

Germantown/Mount Airy Properties

Physical Conditions and Needs Assessment



Premises T

4949 Germantown Avenue

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.

4949 Germantown Avenue is a three story, three unit rowhouse 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 ninety feet deep and is one in from the end of a row on the Germantown Avenue commercial corridor. The building has a masonry exterior construction and a wood frame interior. The building consists of three (3) stories and basement and is an "L" shape allowing for windows in the back two thirds.

At this time there is a legal resident in Unit C and an unauthorized resident in Unit B. Unit A appears to be vacant at this time.

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

Site Improvements				
3.2.1	Topography		√	None
3.2.2	Storm Water Drainage		√	Not Accessible
3.2.3	Access and Egress			√ Building is on a low slope and requires 1-step up to enter
3.2.4	Paving, Curbing and Parking		√	On-street parking only
3.2.5	Flatwork		√	None
3.2.6	Landscaping and Appurtenances			N/A
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		✓		None
3.3.2	Building Frame		✓		Soft subfloor at bathroom in Unit C must be replaced
3.3.3	Facades or Curtain Wall			✓	Bowing wall requires forensic probe and bracing Encapsulate lead-based paint at exterior window
3.3.4	Roofing and Roof Drainage			✓	Requires further assessment, replacement required
Mechanical, Plumbing, Fire Protection and Electrical Systems					
3.4.1	Plumbing			✓	Several leaks require repair
3.4.2	Heating		✓		
3.4.3	Air Conditioning and Ventilation				Uninsulated ductwork in basement, all filters should be replaced, supply and air registers should be replaced
3.4.4	Electrical		✓		GFI outlets required in kitchens and bathrooms
Vertical Transportation					
3.5.	Elevators				N/A
Life Safety/Fire Protection					
3.6.1	Sprinklers and Standpipes		✓		All should be tested and inspected
3.6.2	Alarm Systems		✓		
3.6.3	Other Systems			✓	Smoke and carbon monoxide detectors should be installed
Interior Elements					
3.7.1	Common Areas		✓		Repair/replace lighting, repaint
3.7.2	Tenant Spaces		✓		Repair/replace lighting, repaint

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 August 31, 2020. A total of three (3) dwelling units were inspected (100%) along with common areas, stairwells, corridors and basement.

2.3 Useful Life Estimate

It is our observation that the 4949 Germantown Ave constructed circa 1920, has experienced normal wear and tear for its type and age. Fixtures and finishes within the dwellings and in the common areas, in most cases, have exceeded their useful lives.

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

Units are access directly from the street through a small open air vestibule. There are no amenities or common spaces associated with this building.

Unit A (first floor with access to basement) - Three bedrooms, one bathroom, kitchen and living area

Unit B (second floor, rear) - One bedroom, one bathroom, kitchen and living area

Unit C (second and third floor) - Two bedrooms, one bathroom, kitchen and living area

3.1.2 List of Apartment Units Inspected

100% of units were inspected

3.2 SITE

3.2.1 Topography

The building is located on a city block, entrance is on Germantown Avenue which has a slight downhill slope from southeast to northwest.

3.2.2 Storm Water Drainage

Not visible for assessment.

3.2.3 Access and Egress

Access to the site is from Germantown Avenue, there is a single step up to enter the building vestibule

3.2.4 Paving, Curbing and Parking

The building has no dedicated offstreet parking or loading zone.

3.2.5 Flatwork

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

3.2.6 Landscaping and Appurtenances

There is no landscaping associated with this property.

3.2.7 Recreational Facilities

There are no recreational facilities associated with this property.

3.2.8 Utilities

Sanitary Sewer: City of Philadelphia

Storm Stewer: City of Philadelphia

Domestic Water: City of Philadelphia

Electric Service: PECO Energy Company

Natural Gas Service: Philadelphia Gas Works

3.2.8.1 Water

The building is served by a PVC central domestic water line that distributes water through the building. The main water service and sprinkler service shutoffs are located at the front of the building within the basement area.

3.2.8.2 Electricity

Each unit is served by a 60amp 120/240 panel, panels appear in good condition.

3.2.8.3 Natural Gas

There are three (3) gas meters for all tenants located in the basement.

3.2.8.4 Sanitary Sewer

The building is served by a PVC central domestic water line that collects sanitary sewer water.

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

Likely masonry (not visible for assessment).

3.3.2 Building Frame

3.3.2.1 Floor Frame System

The building appears to be a masonry exterior construction with a wood frame interior.

3.3.2.2 Crawl Spaces and Penetrations

N/A

3.3.2.3 Roof Frame

The second floor roof appears to be aged and at the end of its useful life. The roof was finished with an aluminized coating. The condition could not be assessed as there was no access. Rooftop structures consist of some aged metal exhaust fans which would require replacement if and when mechanical systems are upgraded.

Observations/Comments:

Second floor roof is at the end of its useful life. Rooftop fans should be replaced.

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

The stairs to the second floor from the exterior are wood with carpet and a single handrail located on the left side heading upwards. The carpet is in poor condition. General finishes are gypsum wallboard, painted, in fair condition. General repainting and refinishing is required.

Observations/Comments:

Stairs require repainting and refinishing.

3.3.2.8 Exterior Doors and Entry Systems

Exterior doors to the building are wood and glass. The glass appears to be a single pane window.

Observations/Comments:

Replacement of doors and windows should be considered for security and energy efficiency.

3.3.3 Facades or Curtain Wall

3.3.3.1 Sidewall System

There was a noted bow in the exterior masonry facing Germantown Avenue. The framing at the third floor appears to bow out. This is evidenced in the masonry at the star-shaped anchorages above the second-floor windows. There is also a noticeable bow in the masonry at the cornice as well.

Observations/Comments:

Star bolt in façade to address bowing is common in a building of this age. Forensic probes and bracing are required.

3.3.3.2 Fenestration (Window) Systems

Windows are of a wood construction with a vinyl insert window that was a later renovation. The first floor has wood ornamentation around what appears to be previously a storefront window.

There was evidence of broken windows at the rear first floor level.

Observations/Comments:

Replacement of windows should be considered for security and energy efficiency.

3.3.4 Roofing and Roof Drainage

Visible second floor roof appears aged and at the end of its useful life. Roofs could not be fully assessed due to lack of access.

Observations/Comments:

Roof replacement is advised.

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 located within each unit.

Observations/Comments:

Unit A - Water heater shows visible corrosion and should be replaced.

Unit C - Has two water heaters, one of which is damaged and should be replaced.

3.4.1.3 Fixtures

Plumbing fixtures are antiquated and should be replaced in all three units.

3.4.2 Heating

3.4.2.1 Heating Generating Equipment

Units are heated via an RPJ gas fired vertical furnace. Forced hot air is circulated via ductwork and air registers.

Observations/Comments:

All units - Filters should be replaced.

Unit A - Supply and return registers are corroded and should be replaced.

Unit C - Supply and return registers are corroded and should be replaced.

3.4.3 Air Conditioning and Ventilation

3.4.3.1 Equipment

3.4.1.1 Air Conditioning and Ventilation

There are no air conditioning systems in the building.

3.4.1.2 Exhaust Systems

Bathroom exhaust systems appear in poor condition and should be replaced.

It appears that exhaust piping from the lower floors below extend over 10' above the second-floor roof level. These are unbraced. Bracing should be provided for these exhaust pipes.

3.4.3.2 Distribution

See Section 3.4.3.1 above.

3.4.3.3. Control Systems

Thermostats are antiquated and should be replaced.

3.4.3.4 Sprinkler and Standpipes

All units are fully sprinklered.

Observations/Comments:

All Units - Sprinklers should be tested and inspected.

Unit A - At least two of the sprinkler heads are damaged and should be replaced.

Unit B - Sprinkler head in living room should be replaced.

3.4.4 Electrical

3.4.4.1 Service, Metering, Distribution Panels

All units have 60amp 120/240 panels powered by PECO meters for lighting and power. Wall outlets are in poor to good conditions.

Observations/Comments:

All Units - GFI outlets are required in kitchen and bathroom areas.

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, beyond the public street lights. There is emergency lighting in hallways, not in individual units.

3.4.4.5 Lighting - Resident Apartment

Unit C - Kitchen light fixture is missing

Observations/Comments:

Kitchen light fixture should be replaced.

Recommend replacing all with LED fixtures.

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

All units are fully sprinklered.

Observations/Comments:

Sprinkler systems should be tested and inspected.

3.6.2 Alarm Systems

3.6.2.1 In Common Areas

Smoke and carbon monoxide detectors should be installed.

3.6.2.2 In Tenant Spaces

Smoke and 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

There are no interior common areas beyond the small ground floor vestibule open to the street.

3.7.2 Tenant Spaces

3.7.2.1 Finishes, Wall, Floors

All units have carpet throughout the units is in poor condition. Interior walls appear to be gypsum wallboard in fair condition.

Interior doors are wood and are in fair to poor condition.

Kitchen floors are linoleum/laminate with vinyl base

Observations/Comments:

All Units - Carpeting should be replaced, gypsum wallboard finishes will need repair and general repaint.

Unit A - Replacement of the bathroom flooring is recommended.

Unit B - There is evidence of water damage on the living room floor and above the entry door to the unit. Ceiling and flooring should be replaced after leak above has been repaired.

Bathroom floor should be replaced.

Unit C - Kitchen floor is in poor condition and should be replaced. Flooring around the toilet is weak and spongy, immediate replacement is recommended.

3.7.2.2 Appliances

Unit C is provided with a gas fired range and standard refrigerator and has washer/dryer hook ups.

Observations/Comments:

In general appliances are in fair to poor condition and should be replaced. Tenant in Unit C noted that oven had been replaced recently

3.7.2.3 Bath Fixtures and Specialties

All units are outfitted with a single wood lavatory, tank-style toilet, fiberglass tub and three-piece surround.

Observations/Comments:

Unit A, C - Flooring, lavatory, fiberglass tub and fixtures are in poor condition and should be replaced.

Unit B - Flooring should be replaced.

Unit C - Tenant reports leaking sink and mold

3.7.2.4 Kitchen Fixtures and Specialties

Tenant in Unit C reports a leak in the kitchen sink.

Observations/Comments:

Unit C - sink should be replaced

3.7.2.5 Millwork, Casework, Cabinets and Countertops

Kitchens consist of wood cabinets, plastic laminate countertop.

Observations/Comments:

Unit A - Cabinets and countertops are in poor condition and should be replaced.

Unit B - Damaged drawer front to the left of the sink should be repaired/replaced.

3.7.2.6 Closet Systems

Unit B - Tenant (unauthorized) notes the first bedroom has mold in the closet

4 ADDITIONAL CONSIDERATIONS

4.1 ENVIRONMENTAL HAZARDS

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

Lead-based paint was detected on the exterior of the building at a blue/metal/window sidelite

Radon levels in occupied units (A and C) were below the EPA recommended indoor residential level of 4 pCi/L.

No asbestos was found in drywall and joint compound; beige linoleum; or black and gray linoleum squares.

Observations/Comments:

Lead-based paint on the exterior of 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."

