLC</u>	Site Address	<u>117 W. Manheim Street, Philadelphia, PA</u>	Sample Date	<u>9/17/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>9/21/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Hudson, Craig</u>	Sample Analysis Date(s)	<u>9/25/2020</u>

Sample Number	Location / Description	Lead (ppb)	Reporting Limit (ppb)
201379-07-023-08-01	1st Floor, Kitchen Sink - First Draw	< 2.5	2.5
201379-07-023-08-02	1st Floor, Kitchen Sink - Flush Sample	< 2.5	2.5
201379-07-023-08-03	2nd Floor, Bathroom Sink - First Draw	< 2.5	2.5
201379-07-023-08-04	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



Chain of Custody

Matrix Water - Potable
Analyte Lead
Analysis Type Graphite Furnace
Container Bottle 250 ml
Project 201379
Client BFW Group, LLC
Site Address 117 W. Manheim Street, 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
201379-07-023-08-01	1st Floor, Kitchen Sink	First Draw	Good	9/18/2020	
201379-07-023-08-02	1st Floor, Kitchen Sink	Flush Sample	Good	9/18/2020	
201379-07-023-08-03	2nd Floor, Bathroom Sink	First Draw	Good	9/18/2020	
201379-07-023-08-04	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	11:56	
Send Reports To	BFW Group, LLC	9/17/2020	11:56	
Samples Taken By	Craig Gratz	9/17/2020	12:10	
Transported By	Craig Gratz	9/17/2020	14:00	
Relinquished By	Craig Gratz	9/20/2020	12:00	
Received By	Lauren Mitchell	9/21/2020	08:51	
Analyzed By	Craig Hudson	9/25/2020	16:00	



October 22, 2020

Attention: PHDC Germantown CNA

Reference: Lead-based paint Testing Results
 117 W. Manheim Street, 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 117 W. Manheim Street 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 ($\geq 1.0 \text{ mg/cm}^2$).

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

During the inspection, the presence of lead-based paint was detected in various locations of the Property, (refer to Attachments). Listed on the attached sheets (Attachments) are location and components for the areas where painted surfaces were sampled. **A summary of the locations/components testing positive for lead-based paint is included in the following table. You will find a legend in the Attachments Section, which will explain the codes used in this table.**

117 W. Manheim Street, Philadelphia, PA

Color/Substrate/

<u>Location</u>	<u>Component</u>	<u>Surface/Condition</u>	<u>Recommendations</u>
<u>Exterior</u>			
Exterior	White/Wood/Overhang	Non-Friction/Fair	A ENCP/AR/HR/OSHA
Exterior	White/Wood/Porch Beam	Non-Friction/Fair	A ENCP/AR/HR/OSHA
Exterior	White/Wood/Porch Support Pole	Non-Friction/Fair	A ENCP/AR/HR/OSHA



Any painted surface that has lead content should not be sanded, demolished or disturbed without the proper engineering controls and work methods, as spelled out under the OSHA's 29 CFR Part 1926.62 Lead Exposure in Construction, Interim Rule. Improper disturbance of any paint with lead content can cause lead to become airborne. The emphasis on controlling lead dust derives from the conclusion that lead dust appears to be the primary route of exposure to lead, especially of low-level exposure.

It is therefore important that occupants of the building and any contractors be made aware of the presence of the lead-based paint and the potential health risks associated with the ingestion of lead-based paint or the associated dust that results from the damaging of the painted surfaces.

Occupants and/or contractors should also be made aware of the importance of not damaging the painted surfaces and creating loose and flaking paint or the creation of dust. If the painted surfaces are damaged this should be reported to the proper building representative/maintenance personnel to properly correct the problem to prevent an increased exposure potential.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melissa Billingsley', written in a cursive style.

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

Client:

BFLV

XRF Testing Report

Date:

9-17-20

Sampling Location:

117 W. Mannheim Street
Philadelphia, PA

Signature:

Room Equivalent:

1st Floor

Project No.:

201879

Room #:

Living Room

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Class-ification	Surface/Condition	Recommendation		
Brown	Wood Brick Sheetrock Plaster Metal Concrete	Wall	9	A	Center	0-6	0-0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			10	B		0-0	0-0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			11	C		0-0	0-0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	12	B	↓	0-0	0-0	INC	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			13	VR	Center	0-0	0-0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			14	A	Center	0-0	0-0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	15	A	Center	0-0	0-0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
						0-0	0-0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
						0-0	0-0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A



Criterion

Client:

BFW

XRF Testing Report

Date:

9-17-20

Page 4 of 13

Sampling Location:

117 W. Manheim Street
Philadelphia, PA

Signature:

Room Equivalent:

1st Floor
Kitchen

Project No.:

201379

Room #:

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation		
Green	Wood Brick Sheetrock Plaster Metal Concrete	Wall	22	A	Cm	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			23	B		0.0		POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			24	C		0.0		POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			25	D		0.0		POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Base	26	NA	Cm	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			27	A		0.0		POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			28	B		0.0		POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Window	29	B	Sill Casing	0.0	0.0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			30	B		0.0		NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A