5 OPINIONS OF PROBABLE COSTS TO REMEDY PHYSICAL DEFICIENCIES

The 20-year table of quantities and annual costs are included in Exhibit 9.1, 9.2 and 9.3. 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 general conditions, 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	
General Requirement	Permitting	2% of the total cost of each respective project									\$5,834	
	Contingency	10% of the total cost of each respective project									\$29,171	
	Overhead and Profit	2.5% of the total cost of each respective project									\$7,293	
	SubTotal										\$42,298	
Site Construction/Existing Conditions	Unit A and B (Allowance)	Loose debris removal								\$3,000	\$3,000	
	Common Areas (Allowance)	Loose debris removal								\$1,000	\$1,000	
	Basement (Allowance)	Loose debris removal								\$1,000	\$1,000	
	Brick front Façade Repair (Allowance)	Front façade is bowing and needs to be stabilized structurally, more investigation is needed to determine cause and repair	Poor	Investigate cause of structural instability	50	105	0	N/A	N/A	\$100,000	\$100,000	
	SubTotal										\$105,000	
Woods, Plastics and Composites	Unit A 1000sf	Kitchen Cabinets	Poor	Demo and replace cabinetry	20	20	0	40	LF	\$150	\$6,000	
		Bathroom	Poor	Demo and replace vanity and mirror	20	20	0	1	EA	\$400	\$400	
		Kitchen plastic laminate countertop	Poor	Demo and replace countertop	15	15	0	25	LF	\$75	\$1,875	
	Unit B 800sf	Kitchen Cabinets	Poor	Demo and replace cabinetry	20	20	0	40	LF	\$150	\$6,000	
		Bathroom	Poor	Replace vanity and mirror	20	20	0	1	EA	\$400	\$400	
		Kitchen plastic laminate countertop	Poor	Demo and replace countertop	15	15	0	25	LF	\$75	\$1,875	
	Unit C 500sf	Kitchen Cabinets	Poor	Demo and replace cabinetry	20	20	0	40	LF	\$150	\$6,000	
		Bathroom	Poor	Demo and replace vanity and mirror	20	20	0	1	EA	\$400	\$400	
		Kitchen plastic laminate countertop	Poor	Demo and replace countertop	15	15	0	25	LF	\$75	\$1,875	
		Bathroom subfloor	Poor	Subfloor area around toilet is saturated with water and weak	75	25	50	100	SF	\$5	\$500	
SubTotal										\$25,325		
Thermal and Moisture Protection	Roof	Roof (multi-level) at end of EUL; aluminized coating	Poor	Demo and replace	15	15	0	1000	SF	\$10	\$10,000	
	SubTotal										\$10,000	
Openings	Unit A	Doors	Poor	Demo and replace	20	20	0	11	EA	\$900	\$9,900	
		Windows	Fair	Demo and replace, insulate, and frame any leaking windows	30	20	0	5	EA	\$800	\$4,000	
	Unit B	Doors	Poor	Demo and replace	20	20	0	7	EA	\$900	\$5,600	
		Windows	Fair	Demo and replace, insulate, and frame any leaking windows	30	20	0	8	EA	\$800	\$6,400	
	Unit C	Doors	Poor	Demo and replace	20	20	0	10	EA	\$900	\$9,000	
		Windows	Fair	Demo and replace, insulate, and frame any leaking windows	30	30	0	5	EA	\$800	\$4,000	
	Common Areas	Doors	Poor	Demo and replace	20	20	0	3	EA	\$900	\$2,700	
		Windows	Fair	Demo and replace, insulate, and frame any leaking windows	30	30	0	10	EA	\$800	\$8,000	
SubTotal										\$49,600		
Finishes	Unit A	Flooring (Carpet)	Poor	Demo and replace flooring throughout unit	5	5	0	700	SF	\$10	\$7,000	
		Flooring (Resilient)	Poor	Demo and replace flooring throughout unit	15	15	0	300	SF	\$7	\$2,100	
		Gypsum wallboard and ceiling finishes (throughout)	Poor	Repair and repaint damaged areas	35	20	15	300	SF	\$4	\$1,200	
	Unit B	Flooring (Carpet)	Poor	Demo and replace flooring throughout unit	5	5	0	600	SF	\$10	\$6,000	
		Flooring (Resilient)	Poor	Demo and replace flooring throughout unit	15	15	0	200	SF	\$7	\$1,400	
		Gypsum wallboard and ceiling finishes (throughout) - water damage	Poor	Repair and repaint damaged areas	35	20	15	300	SF	\$4	\$1,200	
	Unit C	Flooring (Carpet)	Poor	Demo and replace flooring throughout unit	5	5	0	300	SF	\$10	\$2,400	
		Flooring (Resilient)	Poor	Demo and replace flooring throughout unit	15	15	0	200	SF	\$7	\$1,400	
		Gypsum wallboard and ceiling finishes (throughout)	Fair	Repair and repaint damaged areas	35	20	15	300	SF	\$4	\$1,200	
	Common Areas	Flooring (Carpet)	Poor	Demo and replace flooring throughout unit	6	5	0	400	SF	\$10	\$4,000	
		Gypsum wallboard	Fair	Repair and repaint damaged areas	35	20	15	300	SF	\$2	\$600	
SubTotal										\$28,500		
Specialties	Unit A	Bathroom tub and fixtures	Poor	Replace fiberglass tub surround and plumbing fixtures	30	20	10	1	EA	\$1,800	\$1,800	
	Unit B	Bathroom tub and fixtures	Poor	Replace fiberglass tub surround and plumbing fixtures	30	20	10	1	EA	\$1,800	\$1,800	
	Unit C	Bathroom tub and fixtures	Poor	Replace fiberglass tub surround and plumbing fixtures	30	20	10	1	EA	\$1,800	\$1,800	
	SubTotal										\$5,400	
Equipment	Unit A	New kitchen appliances (refrigerator, stove, range hood)	Fair	Replace in the next year	15	N/A	0	1	N/A	\$2,000	\$2,000	
		Vent piping	Fair	Strap to wall for safety or remove	N/A	N/A	N/A	N/A	N/A	\$100	\$100	
	Unit B	New kitchen appliances (refrigerator, stove, range hood)	Fair	Replace in the next year	15	15	0	1	N/A	\$2,000	\$2,000	
	Unit C	New kitchen appliances (refrigerator, stove, range hood)	Fair	Replace in the next year	15	15	0	1	N/A	\$2,000	\$2,000	
	SubTotal										\$6,100	
Mechanical, Plumbing and Fire Alarm/Suppression	Unit A - HVAC Equipment	Gas fired furnace	Good	Replace at EUL or if not operational	20	15	5	1	EA	\$5,000	\$5,000	
		Return and supply grills	Poor	Replace	20	20	0	6	EA	\$100	\$600	
		Bathroom exhaust fan	Poor	Replace exhaust fan	15	15	0	1	EA	\$500	\$500	
		Thermostat	Poor	Replace thermostat	15	15	0	1	EA	\$300	\$300	
	Unit A - Plumbing system	Toilet	Poor	Replace toilet	40	20	20	1	EA	\$1,300	\$1,300	
		Bathroom plumbing fixtures	Poor	Replace Plumbing fixtures, piping, and shutoff valves at sinks	15	15	0	1	EA	\$1,100	\$1,100	
		Apartment Domestic Hot Water Heater - Gas	Fair	Replace at EUL	12	10	2	1	EA	\$2,000	\$2,000	
	Unit B - HVAC Equipment	Gas fired furnace	Good	Replace at EUL or if not operational	20	15	5	1	EA	\$5,000	\$5,000	
		Return and supply grills		Replace	20	20	0	6	EA	\$100	\$600	
		Bathroom exhaust fan	Poor	Replace exhaust fan	15	15	0	1	EA	\$500	\$500	
		Thermostat	Poor	Replace thermostat	15	15	0	1	EA	\$300	\$300	
	Unit B - Plumbing system	Toilet	Poor	Replace toilet	40	20	20	1	EA	\$1,300	\$1,300	
		Bathroom plumbing fixtures	Poor	Replace Plumbing fixtures, piping, and shutoff valves at sinks	15	15	0	1	EA	\$1,100	\$1,100	
		Apartment Domestic Hot Water Heater - Gas	Fair	Replace at EUL	12	10	2	1	EA	\$2,000	\$2,000	
	Unit C - HVAC Equipment	Gas fired furnace	Good	Replace at EUL or if not operational	20	15	5	1	EA	\$5,000	\$5,000	
		Return and supply grills		Replace	20	20	0	6	EA	\$100	\$600	
		Bathroom exhaust fan	Poor	Replace exhaust fan	15	15	0	1	EA	\$500	\$500	
		Thermostat	Poor	Replace thermostat	15	15	0	1	EA	\$300	\$300	
		Toilet	Poor	Replace toilet	40	20	20	1	EA	\$1,300	\$1,300	
	Unit C - Plumbing system	Bathroom plumbing fixtures	Poor	Replace Plumbing fixtures, piping, and shutoff valves at sinks	15	15	0	1	EA	\$1,100	\$1,100	
		Apartment Domestic Hot Water Heater - Gas	Fair	Replace at EUL	12	10	2	1	EA	\$2,000	\$2,000	
	Fire Alarm/Suppression (Entire Building)	Building system equipped with horns but no strobes	Good	Add strobe lighting to fire alarm system	50	N/A	25	2700	EA	\$2	\$5,400	
		Sprinkler system		Replace sprinkler heads throughout and test system	50	30	20	2700	SF	\$4	\$10,800	
		Common Areas	Exhaust piping extends over 10' above second floor roof level. These are unbraced. Need to be braced	Good	Bracing needs to be provided for exhaust pipes	15	15	0	6	EA	\$50	\$300
	SubTotal											\$48,900
	Electrical	Unit A - Lighting	Light fixtures	Poor	Replace	15	N/A	0	6	EA	\$120	\$720
		Unit B - Lighting	Light fixtures	Poor	Replace	15	N/A	0	6	EA	\$120	\$720
Unit C - Lighting		Light fixtures	Poor	Replace	15	N/A	0	6	EA	\$120	\$720	
Common Areas		Light fixtures	Poor	Replace	15	N/A	0	6	EA	\$120	\$720	
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	
SubTotal											\$12,880	
	Total										\$334,003	

Division		Capital Expense Category	Critical Repairs	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
General Requirement	Permitting	\$3,430	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
	Contingency	\$17,148					\$2,700																
	Overhead and Profit	\$4,287					\$13,495																
	SubTotal	\$24,865	\$0	\$0	\$0	\$0	\$19,569	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Site Construction/Existing Conditions	Unita A and B (Allowance)	\$3,000																					
	Common Areas (Allowance)	\$1,000																					
	Basement (Allowance)	\$1,000																					
	Brick front Façade Repair (Allowance)	\$100,000																					
	SubTotal	\$105,000	\$0	\$0	\$0	\$0			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Woods, Plastics and Composites	Unit A 1000sf						\$6,750																
							\$450																
							\$2,109																
	Unit B 800sf						\$6,750																
							\$450																
							\$2,109																
	Unit C 500sf	\$6,000																					
		\$400																					
		\$1,875																					
	\$500																						
	SubTotal	\$8,775	\$0	\$0	\$0	\$0	\$18,618	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Thermal and Moisture Protection	Roof																						
	SubTotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Openings	Unit A						\$10,148																
							\$4,500																
	Unit B						\$6,300																
							\$7,200																
	Unit C	\$9,000																					
		\$4,000																					
	Common Areas	\$2,700																					
		\$8,000																					
	SubTotal	\$23,700	\$0	\$0	\$0	\$0	\$28,148	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Finishes	Unit A						\$7,875																
							\$2,363																
							\$1,350																
	Unit B						\$6,750																
							\$1,575																
							\$1,350																
	Unit C	\$2,400																					
		\$1,400																					
		\$1,200																					
	Common Areas	\$4,000																					
		\$600																					
		SubTotal	\$9,600	\$0	\$0	\$0	\$0	\$21,263	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	Unit A						\$1,800																
	Unit B						\$1,800																
	Unit C	\$1,800																					
	SubTotal	\$0	\$0	\$0	\$0	\$0	\$3,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Equipment	Unit A						\$2,250																
		\$100																					
	Unit B						\$2,250																
	Unit C	\$2,000																					
	SubTotal	\$2,100	\$0	\$0	\$0	\$0	\$4,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Mechanical, Plumbing and Fire Alarm/Suppression	Unit A - HVAC Equipment						\$3,625																
							\$475																
							\$563																
							\$338																
	Unit A - Plumbing system						\$1,463																
							\$1,238																
							\$2,250																
	Unit B - HVAC Equipment						\$5,625																
							\$675																
							\$563																
							\$338																
	Unit B - Plumbing system						\$1,463																
							\$1,238																
							\$2,250																
	Unit C - HVAC Equipment						\$5,625																
		\$600																					
		\$500																					
		\$300																					
		\$1,300																					
	Unit C - Plumbing system	\$1,100																					
	\$2,000																						
Fire Alarm/Suppression (Entire Building)	\$5,400																						
	\$10,800																						
	Common Areas	\$300																					
	SubTotal	\$22,300	\$0	\$0	\$0	\$0	\$29,929	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Electrical	Unit A - Lighting						\$810																
	Unit B - Lighting						\$810																
	Unit C - Lighting						\$810																
	Common Areas						\$792																
	Electrical System						\$10,000																
	SubTotal	\$0																					
	Total	\$196,340	\$0	\$0	\$0	\$0	\$138,849	\$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.

Premises T 4949 Germantown Ave 2,736 SF Renovation		
ITEM	Total	\$/SF
DEMOLITION	\$ 32,832.00	\$ 12.00
SITEWORK	\$ -	\$ -
LANDSCAPE & IRRIGATION	\$ 2,736.00	\$ 1.00
CONCRETE	\$ 8,208.00	\$ 3.00
MASONRY	\$ 54,720.00	\$ 20.00
STRUCTURAL STEEL	\$ -	\$ -
METAL FABRICATIONS	\$ -	\$ -
ROUGH CARPENTRY	\$ 21,888.00	\$ 8.00
ARCHITECTURAL WOODWORK	\$ -	\$ -
THERMAL & MOISTURE PROTECTION	\$ 27,360.00	\$ 10.00
FIREPROOFING	\$ 5,472.00	\$ 2.00
SEALANTS	\$ 5,472.00	\$ 2.00
WINDOWS	\$ 10,944.00	\$ 4.00
DOORS / FRAMES / HARDWARE	\$ 21,888.00	\$ 8.00
STOREFRONT / GLAZING	\$ -	\$ -
INTERIOR GLASS	\$ -	\$ -
DRYWALL	\$ 16,416.00	\$ 6.00
TILE	\$ 10,944.00	\$ 4.00
ACOUSTIC CEILINGS	\$ -	\$ -
CARPET	\$ 16,416.00	\$ 6.00
PAINTING	\$ 8,208.00	\$ 3.00
WALL COVERINGS	\$ -	\$ -
SPECIALTIES	\$ 8,208.00	\$ 3.00
EQUIPMENT	\$ 13,680.00	\$ 5.00
FURNISHINGS	\$ 10,944.00	\$ 4.00
CONVEYING	\$ -	\$ -
FIRE PROTECTION	\$ 8,208.00	\$ 3.00
PLUMBING	\$ 27,360.00	\$ 10.00
HVAC	\$ 41,040.00	\$ 15.00
ELECTRICAL	\$ 38,304.00	\$ 14.00
COMMUNICATIONS	\$ 13,680.00	\$ 5.00
ELECTRONIC SAFETY & SECURITY	\$ 5,472.00	\$ 2.00
GENERAL REQUIREMENTS	\$ 10,944.00	\$ 4.00
Subtotal	\$ 421,344.00	154
Construction Contingency - 10%	\$ 42,134.40	\$ 15.40
Subcontractor Insurance - 2%	\$ 8,426.88	\$ 3.08
Design Contingency - 2%	\$ 8,426.88	\$ 7.70
Overhead & Profit - 2.5%	\$ 10,533.60	\$ 3.85
Permits - 1.5%	\$ 6,320.16	\$ 3.08
Performance & Payment Bonds - 2%	\$ 8,426.88	\$ 3.08
Grand Total	\$ 505,612.80	190

Premises T - 4949 Germantown Ave

RFR ASSUMPTIONS	
Units	3
Beginning Year	2021
Investment Rate of Return	3%
Inflation Rate	3%
Existing Reserve Fund	\$ -
Monthly Reserve Contribution	\$ 1,767
Reserve Cost/Unit/Year	\$ 7,067
Year 1 Construction Funds	\$ 196,340

Reserve for Replacement (RFR)	CRITICAL	Year 5											
	REPAIRS	Year 1	Year 2	Year 3	Year 4	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)	\$196,340	\$0	\$0	\$0	\$0	\$138,849	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual RFR Contribution	\$21,200	\$21,200	\$21,200	\$21,200	\$21,200	\$21,200	\$21,200	\$21,200	\$21,200	\$21,200	\$21,200	\$21,200	\$21,200
Previous RFR Plus Contributions	\$21,200	\$42,930	\$65,203	\$88,359	\$111,768	\$135,763	\$21,508	\$43,245	\$65,526	\$88,365	\$111,774	\$135,768	\$160,362
RFR with 3% Rate of Return	\$21,730	\$44,003	\$66,833	\$90,568	\$114,563	\$139,157	\$22,045	\$44,326	\$67,165	\$90,574	\$114,568	\$139,162	\$164,371
Current Year Balance	-\$174,610	\$44,003	\$67,159	\$90,568	\$114,563	\$308	\$22,045	\$44,326	\$67,165	\$90,574	\$114,568	\$139,162	\$164,371
Year 1 Construction Funds	\$196,340												
Total Year 1 Funds	\$21,730												

Premises T - 4949 Germantown Ave

Reserve for Replacement (RFR)	2013-2020							
	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	\$21,200	\$21,200	\$21,200	\$21,200	\$21,200	\$21,200	\$21,200	\$21,200
Previous RFR Plus Contributions	\$185,571	\$211,411	\$237,896	\$265,043	\$292,869	\$321,391	\$350,626	\$380,591
RFR with 3% Rate of Return	\$190,211	\$216,696	\$243,843	\$271,669	\$300,191	\$329,426	\$359,391	\$390,106
Current Year Balance	\$190,211	\$216,696	\$243,843	\$271,669	\$300,191	\$329,426	\$359,391	\$390,106
Year 1 Construction Funds								
Total Year 1 Funds								

Photos by: VP on 8/31/20

Photo No. 1

Depicts house number at street level.



Photo No. 2

Depicts unit number at street level entry.



Photo No. 3

View of living area and kitchen beyond.



Photos by: VP on 8/31/20

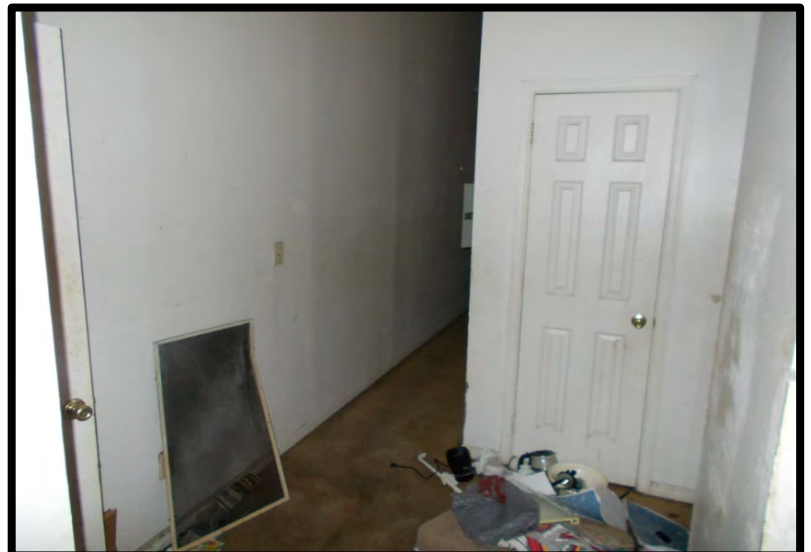
Photo No. 4

Depicts view of kitchen seen through pass-through window in living room.



Photo No. 5

View at hallway leading to bedrooms and bathroom from living room. Door is to a closet.



Photos by: **VP** on **8/31/20**

Photo No. 6

View looking down hallway with apartment electric panel in foreground.



Photo No. 7

View of washer dryer closet located adjacent to apartment electric panel.



Photos by: **VP** on **8/31/20**

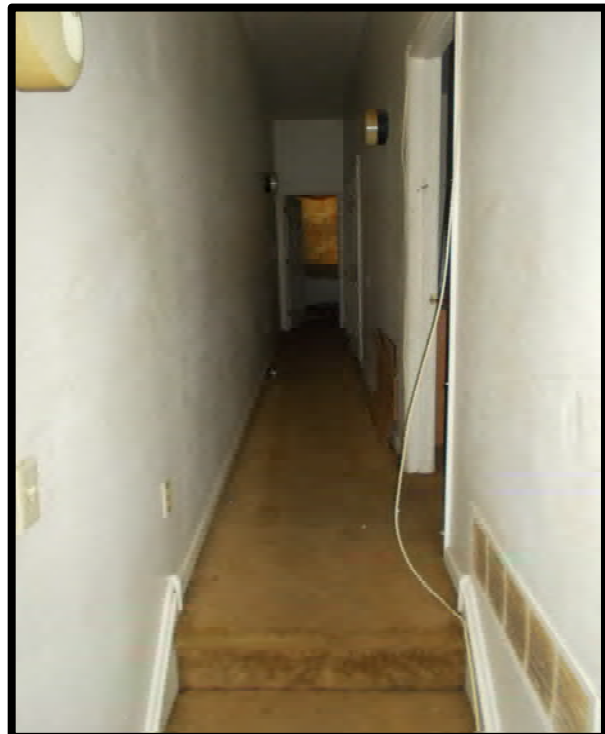
Photo No. 8

View inside first bedroom.



Photo No. 9

Additional view looking down hallway at rear two bedrooms and bathroom.



Photos by: **VP** on **8/31/20**

Photo No. 10

View inside bedroom #2

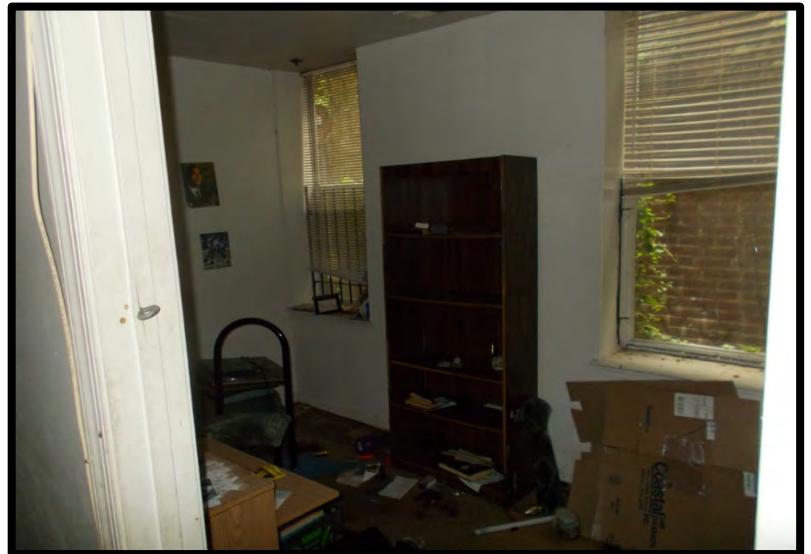
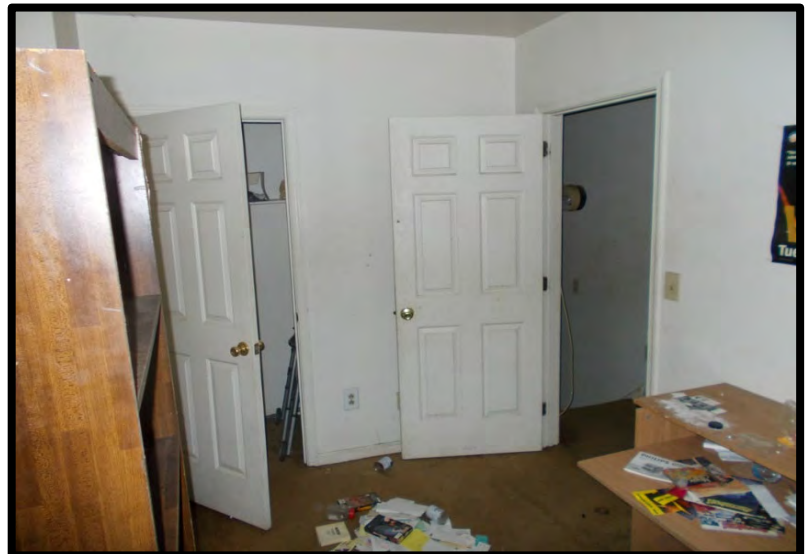


Photo No. 11

Additional view inside Bedroom #2 looking back at hallway entry.



Photos by: **VP** on **8/31/20**

Photo No. 12

View looking inside bathroom.

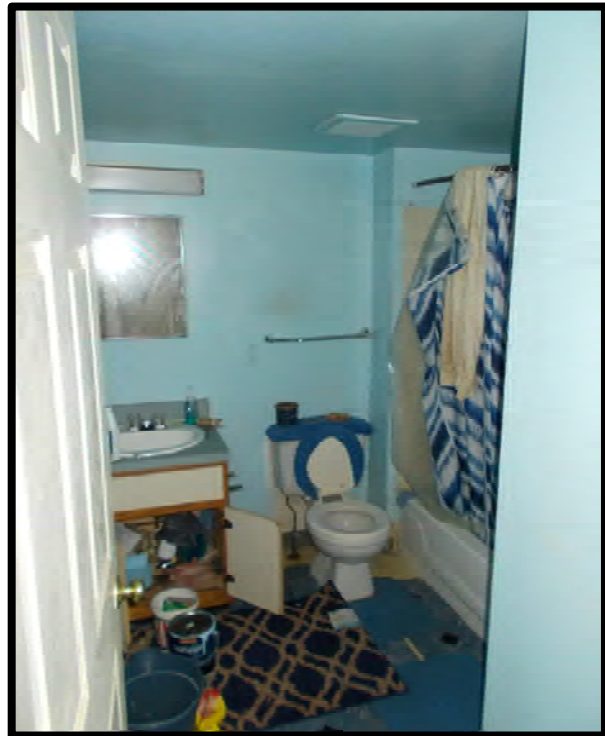
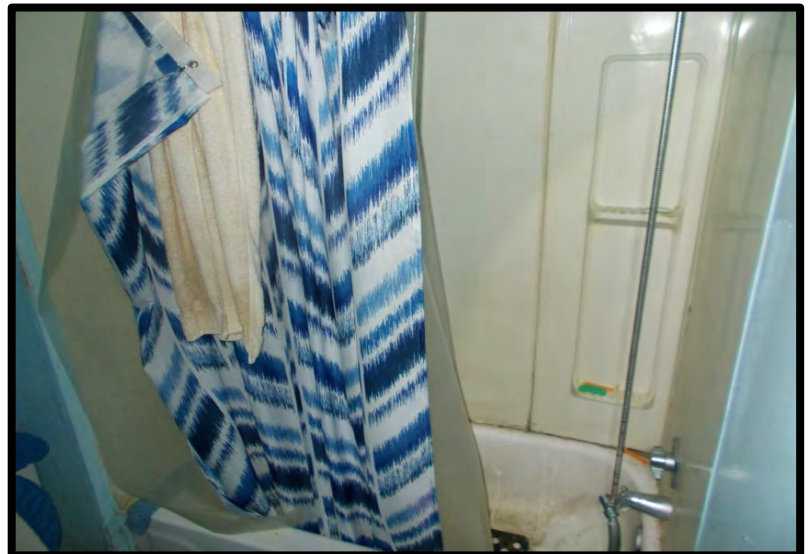


Photo No. 13

Detail view of bathtub and surround.



Photos by: VP on 8/31/20

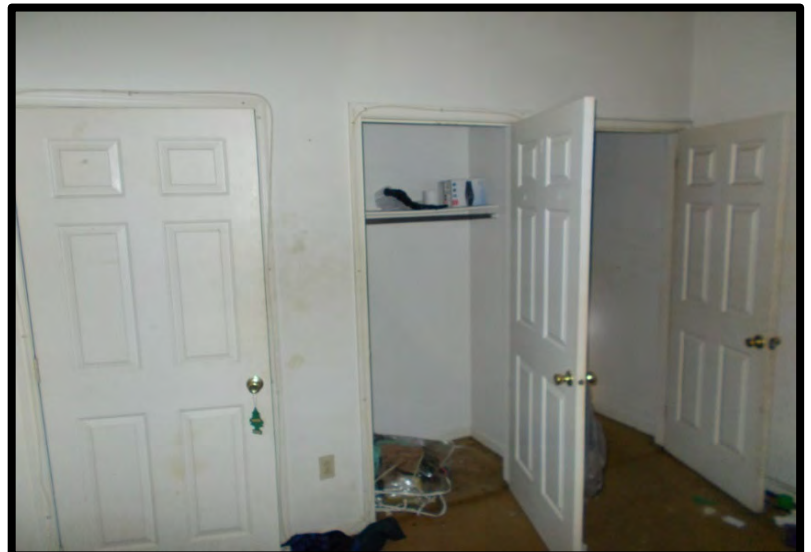
Photo No. 14

View inside Bedroom #3.



Photo No. 15

Additional view inside Bedroom #3, looking back at hallway entry.



Photos by: **VP** on **8/31/20**

Photo No. 16

View looking at basement entry from inside unit A.

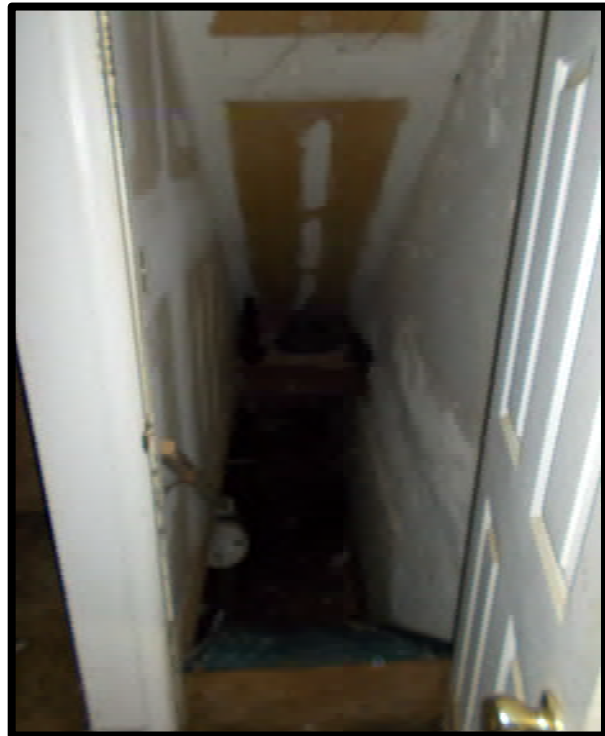


Photo No. 17

Looking north (back) in basement area towards unit A furnace.



Photos by: VP on 8/31/20

Photo No. 18

View looking south (front) within basement.



Photo No. 19

Additional view of basement with cast iron waste piping.



Photo No. 20

View of Fire Alarm Control Panel located in front area of basement.



Photos by: **VP** on **8/31/20**

Photo No. 21

Additional view of water service at front of basement.



Photo No. 22

Additional view of water/sprinkler service piping and electric meters beyond.



Photos by: **VP** on **8/31/20**

Photo No. 23

View looking up at stairs to second floor.

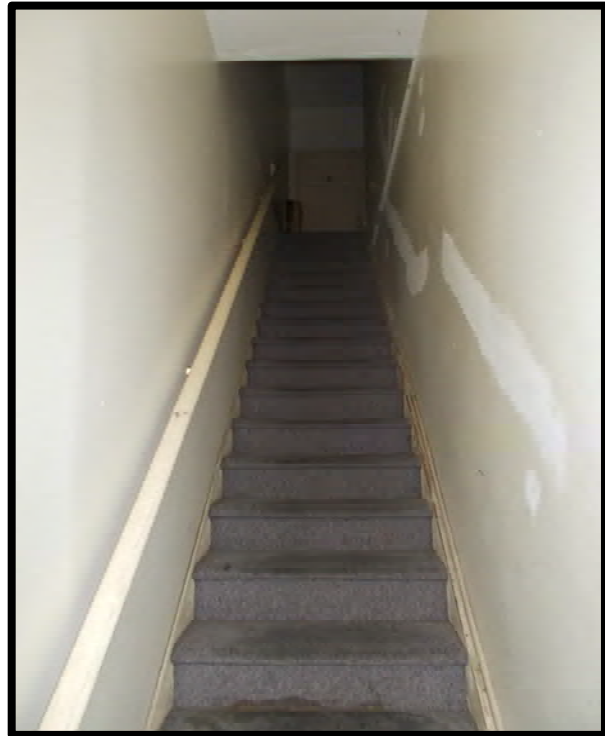
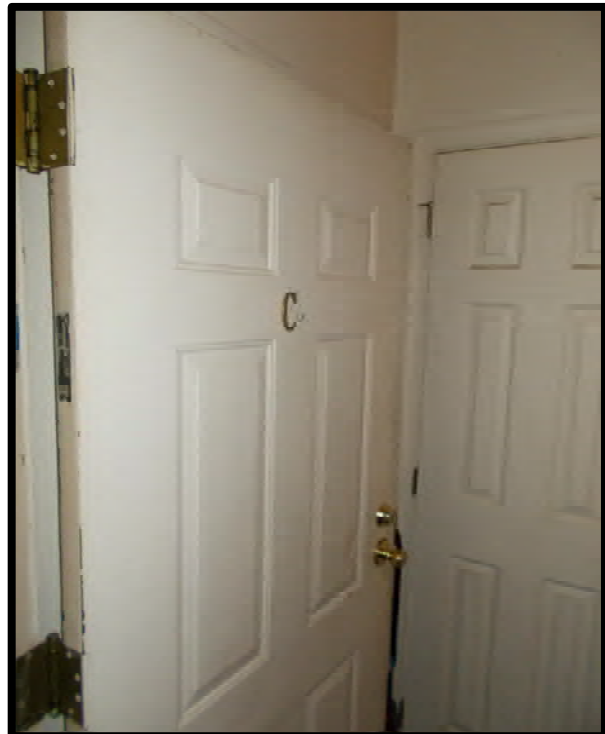


Photo No. 24

Unit C entry door and closet beyond.