Criterion

Client:

BFLW

XRF Testing Report

Date:

9-17-20

Page 5 of 13

Sampling Location:

117 W. Mannheim Street
Philadelphia, PA

Signature:

Room Equivalent:

1st Floor
Lobby Area

Project No.:

201879

Room #:

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Class-ification	Surface/Condition	Recommendation		
Brown	Wood Brick Sheetrock Plaster Metal Concrete	Wall	30	A	door	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			31	B		0.0	0.0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			32	C		0.0	0.0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	door	33	C	door	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			34	C	Casing	0.0	0.0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			35	C	door	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill						POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
								NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
								INC	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A



Criterion

Client:

BFLW

XRF Testing Report

Date:

9-17-20

Sampling Location:

117 W. Manheim Street
Philadelphia, PA

Signature:

Room Equivalent:

Project No.:

201879

Room #:

Stairway

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Class-ification	Surface/Condition	Recommendation
Brown	Wood Brick Sheetrock Plaster Metal Concrete	Stair Stringer	36	D	Low	0.0	0.0	POS	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
Brown	Wood Brick Sheetrock Plaster Metal Concrete	Stair Nosing	37	N/A	Low	0.0	0.0	POS	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
Brown	Wood Brick Sheetrock Plaster Metal Concrete	Stair Nosing	38	N/A	Low	0.0	0.0	POS	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
Brown	Wood Brick Sheetrock Plaster Metal Concrete	Stair Nosing	39	N/A	Top	0.0	0.0	POS	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A



Criterion

Client:

BFLW

XRF Testing Report

Date:

9-17-20

Page 9 of 13

Sampling Location:

117 W. Manheim Street
Philadelphia, PA

Signature:

Room Equivalent:

2nd floor Middle Bedroom

Project No.:

201879

Room #:

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation		
Green	Wood Brick Sheetrock Plaster Metal Concrete	Wall	G9	A	Carv	0.6	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			G0	B		0.0	0.0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			G1	B		0.0	0.0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Window System	G2	B	Sill	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			G3	B	Sush	0.0	0.0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			G4	B	Apron	0.0	0.0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Super	G5	B	door	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			G6	B	door	0.0	0.0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			G7	B	door	0.0	0.0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A



Criterion

Client:

BFLW

XRF Testing Report

Date:

9-17-20

Page 10 of 13

Sampling Location:

117 W. Mannheim Street
Philadelphia, PA

Signature:

Room Equivalent:

Gas Plevs F
Kearns Building

Project No.:

201879

Room #:

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation		
Pink	Wood Brick Sheetrock Plaster Metal Concrete	Wall	68	4	Carpenter	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			69	0		0.0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A	
			70	13		0.0	INC	FRICITION NON- FRICITION	POOR	HR AR A ENCL	A ENCP CA OSHA N/A	
White	Wood Brick Sheetrock Plaster Metal Concrete	Base Board	71	15		0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			72	0		0.0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A	
			73	0		0.0	NEG	FRICITION NON- FRICITION	POOR	HR AR A ENCL	A ENCP CA OSHA N/A	
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sfr	74	NA	Carpenter	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			75	0		0.0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A	
			76	0		0.0	NEG	FRICITION NON- FRICITION	POOR	HR AR A ENCL	A ENCP CA OSHA N/A	
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	77	0		0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			78	0		0.0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A	
			79	0		0.0	NEG	FRICITION NON- FRICITION	POOR	HR AR A ENCL	A ENCP CA OSHA N/A	



Criterion

Client:

BELV

XRF Testing Report

Date:

9-17-20

Page 11 of 13

Sampling Location:

117 W. Manheim Street
Philadelphia, PA

Signature:

Room Equivalent:

2nd Floor
Bunghaven

Project No.:

201879

Room #:

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation		
Pink	Wood Brick Sheetrock Plaster Metal Concrete	Wall	77	A	Center	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			78	D		0.0	0.0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			79	C		0.0	0.0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	door Frame	80	D	Casing	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			81	D		0.0	0.0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			82	NA	Caraf	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	83	N	Sill	0.6	0.6	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			84	A		0.0	0.0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			85	A		0.0	0.0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	86	A		0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			87	A		0.0	0.0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			88	A		0.0	0.0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A



Criterion

Client:

BFLW

XRF Testing Report

Date:

9-17-20

Sampling Location:

117 W. Manheim Street
Philadelphia, PA

Signature:

Room Equivalent:

Project No.:

201379

Room #:

Exterior

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Class-ification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	over-hung	85	A	Front	19.1	19.1	POS NEG INC	FRICITION NON-FRICITION FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	deck	86	1A	Center	0.0	0.0	POS NEG INC	FRICITION NON-FRICITION FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Porch Beam	87	A	Front	19.2	19.2	POS NEG INC	FRICITION NON-FRICITION FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Porch Support Pole	88	A	Front	26.2	26.2	POS NEG INC	FRICITION NON-FRICITION FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
Orange	Wood Brick Sheetrock Plaster Metal Concrete	Fluel	89	A	Front	0.01	0.01	POS NEG INC	FRICITION NON-FRICITION FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A



XRF Testing Report

Client: BFW

Date: 9-17-20

Sampling Location: 117 W. Manheim Street

Signature: 

Room Equivalent: _____

Project No.: 201379

Room #: Exterior

XRF Serial No.: 25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
Orange	Wood Brick Sheetrock Plaster Metal Concrete	hand Rail	90	A	Front	0.02	0.02	POS	FRICION INTACT NON-FRICION FAIR POOR	HR A ENCP AR CA A ENCL OSHA N/A
								NEG		
								INC		
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	91	A	front	0.15	0.15	POS	FRICION INTACT NON-FRICION FAIR POOR	HR A ENCP AR CA A ENCL OSHA N/A
								NEG		
								INC		
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION INTACT NON-FRICION FAIR POOR	HR A ENCP AR CA A ENCL OSHA N/A
								NEG		
								INC		
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION INTACT NON-FRICION FAIR POOR	HR A ENCP AR CA A ENCL OSHA N/A
								NEG		
								INC		
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION INTACT NON-FRICION FAIR POOR	HR A ENCP AR CA A ENCL OSHA N/A
								NEG		
								INC		

8.3.2 *Tenant Questionnaires*

The Maple Corporation and Germantown Housing Justice

Germantown / Mt. Airy Resident Questionnaire (PCNA)

Date Interviewed:	9/10/2020
Name:	Priscilla Stanley
Address:	117 W. Manheim St.
Number of occupants:	1, sometimes a caretaker
Length of Occupancy:	25 years
Bedrooms:	5
Baths:	1.5
Unit Type: Single, Duplex, Triplex, Multifamily	Single
Proposed Inspection date	9/17/2020
Did you receive letter?	Y
*Radon process notification	Y
Are there any health concerns in relation to inspection/Covid-19?	Tenant has sarcoidosis
Comments	Extra precaution due to lung disease
Are there mobility or ease of use concerns related to entering your unit, bathroom, and kitchen?	Yes, severe mobility issues. Upcoming knee surgery. Also needs ADA commodes installed.
Do you notice any unusual odors in or directly outside your home?	No
Is mold present in your unit?	Possibly
If so, has it been reported?	No
Have you had any recent repairs or replacements in your unit?	Yes
If so, what was repaired or replaced?	Tenant had to purchase new oven due to mouse infestation and destroying wiring.
Basement, if applicable Condition - Very good , Good, Poor, Very Poor Comment	Poor Cement work needed
Living Room Condition - Very good , Good, Poor, Very Poor Comment	Good
Dining room Condition - Very good , Good, Poor, Very Poor Comment	Good There is bubbling in ceiling possible water issue
Kitchen Condition - Very good , Good, Poor, Very Poor Comment	Poor Underneath sink is open around garbage disposal
Bedroom 1 Condition - Very good , Good, Poor, Very Poor Comment	Good
Bedroom 2 Condition - Very good , Good, Poor, Very Poor Comment	Good
Bedroom 3 Condition - Very good , Good, Poor, Very Poor Bedroom 5	Good 5BR hole in wall underneath the window
Bathroom(s) Condition - Very good , Good, Poor, Very Poor	Poor

Comment	Shower gets moldy, 2 sinks slow to drain
Interior railings Condition - Very good , Good, Poor, Very Poor Comment	Very Poor needs replacing
Exterior doors Condition - Very good , Good, Poor, Very Poor Comment	Good Needs insulation around door
Interior stairs Condition - Very good , Good, Poor, Very Poor Comment	Poor need repairs
Exterior walls Condition - Very good , Good, Poor, Very Poor Comment	Poor brick pointing needed
Exterior railings Condition - Very good , Good, Poor, Very Poor Comment	Very Poor need replacing
Roof Condition - Very good , Good, Poor, Very Poor Comment	Poor leaking around porch area
Gutter Condition - Very good , Good, Poor, Very Poor Comment	Poor Needs replacing
Plumbing system Condition - Very good , Good, Poor, Very Poor Comment	Good Slow
Water pressure Condition - Very good , Good, Poor, Very Poor Comment	Poor Sonetimes good, sometimes not
What type of heating system do you have? Condition - Very good , Good, Poor, Very Poor Comment	Gas Good
Do you have central air? Condition - Very good , Good, Poor, Very Poor Comment	No
Do you have smoke detectors?	Yes
Do you have carbon monoxide detectors?	Yes
Is their evidence of infestation in your home?	Yes-severe mice infestation, raccoons or squirrels in the walls
If yes, did you report it to management?	No
Do you currently need special modification to your home?	ADA commodes
If so, please explain	
General Questions or Concerns	