Photos by: **VP** on **8/31/20**

Photo No. 25

View at kitchen in Unit C.



Photo No. 26

View of stair to 3rd Fl bedrooms within Unit C.



Photos by: VP on 8/31/20

Photo No. 27

View looking at kitchen from living room in Unit C.

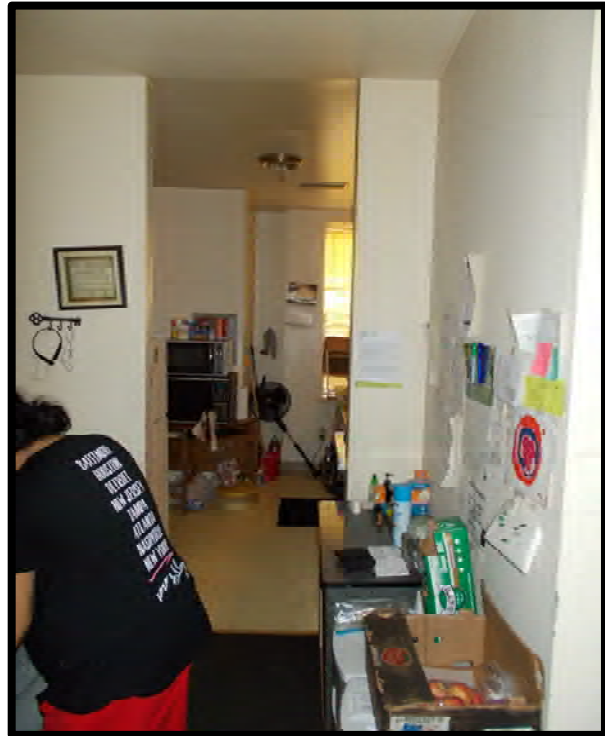


Photo No. 28

Close up view of kitchen with Unit C.



Photos by: VP on 8/31/20

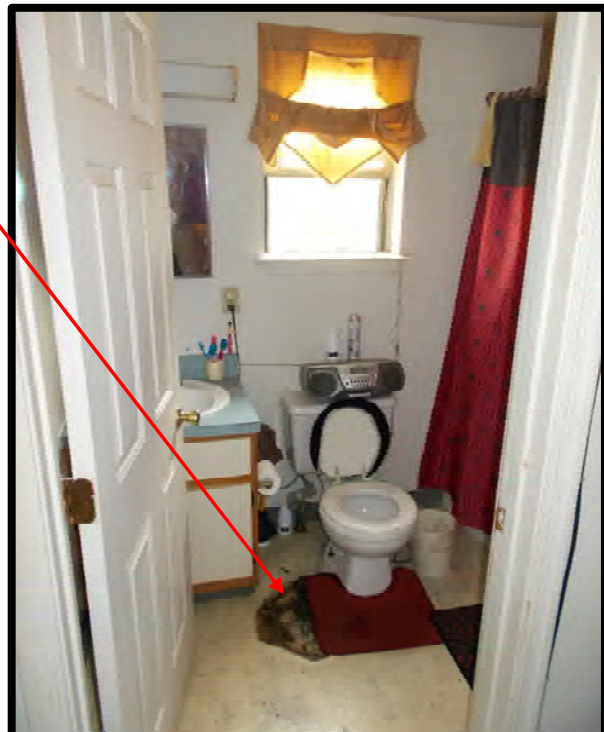
Photo No. 29

Additional view of kitchen range and refrigerator.



Photo No. 30

View of 3rd Floor bathroom. Note, floor in front of and surrounding toilet is suspect and appears weak. Immediate replacement highly recommended.



Photos by: VP on 8/31/20

Photo No. 31

View of bathtub surround within the 3rd Fl bathroom.



Photo No. 32

Panning down from previous photo. Detail view of bathtub.



Photo No. 33

View of 2nd Fl roof as seen from Bedroom #2.



Photos by: **VP** on **8/31/20**

Photo No. 34

View of Bedroom #2 interior and closet.

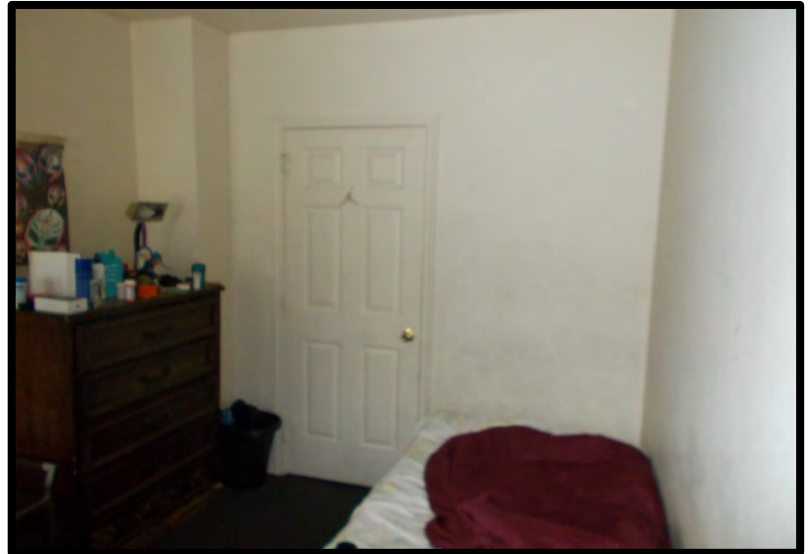
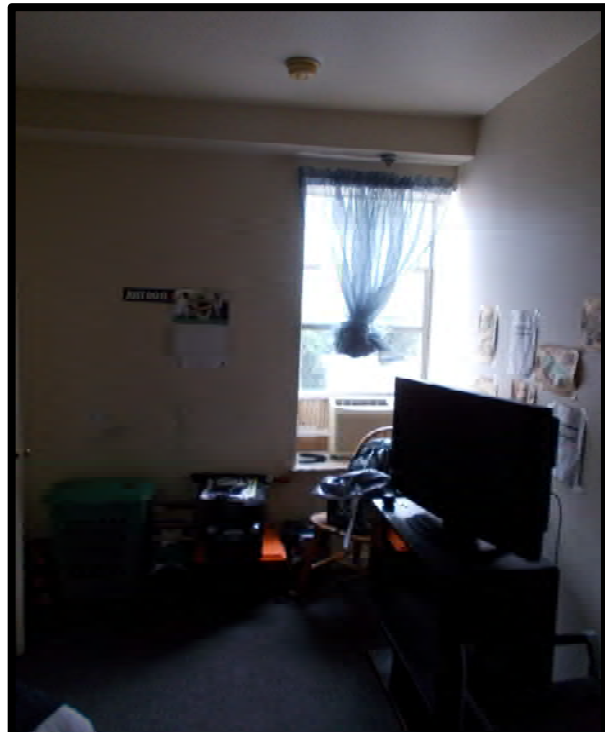


Photo No. 35

Additional view of interior of Bedroom #2.



Photos by: VP on 8/31/20

Photo No. 36

Additional view of lower roof.

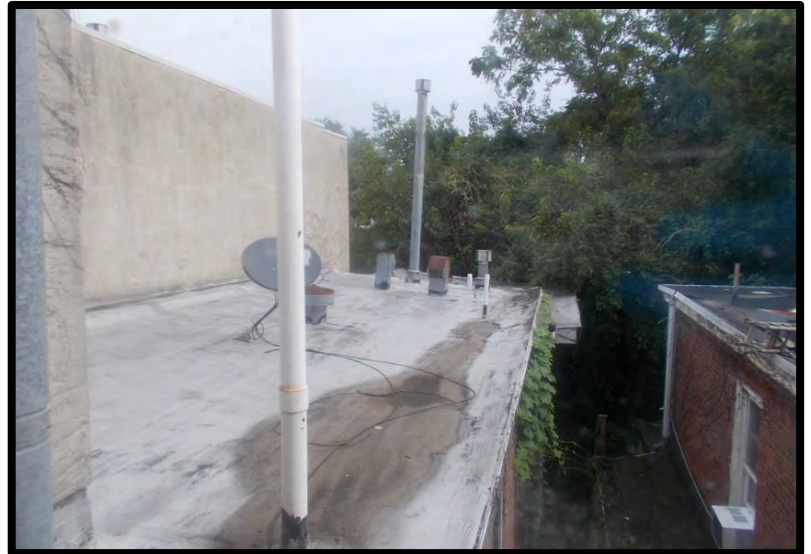


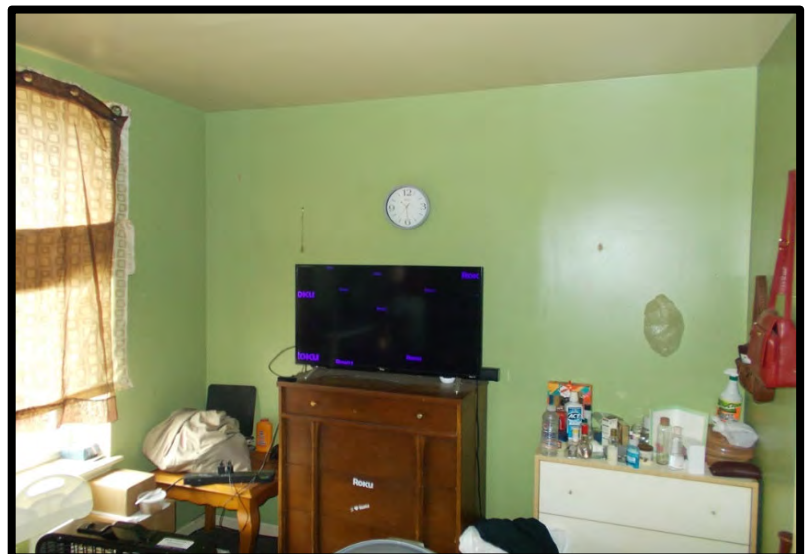
Photo No. 37

View of Bedroom #1 interior.



Photo No. 38

Additional view of interior of Bedroom #1



Photos by: VP on 8/31/20

Photo No. 39

View looking at 3rd Fl hallway and stair down to 2nd Fl.

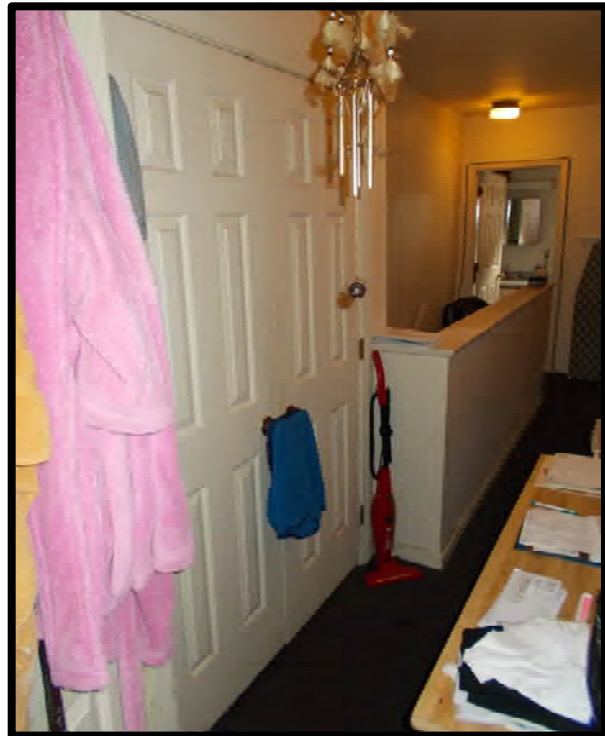
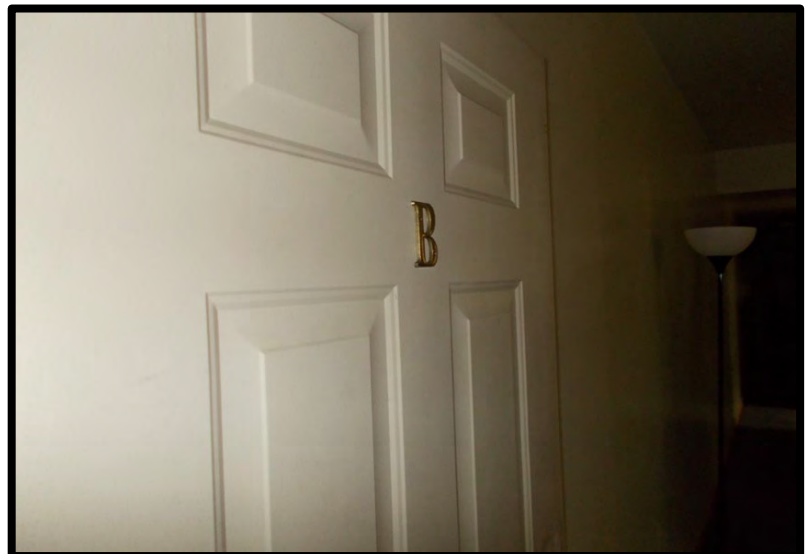


Photo No. 40

Unit B entry door.



Photos by: VP on 8/31/20

Photo No. 41

View of 2nd Fl. Ceiling partial damaged from water leakage above.



Photo No. 42

View of ceiling image above Unit B apartment entry door.



Photos by: VP on 8/31/20

Photo No. 43

Overall view of living area n Unit B.

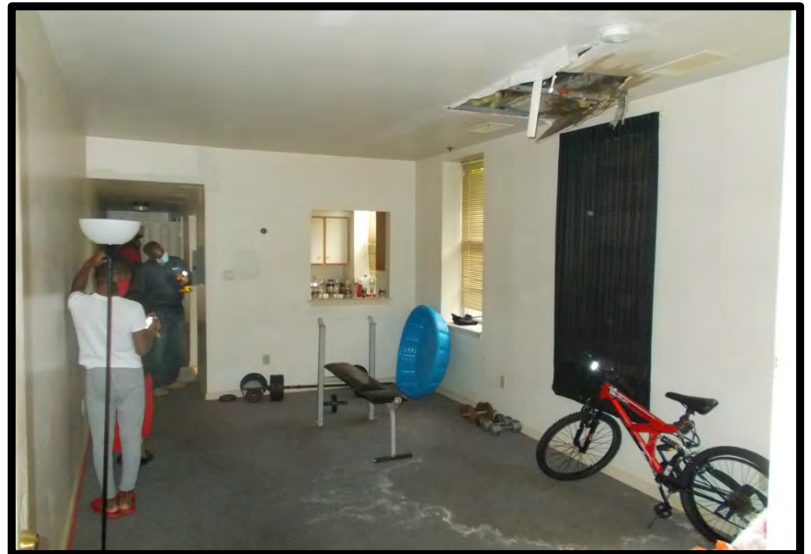
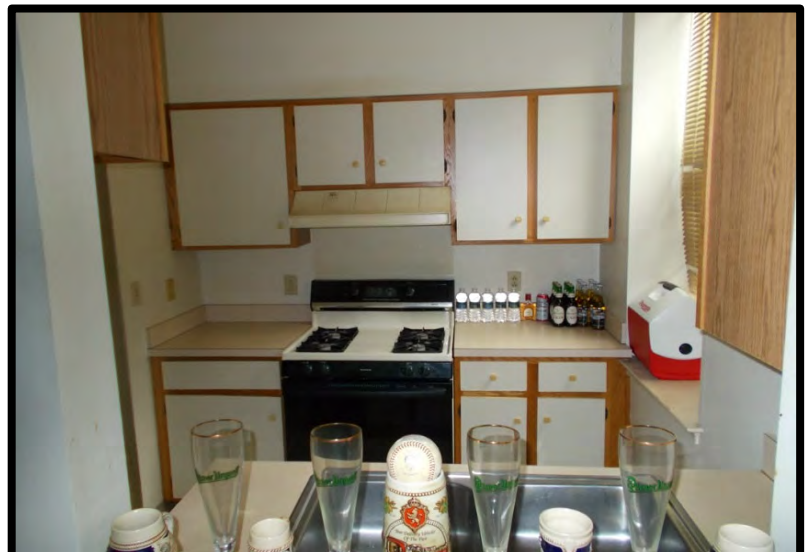


Photo No. 44

View of kitchen within Unit B.



Photos by: **VP** on **8/31/20**

Photo No. 45

Additional view of kitchen in Unit B.



Photo No. 46

View of bathroom in unit B.



Photos by: **VP** on **8/31/20**

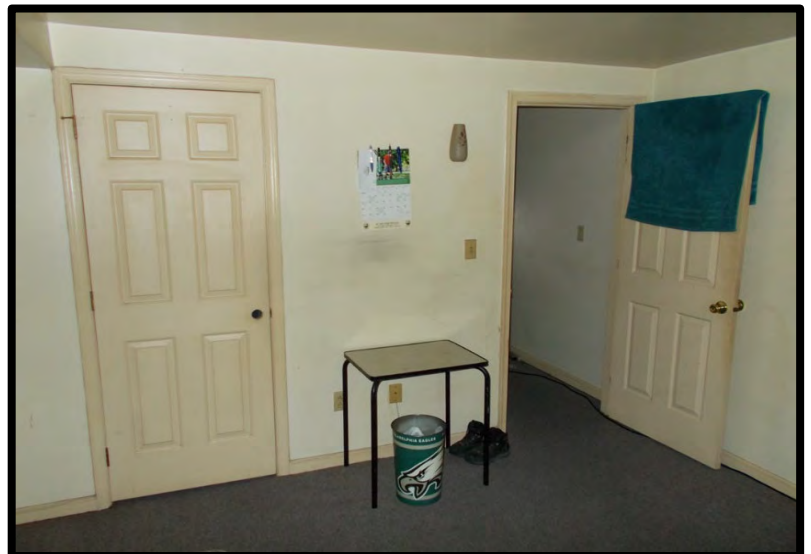
Photo No. 47

View of bedroom interior within Unit B.



Photo No. 48

Additional view of bedroom interior looking at bedroom entry.



Photos by: **VP** on **8/31/20**

Photo No. 49

View of north elevation of 4951 Germantown Ave.



Photo No. 50

View of north elevation of 4949 Germantown Ave.



Photos by: **VP** on **8/31/20**

Photo No. 51

View of northeast corner of 4949 Germantown Ave.

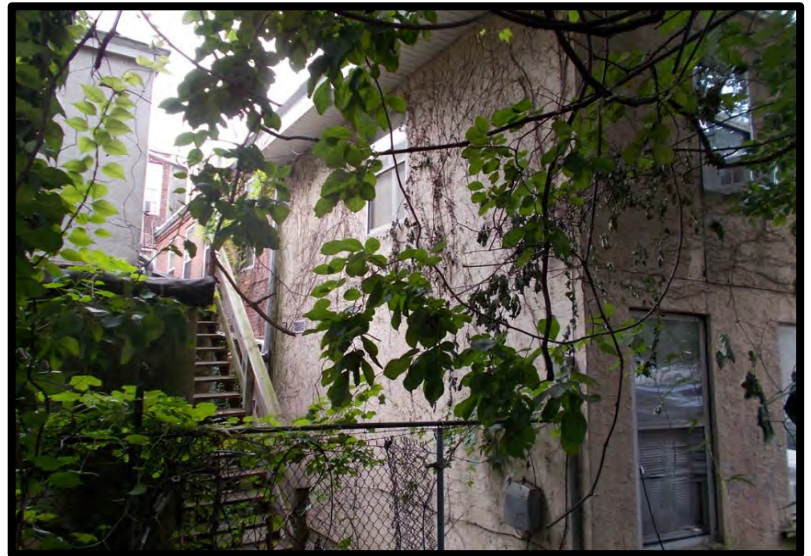
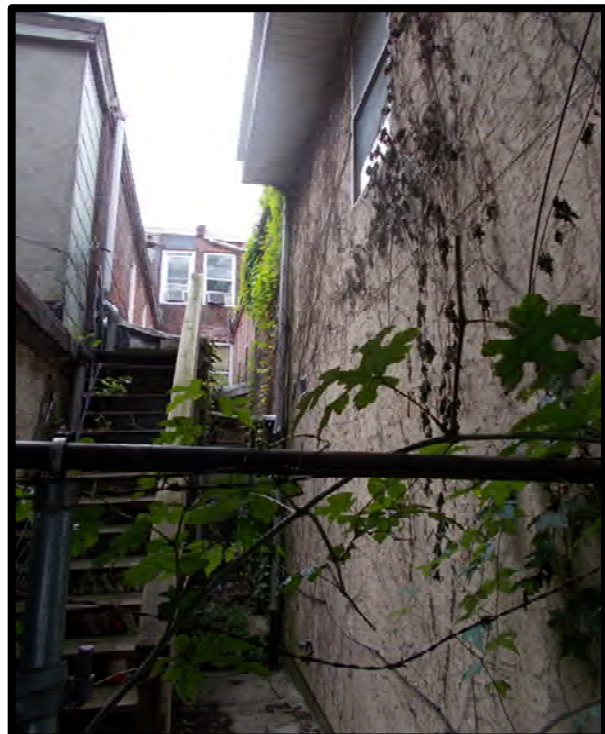


Photo No. 52

View looking south along east elevation of 4949
Germantown Ave.



Photos by: VP on 8/31/20

Photo No. 53

Additional view of east elevation of 4949 Germantown Ave.



Photo No. 54

View of west elevation of 4951 Germantown Ave. (E. Seymour St.)



Photo No. 55

View of southwest corner of 4951 Germantown Ave.



Photos by: **VP** on **8/31/20**

Photo No. 56

View of south elevations of 4951 and 4949
Germantown Ave.



Photo No. 57



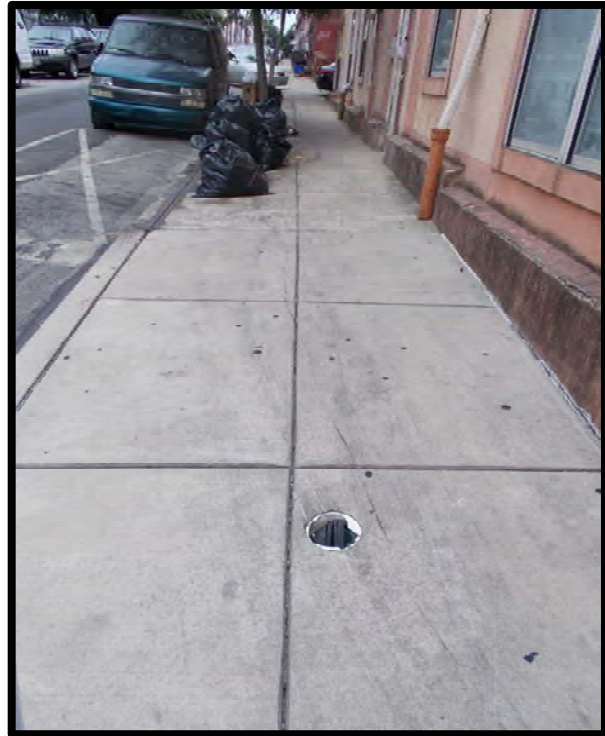
LAN Associates, EPAS, Inc.

LAN No.: **2.20341.01**
BFW Group, LLC/PHDC PCNA of Germantown/Mount
Airy Properties - Premises T

Photos by: **VP** on **8/31/20**

Photo No. 58

View of sidewalk at the corner of E. Seymour St.



cc: File #2.20341.01

8.2.2 PHOTO EXHIBITS

MEP

Unit A



Electric meters & panel.



Hot Water heater.



Gas Fired Furnace.

8.2.2 PHOTO EXHIBITS

MEP

Unit B



Connected hot water heater.



Hot water heater damaged.



Furnace and 2nd hot water heater.

8.2.2 PHOTO EXHIBITS

MEP

Unit C



Connected hot water heater.



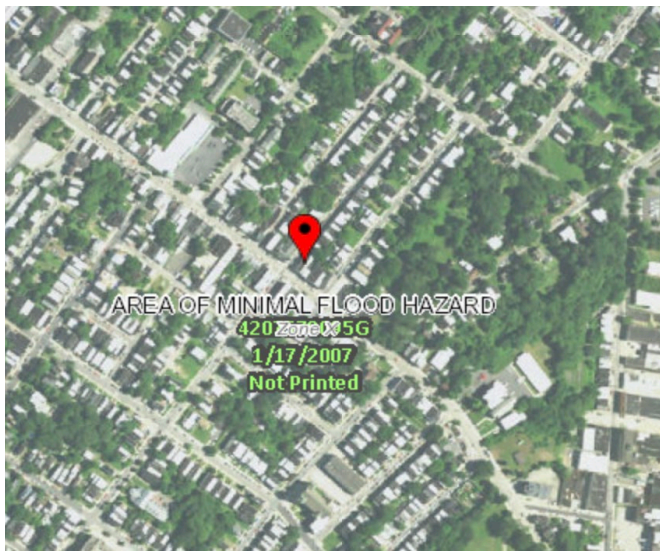
Hot water heater damaged.



Furnace and 2nd hot water heater.

8.3 SUPPORTING DOCUMENTATION

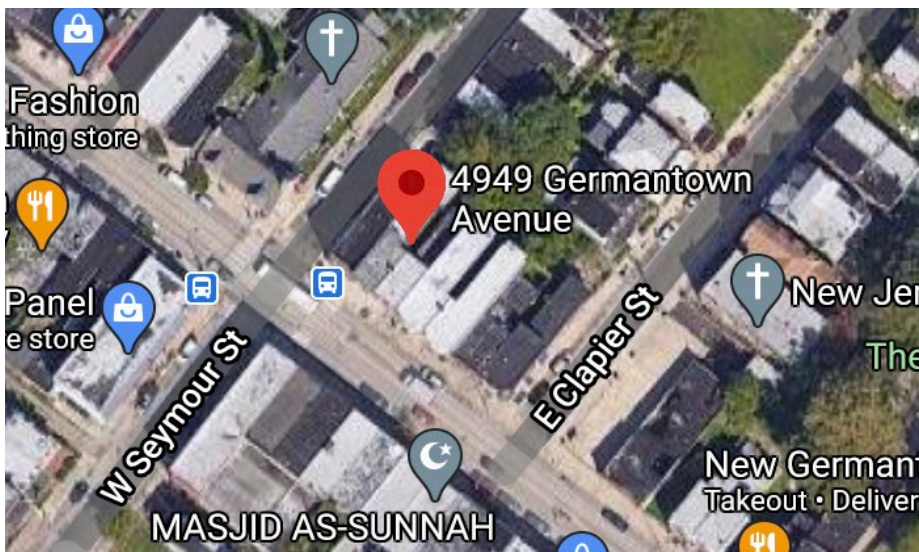
FEMA Flood Zone Map



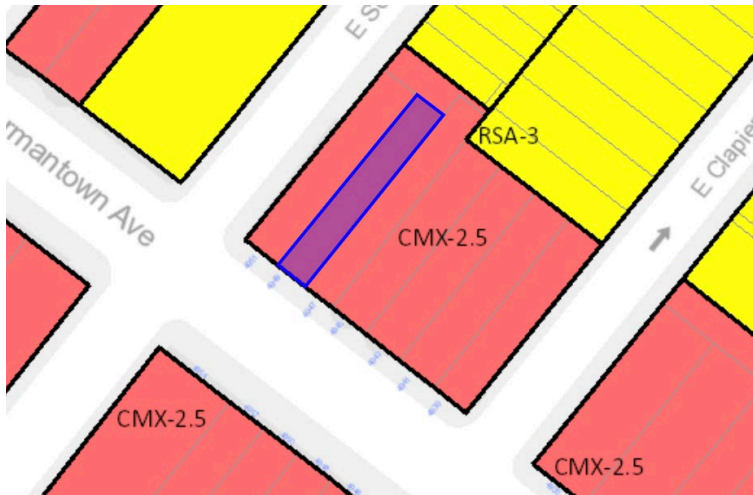
FEMA Flood Zone Information

4949 Germantown Ave 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). 4949 Germantown Ave 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



City of Philadelphia Zoning Information

CMX-2 districts are primarily intended to accommodate neighborhood-serving retail and service uses.

8.3.2 ASBESTOS, LEAD AND RADON REPORTS



October 19, 2020

Attention: PHDC Germantown CNA

Reference: Asbestos Bulk Sampling
4949 Germantown Avenue, Philadelphia, PA
Criterion's Project Number: **201379**

We are pleased to provide you with the results of our asbestos inspection and bulk sampling, which was conducted by Criterion Laboratories, Inc. (Criterion) on September 31, 2020. The analytical method employed was Polarized Light Microscopy (PLM) with Dispersion Staining following the EPA "Interim Method" for the determination of asbestos in bulk building materials (EPA-600/M4-82-020, or 40 CFR Part 763, Appendix E to Subpart E). Our laboratory is certified by the National Institute of Standards and Technology's NVLAP Program (Lab Code No. 102046-0).

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

As indicated on the attached certificate for samples (201379-02-002-06-01 to -04), **no** asbestos was identified in the following materials.

- Drywall and Joint Compound
- Beige Linoleum
- Black and Gray Linoleum Squares

Sincerely,

Melissa Billingsley
Project Manager

Attachment

Disclaimer

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

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

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



Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>8/31/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>8/31/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Mitchell, Lauren</u>	Sample Analysis Date(s)	<u>9/8/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
201379-02-002-06-01 Paper Backing a/w Beige Linoleum Flooring Unit A Kitchen	Beige Linoleum	1	Cellulose - 2%	98%	None Detected	---
201379-02-002-06-01 Paper Backing a/w Beige Linoleum Flooring Unit A Kitchen	Light Gray Paper Backing	2	Cellulose - 65% Fiber Glass - 15%	20%	None Detected	---
201379-02-002-06-02 Black/Grey Linoleum Squares Unit A Entry Foyer	Tan Linoleum	1	Cellulose - 2%	98%	None Detected	---
201379-02-002-06-02 Black/Grey Linoleum Squares Unit A Entry Foyer	Black Backing and Adhesive	2	Cellulose - 3%	97%	None Detected	---
201379-02-002-06-03 White Joint Compound Unit A Throughout	White Joint Compound	1	Cellulose - 1%	99%	None Detected	---
201379-02-002-06-04 Drywall Material Unit A Throughout	Gray Drywall	1	Cellulose - 1%	99%	None Detected	---
201379-02-002-06-04 Drywall Material Unit A Throughout	White Joint Compound	2	None Detected	100%	None Detected	---

Sample Count 4



Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>8/31/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>8/31/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Mitchell, Lauren</u>	Sample Analysis Date(s)	<u>9/8/2020</u>

James A. Wertz, CIH, Technical Director

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

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



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

THIS IS THE LAST PAGE OF THE REPORT



Chain of Custody

Matrix Bulk/Building Material
Analyte Asbestos
Analysis Type PLM
Container Bag
Project 201379
Client BFW Group, LLC
Site Address Germantown Properties
Philadelphia, PA
Turnaround 3 - 5 Days
Field Tech Mary Anne Lerro
Sample Notes Samples were collected from the unoccupied 1st Floor Unit of 4949 Germantown Avenue. 2nd and 3rd Floor units were occupied. Basement was accessed and no suspicious ACM was observed in that area during the site visit. Mike Martin collected samples. Mary Anne Lerro completed data entry.

Chain of Custody Notes

Additional Analytes

Sample Number	Location	Material Description	Received Condition	Date	Notes
201379-02-002-06-01	Unit A Kitchen	Paper Backing a/w Beige Linoleum Flooring	Good	8/31/2020	
201379-02-002-06-02	Unit A Entry Foyer	Black/Grey Linoleum Squares	Good	8/31/2020	
201379-02-002-06-03	Unit A Throughout	White Joint Compound	Good	8/31/2020	
201379-02-002-06-04	Unit A Throughout	Drywall Material	Good	8/31/2020	

Sample Count 4

Handling Chain Type	Handled By	Date	Time	Notes
Report Results To	Melissa Billingsley	8/31/2020	19:22	
Send Reports To	BFW Group, LLC	8/31/2020	19:22	
Samples Taken By	Mike Martin	8/31/2020	09:22	
Received By	Mary Anne Lerro	8/31/2020	18:00	
Relinquished By	Mary Anne Lerro	8/31/2020	18:00	
Transported By	Mary Anne Lerro	8/31/2020	18:18	
Received By	Zack Somershoe	9/1/2020	08:37	
Analyzed By	Lauren Mitchell	9/8/2020	10:46	



October 9, 2020

Attention: PHDC Germantown CNA

Reference: Water Sampling for Lead
4949 Germantown Avenue, Philadelphia, PA
Criterion's Project Number: **201379**

On August 31, Criterion Laboratories, Inc. (Criterion) collected a water sample from 4949 Germantown Avenue, 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 4949 Germantown Avenue 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 background.

Melissa Billingsley
Project Manager

Attachment



Results of Lead in Drinking Water

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties</u>	Sample Date	<u>8/31/2020</u>
Project #	<u>201379</u>		<u>Philadelphia, PA</u>	Sample Received Date	<u>8/31/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin</u>	Sample Analysis Date(s)	<u>9/2/2020</u>

Sample Number	Location / Description	Lead (ppb)	Reporting Limit (ppb)
201379-07-023-01-01	Kitchen 1st Draw - 250 ml 40 E. Wister Street	< 2.5	2.5
201379-07-023-01-02	Kitchen Flush Draw - 250 ml 40 E. Wister Street	< 2.5	2.5
201379-07-023-01-03	Bathroom 1st Draw - 250 ml 40 E. Wister Street	< 2.5	2.5
201379-07-023-01-04	Bathroom Flush Draw - 250 ml 40 E. Wister Street	< 2.5	2.5
201379-07-023-01-05	Kitchen 1st Draw - 250 ml 63 E Wister 1st Floor Unit Kitchen	< 2.5	2.5
201379-07-023-01-06	Kitchen Flush Draw - 250 ml 63 E Wister 1st Floor Unit Kitchen	< 2.5	2.5
201379-07-023-01-07	Kitchen 1st Draw - 250 ml 63 E Wister 2nd Floor Unit Kitchen	< 2.5	2.5
201379-07-023-01-08	Kitchen Flush Draw - 250 ml 63 E Wister 2nd Floor Unit Kitchen	< 2.5	2.5
201379-07-023-01-09	Kitchen 1st Draw - 250 ml 36 E Wister Street	< 2.5	2.5
201379-07-023-01-10	Kitchen Flush Draw - 250 ml 36 E Wister Street	< 2.5	2.5
201379-07-023-01-11	Bathroom 1st Draw - 250 ml 36 E Wister Street	< 2.5	2.5
201379-07-023-01-12	Bathroom Flush Draw - 250 ml 36 E Wister Street	< 2.5	2.5
201379-07-023-01-13	Kitchen 1st Draw - 250 ml 4949 Germantown Avenue Unit C	< 2.5	2.5
201379-07-023-01-14	Kitchen Flush Draw - 250 ml 4949 Germantown Avenue Unit C	< 2.5	2.5
201379-07-023-01-15	Bathroom Flush Draw - 250 ml 4949 Germantown Avenue Unit C	< 2.5	2.5
201379-07-023-01-16	Bathroom 1st Draw - 250 ml 4949 Germantown Avenue Unit C	< 2.5	2.5

Sample Count 16

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



Results of Lead in Drinking Water

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties</u>	Sample Date	<u>8/31/2020</u>
Project #	<u>201379</u>		<u>Philadelphia, PA</u>	Sample Received Date	<u>8/31/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin</u>	Sample Analysis Date(s)	<u>9/2/2020</u>



Chain of Custody

Matrix Water - Potable
Analyte Lead
Analysis Type Graphite Furnace
Container Bottle 250 ml
Project 201379
Client BFW Group, LLC
Site Address Germantown Properties
Philadelphia, PA
Turnaround 3 - 5 Days
Field Tech Mary Anne Lerro
Sample Notes Properties have single water source throughout. 63 E Wister (all occupied) and 4949 Germantown has 3 Units (2 Occupied-1 Squatter, 1 Resident). All other properties are single family units.

Chain of Custody Notes

Additional Analytes

Sample Number	Location	Description	Received Condition	Date	Notes
201379-07-023-01-01	Kitchen 1st Draw	250 ml 40 E. Wister Street	Good	8/31/2020	
201379-07-023-01-02	Kitchen Flush Draw	250 ml 40 E. Wister Street	Good	8/31/2020	
201379-07-023-01-03	Bathroom 1st Draw	250 ml 40 E. Wister Street	Good	8/31/2020	
201379-07-023-01-04	Bathroom Flush Draw	250 ml 40 E. Wister Street	Good	8/31/2020	
201379-07-023-01-05	Kitchen 1st Draw	250 ml 63 E Wister 1st Floor Unit Kitchen	Good	8/31/2020	
201379-07-023-01-06	Kitchen Flush Draw	250 ml 63 E Wister 1st Floor Unit Kitchen	Good	8/31/2020	
201379-07-023-01-07	Kitchen 1st Draw	250 ml 63 E Wister 2nd Floor Unit Kitchen	Good	8/31/2020	
201379-07-023-01-08	Kitchen Flush Draw	250 ml 63 E Wister 2nd Floor Unit Kitchen	Good	8/31/2020	
201379-07-023-01-09	Kitchen 1st Draw	250 ml 36 E Wister Street	Good	8/31/2020	
201379-07-023-01-10	Kitchen Flush Draw	250 ml 36 E Wister Street	Good	8/31/2020	
201379-07-023-01-11	Bathroom 1st Draw	250 ml 36 E Wister Street	Good	8/31/2020	
201379-07-023-01-12	Bathroom Flush Draw	250 ml 36 E Wister Street	Good	8/31/2020	



Chain of Custody

201379-07-023-01-13	Kitchen 1st Draw	250 ml 4949 Germantown Avenue Unit C	Good	8/31/2020
201379-07-023-01-14	Kitchen Flush Draw	250 ml 4949 Germantown Avenue Unit C	Good	8/31/2020
201379-07-023-01-15	Bathroom Flush Draw	250 ml 4949 Germantown Avenue Unit C	Good	8/31/2020
201379-07-023-01-16	Bathroom 1st Draw	250 ml 4949 Germantown Avenue Unit C	Good	8/31/2020

Sample Count 16

Handling Chain Type	Handled By	Date	Time	Notes
Report Results To	Melissa Billingsley	8/31/2020	19:36	
Send Reports To	BFW Group, LLC	8/31/2020	19:36	
Samples Taken By	Mary Anne Lerro	8/31/2020	19:36	
Received By	Mary Anne Lerro	8/31/2020	18:00	
Relinquished By	Mary Anne Lerro	8/31/2020	18:00	
Transported By	Mary Anne Lerro	8/31/2020	18:00	
Received By	Craig Hudson	9/1/2020	10:30	
Analyzed By	Collin Marrs	9/3/2020	08:46	



October 22, 2020

Attention: PHDC Germantown CNA

Reference: Lead XRF Testing
4949 Germantown Avenue, Philadelphia, PA

Results Criterion's Project Number: **201379**

As per your request, Criterion Laboratories, Inc. (Criterion) performed a lead-based paint inspection of the residence located at 4949 Germantown Avenue in Philadelphia, PA. The purpose of the inspection was to confirm the presence, if any, and condition of lead-based painted surfaces.

Criterion performed a lead-based paint inspection on August 31, 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 (≥ 1.0 mg/cm²).

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

During the inspection, 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.**

4949 Germantown Avenue, Philadelphia, PA

Color/Substrate/

<u>Location</u>	<u>Component</u>	<u>Surface/Condition</u>	<u>Recommendations</u>
<u>Exterior</u>			
Exterior	Blue/Metal/Window Sidelite	Friction/Fair	A ENCP



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,

Melissa Billingsley
Project Manager

Attachments

Testing Report Legend

Recommendations

HR – Hazard Reduction

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

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

AR – Abatement Replacement

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

A Encp – Abatement Encapsulation

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

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

A Encl – Abatement Enclosure

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

CA – Complete Abatement

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

OSHA

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

NA – Non-applicable

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

Surface/Condition

Surface

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

Condition

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

Wall

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



Calibration Check Test Results

Client: BFW LLC.

Address: 4949 Germantown Ave.
Philadelphia, PA

Date: 08/31/2020 XRF Serial #: 25357

Project Number: 201379

Inspector: Michael A. Martin

Inspector Signature: 

Lead Paint Standards	Start of Job		2 nd Calibration Check		3 rd Calibration Check		4 th Calibration Check	
	1 st Calibration Check		Reading #	Result	Reading #	Result	Reading #	Result
Surface Lead mg/cm ²	Reading #	Result	Reading #	Result	Reading #	Result	Reading #	Result
<0.01	1	0.00	130	0.00				
1.04 ± 0.06	2	1.0	131	1.0				
0.71 ± 0.08	3	0.07	132	0.7				
3.58 ± 0.39								
1.53 ± 0.09								
0.31 ± 0.02								
Detector Resolution	373.2							

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

Client:

BFW GROUP LLC

XRF Testing Report

Page 1 of 17

Sampling Location:

4949 Germantown Ave
Phila PA

Room Equivalent:

1st Floor (A UNIT)

Room #:

(3 Bedroom Unit)

Date:

8/31/2020

Signature:

[Signature]

Project No.:

201379

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
Red	Wood Brick Sheetrock Plaster Metal Concrete	Front Door	4		Exterior Door Side	0.00	0.00	POS	FRICION NON-FRICION INTACT FAIR POOR	A ENCP CA OSHA A ENCL N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Front Door	5		Interior Door Side	0.00	0.00	POS NEG INC	FRICION NON-FRICION INTACT FAIR POOR	A ENCP CA OSHA A ENCL N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door SAM	6		Front Door	0.00	0.00	POS NEG INC	FRICION NON-FRICION INTACT FAIR POOR	A ENCP CA OSHA A ENCL N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Casings	7		Front Door	0.00	0.00	POS NEG INC	FRICION NON-FRICION INTACT FAIR POOR	A ENCP CA OSHA A ENCL N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Walls	8 9 10 11	1 2 3 4	Living Room	0.00 0.00 0.00 0.00	0.00	POS NEG INC	FRICION NON-FRICION INTACT FAIR POOR	A ENCP CA OSHA A ENCL N/A



XRF Testing Report

Criterion

Client:

BFW Group LLC

Sampling Location:

4449 Germantown Ave
Phila PA

Room Equivalent:

1st Floor (Apartment)

Room #:

(3 Bedroom Unit)

Page 2 of 17

Date:

8/31/2020

Signature:

Winfred A. Davis

Project No.:

201379

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Sill	12		Living Room	0.00	0.00	POS NEG INC	FRICION NON-FRICION POOR	A ENCP CA OSHA N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Walls	13 14 15 16	1 2 3 4	Kitchen	0.00 0.00 0.00 0.00	0.00	POS NEG INC	FRICION NON-FRICION POOR	A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Countertop	17		Kitchen	0.00	0.00	POS NEG INC	FRICION NON-FRICION POOR	A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	18		Utility Closet	0.00	0.00	POS NEG INC	FRICION NON-FRICION POOR	A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Jam	19		Utility Closet	0.00	0.00	POS NEG INC	FRICION NON-FRICION POOR	A ENCP CA OSHA N/A



XRF Testing Report

Page 3 of 17

Criterion Client:

BFA Group LLC

Sampling Location:

4949 Germantown Ave
Phila PA

Room Equivalent:

STPL Unit (A)

Room #:

(3 Bedroom)

Date:

8/31/2020

Signature:

William H. Hub

Project No.:

201879

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Casing	20		Utility Closet	0.00	0.00	POS NEG INC	FRICION NON-FRICION INTACT FAIR POOR	A ENCP CA OSHA A ENCL N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Walls	21 22 23 24	1 2 3 4	Front Hall Bedroom	0.00 0.00 0.00 0.00	0.00	POS NEG INC	FRICION NON-FRICION INTACT FAIR POOR	A ENCP CA OSHA A ENCL N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	25		Front Hall Bedroom	0.00	0.00	POS NEG INC	FRICION NON-FRICION INTACT FAIR POOR	A ENCP CA OSHA A ENCL N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	26		Front Hall Bedroom	0.00	0.00	POS NEG INC	FRICION NON-FRICION INTACT FAIR POOR	A ENCP CA OSHA A ENCL N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Jam	27		Front Hall Bedroom	0.00	0.00	POS NEG INC	FRICION NON-FRICION INTACT FAIR POOR	A ENCP CA OSHA A ENCL N/A



Criterion

Client:

XRF Testing Report

Page 4 of 17

BFW Group LLC

Date:

8/31/2020

Sampling Location:

4949 Germantown Ave
Phila PA

Room Equivalent:

1st Floor Unit (A)

Room #:

(3 Bedroom)

Signature:

Project No.:

201379

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
white	Wood Brick Sheetrock Plaster Metal Concrete	Door Cas.ing	28		Front Hall Bedroom	0.00	0.00	POS NEG INC	FRICION NON-FRICION POOR	A ENCP CA OSHA A ENCL N/A
TAN	Wood Brick Sheetrock Plaster Metal Concrete	walls	29 30 31 32	1 2 3 4	Center Hall Bedroom	0.00 0.00 0.00 0.00	0.00	POS NEG INC	FRICION NON-FRICION POOR	A ENCP CA OSHA A ENCL N/A
white	Wood Brick Sheetrock Plaster Metal Concrete	Sill	33		Center Hall Bedroom	0.00	0.00	POS NEG INC	FRICION NON-FRICION POOR	A ENCP CA OSHA A ENCL N/A
white	Wood Brick Sheetrock Plaster Metal Concrete	Door	34		Center Hall Bedroom	0.00	0.00	POS NEG INC	FRICION NON-FRICION POOR	A ENCP CA OSHA A ENCL N/A
white	Wood Brick Sheetrock Plaster Metal Concrete	Door Jam	35		Center Hall Bedroom	0.00	0.00	POS NEG INC	FRICION NON-FRICION POOR	A ENCP CA OSHA A ENCL N/A



XRF Testing Report

Criterion Client:

BFW Group LLC

Sampling Location:

4949 Germantown Ave

Room Equivalent:

Phila PA

1st Floor Unit

Room #:

(3 Bedroom)

Date:

8/31/2020

Signature:

[Signature]

Project No.:

201879

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Casings	36		Center Hall Bedroom	0.00	0.00	POS	FRICION INTACT	A ENCP CA OSHA A ENCL
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Walls	37	1	Bathroom	0.00	0.00	POS	FRICION INTACT	A ENCP CA OSHA A ENCL
			38	2		0.00	0.00	NEG	FRICION NON-FRICION	HR AR A ENCL
			39	3		0.00	0.00	INC	FRICION NON-FRICION	HR AR A ENCL
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	40		Bathroom	0.00	0.00	POS	FRICION INTACT	A ENCP CA OSHA A ENCL
							0.00	NEG	FRICION NON-FRICION	HR AR A ENCL
							0.00	INC	FRICION NON-FRICION	HR AR A ENCL
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Frame	41		Bathroom	0.00	0.00	POS	FRICION INTACT	A ENCP CA OSHA A ENCL
							0.00	NEG	FRICION NON-FRICION	HR AR A ENCL
							0.00	INC	FRICION NON-FRICION	HR AR A ENCL
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Jam	42		Bathroom	0.00	0.00	POS	FRICION INTACT	A ENCP CA OSHA A ENCL
							0.00	NEG	FRICION NON-FRICION	HR AR A ENCL
							0.00	INC	FRICION NON-FRICION	HR AR A ENCL



Criterion

Client:

BFO Group LLC

XRF Testing Report

Page 6 of 17

Date:

8/31/2020

Sampling Location:

4949 Germantown Ave

Phila PA

Room Equivalent:

1st Floor Unit

Signature:

Wendy H. [Signature]

Project No.:

201379

Room #:

(3 Bedroom)

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
TAN	Wood Brick Sheetrock Plaster Metal Concrete	WALLS	43	1	Rear Bedroom	0.00	0.00	POS	FRICITION INTACT	A ENCP CA OSHA A ENCL
			44	2		0.00	0.00	NEG	NON-FRICITION FAIR	HR AR A ENCL
			45	3		0.00	0.00	INC	POOR	A ENCP CA OSHA A ENCL
			46	4		0.00	0.00	POS	FRICITION INTACT	HR AR A ENCL
			47			0.00	0.00	NEG	NON-FRICITION FAIR	A ENCP CA OSHA A ENCL
								INC	POOR	A ENCP CA OSHA A ENCL
white	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill			Rear Bedroom			POS	FRICITION INTACT	HR AR A ENCL
								NEG	NON-FRICITION FAIR	A ENCP CA OSHA A ENCL
								INC	POOR	A ENCP CA OSHA A ENCL
white	Wood Brick Sheetrock Plaster Metal Concrete	Door	48		Rear Bedroom	0.00	0.00	POS	FRICITION INTACT	HR AR A ENCL
								NEG	NON-FRICITION FAIR	A ENCP CA OSHA A ENCL
								INC	POOR	A ENCP CA OSHA A ENCL
white	Wood Brick Sheetrock Plaster Metal Concrete	Door Frame	49		Rear Bedroom	0.00	0.00	POS	FRICITION INTACT	HR AR A ENCL
								NEG	NON-FRICITION FAIR	A ENCP CA OSHA A ENCL
								INC	POOR	A ENCP CA OSHA A ENCL
white	Wood Brick Sheetrock Plaster Metal Concrete	Door Casing	50		Rear Bedroom	0.00	0.00	POS	FRICITION INTACT	HR AR A ENCL
								NEG	NON-FRICITION FAIR	A ENCP CA OSHA A ENCL
								INC	POOR	A ENCP CA OSHA A ENCL



Criterion

XRF Testing Report

Client:

BFW Group LLC

Sampling Location:

4949 Greenwood Ave
Phila PA

Room Equivalent:

2nd Floor Front (Garage)

Room #:

(2 Bed Room Unit Occupied)

Page 7 of 17

Date:

8/31/2020

Signature:

[Signature]

Project No.:

201379

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Front Door	51		Front Door Unit	0.00	0.00	POS	FRICION NON-FRICION INTACT FAIR POOR	A ENCP CA OSHA A ENCL N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Door Jam	52		Front Door	0.00	0.00	POS	FRICION NON-FRICION INTACT FAIR POOR	A ENCP CA OSHA A ENCL N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Door Casings	53		Front Door	0.00	0.00	POS	FRICION NON-FRICION INTACT FAIR POOR	A ENCP CA OSHA A ENCL N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Walls	54 55 56 57	1 2 3 4	Living Room (2nd Fl) ↓ Living Room (2nd Fl)	0.00 0.00 0.00 0.00	0.00	POS NEG NEG INC	FRICION NON-FRICION INTACT FAIR POOR	A ENCP CA OSHA A ENCL N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Sill	58		Living Room (2nd Fl)	0.00	0.00	POS	FRICION NON-FRICION INTACT FAIR POOR	A ENCP CA OSHA A ENCL N/A



XRF Testing Report

Criterion Client:

BFW Group LLC

Sampling Location:

4949 Germantown Ave
Phila PA

Room Equivalent:

2nd Floor Trusst (Unit C)

Room #:

(2nd Room Occupied Unit)

Page 2 of 17

Date:

8/31/2020

Signature:

[Signature]

Project No.:

201374

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
TAN	Wood Brick Sheetrock Plaster Metal Concrete	WALLS	59	1	Kitchen (2nd Fl)	0.00	0.00	POS	FRICION NON-FRICION	A ENCP CA OSHA A ENCL (N/A)
			60	2		0.00	0.00	(NEG)	INTACT FAIR	HR AR A ENCL
			61	3		0.00	0.00			
			62	4		0.00	0.00	INC	POOR	(N/A)
			63			0.00	0.00	POS	FRICION NON-FRICION	A ENCP CA OSHA A ENCL (N/A)
white	Wood Brick Sheetrock Plaster Metal Concrete	Counter Top			Kitchen (2nd Fl)	0.00	0.00	(NEG)	INTACT FAIR	HR AR A ENCL
								INC	POOR	
white	Wood Brick Sheetrock Plaster Metal Concrete	Hand Rail	64		Stairwell To 3rd Floor	0.00	0.00	POS	FRICION NON-FRICION	A ENCP CA OSHA A ENCL (N/A)
								(NEG)	INTACT FAIR	HR AR A ENCL
								INC	POOR	
white	Wood Brick Sheetrock Plaster Metal Concrete	Stringer	65		Stairwell To 3rd Floor	0.00	0.00	POS	FRICION NON-FRICION	A ENCP CA OSHA A ENCL (N/A)
								(NEG)	INTACT FAIR	HR AR A ENCL
								INC	POOR	
white	Wood Brick Sheetrock Plaster Metal Concrete	Flat Hand Rail	66		Stairwell To 3rd Floor	0.00	0.00	POS	FRICION NON-FRICION	A ENCP CA OSHA A ENCL (N/A)
								(NEG)	INTACT FAIR	HR AR A ENCL
								INC	POOR	



XRF Testing Report

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Criterion Client:

BFW Group LLC

Date:

8/31/2020

Sampling Location:

4949 Germantown Ave
Phila PA

Room Equivalent:

2nd Floor Front (Unit C)

Signature:

[Signature]

Project No.:

201379

Room #:

(2-Bedroom Occupied Unit)

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
Green	Wood Brick Sheetrock Plaster Metal Concrete	Wall	67	1	Front Bedroom (3rd Fl)	0.00	0.00	POS	FRICION INTACT	A ENCP CA OSHA A ENCL (N/A)
			68	2		0.00	0.00	NEG	NON-FRICION	
			69	3		0.00	0.00	INC	POOR	
			70	4		0.00	0.00			
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	71		Front Bedroom (3rd Fl)	0.00	0.00	POS	FRICION INTACT	A ENCP CA OSHA A ENCL (N/A)
							0.00	NEG	NON-FRICION	
							0.00	INC	POOR	
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	72		Front Bedroom (3rd Fl)	0.00	0.00	POS	FRICION INTACT	A ENCP CA OSHA A ENCL (N/A)
							0.00	NEG	NON-FRICION	
							0.00	INC	POOR	
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Jam	73		Front Bedroom (3rd Fl)	0.00	0.00	POS	FRICION INTACT	A ENCP CA OSHA A ENCL (N/A)
							0.00	NEG	NON-FRICION	
							0.00	INC	POOR	
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Casing	74		Front Bedroom (3rd Fl)	0.00	0.00	POS	FRICION INTACT	A ENCP CA OSHA A ENCL (N/A)
							0.00	NEG	NON-FRICION	
							0.00	INC	POOR	



Criterion

Client:

XRF Testing Report

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BFW Group LLC

Date:

8/31/2020

Sampling Location:

4949 Germantown Ave

Room Equivalent:

Phila PA

Signature:

[Signature]

Project No.:

201329

Room #:

(2 Bedroom Occupied Unit)

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Walls	75	1	Bathroom (3rd Fl)	0.00	0.00	POS	FRICITION NON-FRICITION	A ENCP CA OSHA N/A
			76	2		0.00	0.00	NEG	FRICITION NON-FRICITION	HR AR A ENCL
			77	3		0.00	0.00	INC	FRICITION NON-FRICITION	HR AR A ENCL
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	78		Bathroom (3rd Fl)	0.00	0.00	POS	FRICITION NON-FRICITION	A ENCP CA OSHA N/A
							0.00	NEG	FRICITION NON-FRICITION	HR AR A ENCL
							0.00	INC	FRICITION NON-FRICITION	HR AR A ENCL
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	79		Bathroom (3rd Fl)	0.00	0.00	POS	FRICITION NON-FRICITION	A ENCP CA OSHA N/A
		Sam					0.00	NEG	FRICITION NON-FRICITION	HR AR A ENCL
							0.00	INC	FRICITION NON-FRICITION	HR AR A ENCL
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	80		Bathroom (3rd Fl)	0.00	0.00	POS	FRICITION NON-FRICITION	A ENCP CA OSHA N/A
		Casing					0.00	NEG	FRICITION NON-FRICITION	HR AR A ENCL
							0.00	INC	FRICITION NON-FRICITION	HR AR A ENCL
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Walls	81	1	near Bedroom (3rd Fl)	0.00	0.00	POS	FRICITION NON-FRICITION	A ENCP CA OSHA N/A
			82	2		0.00	0.00	NEG	FRICITION NON-FRICITION	HR AR A ENCL
			83	3		0.00	0.00	INC	FRICITION NON-FRICITION	HR AR A ENCL
			84	4		0.00	0.00	INC	FRICITION NON-FRICITION	HR AR A ENCL



XRF Testing Report

Criterion Client:

BFW Group LLC

Sampling Location:

4949 Germantown Ave
Phila PA

Room Equivalent:

Bedroom (Unit B)

Room #:

4 Bedroom Occupied Unit

Date:

8/31/2020

Signature:

[Signature]

Project No.:

201379

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
TAN	Wood Brick Sheetrock Plaster Metal Concrete	Door	90		Front Door To Unit B	0.00	0.00	POS (NEG) INC	(FRICTION) (INTACT) (NON-FRICTION) (FAIR) (POOR)	A ENCP CA OSHA A ENCL (N/A)
TAN	Wood Brick Sheetrock Plaster Metal Concrete	Door JAM	91		Front Door To Unit B	0.00	0.00	POS (NEG) INC	(FRICTION) (INTACT) (NON-FRICTION) (FAIR) (POOR)	A ENCP CA OSHA A ENCL (N/A)
TAN	Wood Brick Sheetrock Plaster Metal Concrete	Door Casings	92		Front Door To Unit B	0.00	0.00	POS (NEG) INC	(FRICTION) (INTACT) (NON-FRICTION) (FAIR) (POOR)	A ENCP CA OSHA A ENCL (N/A)
TAN	Wood Brick Sheetrock Plaster Metal Concrete	WALLS	93 94 95 96	1 2 3 4	Living Room ↓	0.00 0.00 0.00 0.00	0.00	POS (NEG) INC	(FRICTION) (INTACT) (NON-FRICTION) (FAIR) (POOR)	A ENCP CA OSHA A ENCL (N/A)
White	Wood Brick Sheetrock Plaster Metal Concrete	Windows Sill	97		Living Room	0.00	0.00	POS (NEG) INC	(FRICTION) (INTACT) (NON-FRICTION) (FAIR) (POOR)	A ENCP CA OSHA A ENCL (N/A)



Criterion

Client:

BTW GROUP LLC

XRF Testing Report

Page

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Date:

8/31/2020

Sampling Location:

4949 Germantown Ave
Phila PA

Room Equivalent:

2nd Floor REAR - B UNIT

Room #:

2 Bedroom Occupied Unit

Signature:

Project No.:

201379

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
TAN	Wood Brick Sheetrock Plaster Metal Concrete	WALLS	98	1	Kitchen ↓	0.00	0.00	POS	FRICTION (INTACT)	A ENCP HR CA AR OSHA A ENCL (N/A)
			99	2		0.00		NEG	NON-FRICTION	
			100	3		0.00		INC		
			101	4		0.00				
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	102		Kitchen ↓	0.00	0.00	POS	FRICTION (INTACT)	A ENCP HR CA AR OSHA A ENCL N/A
								NEG	NON-FRICTION	
								INC		
TAN	Wood Brick Sheetrock Plaster Metal Concrete	WALLS	103	1	Bathroom ↓	0.00	0.00	POS	FRICTION (INTACT)	A ENCP HR CA AR OSHA A ENCL (N/A)
			104	2		0.00		NEG	NON-FRICTION	
			105	3		0.00		INC		
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	106		Bathroom ↓	0.00	0.00	POS	FRICTION (INTACT)	A ENCP HR CA AR OSHA A ENCL N/A
								NEG	NON-FRICTION	
								INC		
White	Wood Brick Sheetrock Plaster Metal Concrete	Door JAM	107		Bathroom ↓	0.00	0.00	POS	FRICTION (INTACT)	A ENCP HR CA AR OSHA A ENCL N/A
								NEG	NON-FRICTION	
								INC		



XRF Testing Report

Criterion Client:

BTW Group LLC

Sampling Location:

4949 Germantown Ave

Room Equivalent:

2nd Floor - B Unit

Room #:

1 Bedroom Occupied Unit

XRF Serial No.:

25357

Date:

8/31/2020

Signature:

[Signature]

Project No.:

201379

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Casing	108		Bathroom	0.00	0.00	POS	FRICION NON-FRICION INTACT FAIR POOR	A ENCP CA OSHA HR AR A ENCL (N/A)
Tan	Wood Brick Sheetrock Plaster Metal Concrete	walls	109 110 111 112	1 2 3 4	Bedroom	0.00 0.00 0.00 0.00	0.00	POS NEG INC	FRICION NON-FRICION INTACT FAIR POOR	A ENCP CA OSHA HR AR A ENCL (N/A)
White	Wood Brick Sheetrock Plaster Metal Concrete	window Sill	113		Bedroom	0.00	0.00	POS NEG INC	FRICION NON-FRICION INTACT FAIR POOR	A ENCP CA OSHA HR AR A ENCL (N/A)
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	114		Bedroom	0.00	0.00	POS NEG INC	FRICION NON-FRICION INTACT FAIR POOR	A ENCP CA OSHA HR AR A ENCL (N/A)
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Sill	115		Bedroom	0.00	0.00	POS NEG INC	FRICION NON-FRICION INTACT FAIR POOR	A ENCP CA OSHA HR AR A ENCL (N/A)



Criterion

Client:

XRF Testing Report

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Client:

BFW Group LLC

Date:

8/31/2020

Sampling Location:

4949 Germantown Ave
Phila PA

Signature:

[Signature]

Room Equivalent:

2nd Floor Restroom - Unit B

Project No.:

201379

Room #:

1 Bedroom Occupied Unit

XRF Serial No.:

25359

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Casing	116		Bedroom	0.00	0.00	POS	FRICION NON-FRICION POOR	A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	117		Utility Closet	0.00	0.00	POS	FRICION NON-FRICION POOR	A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Jam	118		Utility Closet	0.00	0.00	POS	FRICION NON-FRICION POOR	A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Casing	119		Utility Closet	0.00	0.00	POS	FRICION NON-FRICION POOR	A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON-FRICION POOR	A ENCP CA OSHA N/A



Criterion

Client:

XRF Testing Report

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BFW Group LLC

Date:

8/31/2020

Sampling Location:

4949 Georgetown Ave
Phila PA

Signature:

Wendy H. H. H.

Room Equivalent:

Extension of Unit

Project No.:

201379

Room #:

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
Blue	Wood Brick Sheetrock Plaster Metal Concrete	Sill	120		Front window Left	0.00	0.00	POS	FRICITION (INTACT)	A ENCP CA OSHA A ENCL
			121		Front window Right	0.00		NEG	NON-FRICITION	CA OSHA A ENCL
								INC	POOR	N/A
Blue	Wood Brick Sheetrock Plaster (Metal) Concrete	Side lite	122		Window	1.4	1.4	POS	FRICITION (INTACT)	A ENCP CA OSHA A ENCL
								NEG	FAIR	CA OSHA A ENCL
								INC	POOR	N/A
Blue	Wood Brick Sheetrock Plaster Metal Concrete	Joints	123		Front	0.00	0.00	POS	FRICITION	A ENCP CA OSHA A ENCL
								NEG	NON-FRICITION	CA OSHA A ENCL
								INC	POOR	N/A
Yellow	Wood Brick Sheetrock Plaster Metal Concrete	Sash	124		Front window	0.00	0.00	POS	FRICITION (INTACT)	A ENCP CA OSHA A ENCL
								NEG	NON-FRICITION	CA OSHA A ENCL
								INC	POOR	N/A
Red	Wood Brick Sheetrock Plaster (Metal) Concrete	Door	125		Front Door To stairs - On Its B&C	0.00	0.00	POS	FRICITION	A ENCP CA OSHA A ENCL
								NEG	NON-FRICITION	CA OSHA A ENCL
								INC	POOR	N/A

*



XRF Testing Report

Criterion Client:

BFW Group LLC

Sampling Location:

4949 Germantown Ave
Phila PA

Room Equivalent:

Room #:

COMMON STAIRWELL UNIT B4C SIDE

Date:

8/31/2020

Signature:

[Signature]

Project No.:

201379

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Stair Wall	126	1	Exterior Wall	0.00	0.00	POS	FRICITION	A ENCP CA OSHA A ENCL
			127	2	Interior Wall	0.00		NEG	NON-FRICITION	HR AR A ENCL
								INC	POOR	N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Hand Rail	128		Stairwell	0.00	0.00	POS	FRICITION	A ENCP CA OSHA A ENCL
								NEG	NON-FRICITION	HR AR A ENCL
								INC	POOR	N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Staircase	129		Stairwell	0.00	0.00	POS	FRICITION	A ENCP CA OSHA A ENCL
								NEG	NON-FRICITION	HR AR A ENCL
								INC	POOR	N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION	A ENCP CA OSHA A ENCL
								NEG	NON-FRICITION	HR AR A ENCL
								INC	POOR	N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION	A ENCP CA OSHA A ENCL
								NEG	NON-FRICITION	HR AR A ENCL
								INC	POOR	N/A



October 9, 2020

Attention: PHDC Germantown CNA

Reference: Radon Testing Results
4949 Germantown Avenue, Philadelphia, PA
Criterion's Project Number: **201379**

Enclosed are the laboratory results concerning the radon testing performed in Units A and B at the residence located at 4949 Germantown Avenue in Philadelphia, PA. Sampling was performed by Safe Shelter Environmental from September 22- September 24, 2020.

The radon sample was collected from Unit A – basement, 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 radon sample was collected from Unit A – First Floor, results indicated an average radon level of 1.5 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 radon sample was collected from Unit C – Second Floor, results indicated an average radon level of 0.8 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



SAFE SHELTER ENVIRONMENTAL

RADON TEST RESULTS

Test #T200913147

Report Date: 9/25/2020

CLIENT INFORMATION

TEST LOCATION

NAME	Ms. Melissa Billingsley	NAME	
ADDRESS	Criterion Labs, Inc.	ADDRESS	4949 Germantown Avenue
	400 Street Road		Philadelphia, PA 19144
	Bensalem, PA 19020	COUNTY	Philadelphia
PHONE #	(215) 244-1300	STRUCTURE	three story rowhome
EMAIL	mbillingsley@criterionlabs.com		

TEST DEVICE - E-PERM

Electret Reader Serial Number: B-89-RE-161	Reader calibration expiration date: 10/24/2020
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	DEVICE ID #	DEVICE LOCATION	START DATE	START TIME	FINISH DATE	FINISH TIME	RESULT	AVERAGE
1	SLW534	Unit A - basement	9/22/2020	10:55	9/24/2020	10:25	2.6 pCi/L	
1	SSX347	Unit A - basement DUP	9/22/2020	10:55	9/24/2020	10:25	1.9 pCi/L	2.3 pCi/L
2	SLM911	Unit A - first floor	9/22/2020	10:55	9/24/2020	10:25	1.2 pCi/L	
2	SKD169	Unit A - first floor DUP	9/22/2020	10:55	9/24/2020	10:25	1.9 pCi/L	1.5 pCi/L
3	SJX273	Unit C - second floor	9/22/2020	10:55	9/24/2020	10:25	0.4 pCi/L	
3	SKA215	Unit C - second floor DUP	9/22/2020	10:55	9/24/2020	10:25	1.2 pCi/L	0.8 pCi/L

*** indicates radon levels above the EPA 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

The Maple Corporation and Germantown Housing Justice

Germantown / Mt. Airy Resident Questionnaire (PCNA)

Date Interviewed:	8/24/2020
Name:	Christino Zayas
Address:	4949 Germantown Ave, Apt. B
Number of occupants:	1
Length of Occupancy:	4 yrs
Bedrooms:	1
Baths:	1
Unit Type: Single, Duplex, Triplex, Multifamily	Triplex
Proposed Inspection date	
Did you receive letter?	Y
*Radon process notification	Y
Are there any health concerns in relation to inspection/Covid-19? N	
Comments	
Are there mobility or ease of use concerns related to entering your unit, bathroom, and kitchen? No	
Do you notice any unusual odors in or directly outside your home? N	
Is mold present in your unit? Yes	
If so, has it been reported? No	
Have you had any recent repairs or replacements in your unit? N	
If so, what was repaired or replaced?	
Basement, if applicable Condition - Very good , Good, Poor, Very Poor Comment	N/A
Living Room Condition - Very good , Good, Poor, Very Poor Comment	Very Poor Carpet needs repair, ceiling damage from water leaking
Dining room Condition - Very good , Good, Poor, Very Poor Comment	
Kitchen Condition - Very good , Good, Poor, Very Poor Comment	Very Poor cabinets in very bad condition
Bedroom 1 Condition - Very good , Good, Poor, Very Poor Comment	Very Poor mold in closet
Bedroom 2 Condition - Very good , Good, Poor, Very Poor Comment	
Bedroom 3 Condition - Very good , Good, Poor, Very Poor Comment	
Bathroom(s) Condition - Very good , Good, Poor, Very Poor Comment	Good

Interior railings Condition - Very good , Good, Poor, Very Poor Comment	
Exterior doors Condition - Very good , Good, Poor, Very Poor Comment	Security gate was removed by owner
Exterior stairs Condition - Very good , Good, Poor, Very Poor Comment	
Exterior walls Condition - Very good , Good, Poor, Very Poor Comment	
Exterior railings Condition - Very good , Good, Poor, Very Poor Comment	
Roof Condition - Very good , Good, Poor, Very Poor Comment	
Gutter Condition - Very good , Good, Poor, Very Poor Comment	
Plumbing system Condition - Very good , Good, Poor, Very Poor Comment	
Water pressure Condition - Very good , Good, Poor, Very Poor Comment	see below
What type of heating system do you have? Condition - Very good , Good, Poor, Very Poor Comment	see below
Do you have central air? Condition - Very good , Good, Poor, Very Poor Comment	No
Do you have smoke detectors?	No
Do you have carbon monoxide detectors?	No
Is there evidence of infestation in your home?	No
If yes, did you report it to management?	
Do you currently need special modification to your home?	
If so, please explain	
General Questions or Concerns	No electricity, water, or heat

The Maple Corporation and Germantown Housing Justice

Germantown / Mt. Airy Resident Questionnaire (PCNA)

Date Interviewed:	8/19/2020
Name:	Lewis Gales Sr
Address:	4949 Germantown Ave, Apt C
Number of occupants:	3
Length of Occupancy:	6 years
Bedrooms:	2
Baths:	1
Unit Type: Single, Duplex, Triplex, Multifamily	Triplex
Proposed Inspection date	8/25/2020
Did you receive letter?	Yes
*Radon process notification	Yes
Are there any health concerns in relation to inspection/Covid-19? NO	
Comments	
Are there mobility or ease of use concerns related to entering your unit, bathroom, and kitchen? NO	
Do you notice any unusual odors in or directly outside your home? NO	
Is mold present in your unit? NO	
If so, has it been reported? NO	
Have you had any recent repairs or replacements in your unit? YES	
If so, what was repaired or replaced? Oven recently replaced	
Basement, if applicable Condition - Very good , Good, Poor, Very Poor Comment	Poor Basement steps poor condition
Living Room Condition - Very good , Good, Poor, Very Poor Comment	Good
Dining room Condition - Very good , Good, Poor, Very Poor Comment	Good
Kitchen Condition - Very good , Good, Poor, Very Poor Comment	Poor Leak in kitchen sink-possible mold
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 Comment	N/A
Bathroom(s) Condition - Very good , Good, Poor, Very Poor Comment	Very Poor Leak from cold water pipes in sink, mold Holes in floor (reported, no resolution)

Interior railings Condition - Very good , Good, Poor, Very Poor Comment	Poor Needs replacing-broken
Exterior doors Condition - Very good , Good, Poor, Very Poor Comment	Poor Security gates were removed by previous property owner
Exterior stairs Condition - Very good , Good, Poor, Very Poor Comment	Good
Exterior walls Condition - Very good , Good, Poor, Very Poor Comment	Good
Exterior railings Condition - Very good , Good, Poor, Very Poor Comment	Good
Roof Condition - Very good , Good, Poor, Very Poor Comment	Unknown
Gutter Condition - Very good , Good, Poor, Very Poor Comment	Unknown
Plumbing system Condition - Very good , Good, Poor, Very Poor Comment	Poor See comments regarding leaks
Water pressure Condition - Very good , Good, Poor, Very Poor Comment	Good
What type of heating system do you have? Condition - Very good , Good, Poor, Very Poor Comment	Gas Good
Do you have central air? Condition - Very good , Good, Poor, Very Poor Comment	No
Do you have smoke detectors?	Yes-PHA recently checked
Do you have carbon monoxide detectors?	Yes
Is there evidence of infestation in your home?	Yes-bedbugs, mice ants
If yes, did you report it to management?	No
Do you currently need special modification to your home?	NO
If so, please explain	
General Questions or Concerns	