

# Germantown/Mount Airy Properties

## Physical Conditions and Needs Assessment

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### Premises U

**4951 Germantown Ave**

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.

4951 Germantown Ave is a three story, three unit rowhouse owned by the Philadelphia Housing and Development Corporation (PHDC) and managed by the Philadelphia Housing Authority (PHA). Extensive water damage may compromise the structural integrity of the building, significant mold remediation will be required.

Excessive mold was evidenced throughout the apartment, specifically concentrated around the areas immediately adjacent to the exterior downspouts. It appears that water infiltration at these areas has caused severe flooding in the past

The site measures approximately twenty feet wide by eighty-three feet deep and is located on the northeast corner of Germantown Ave and East Seymour St. The building is wood framed with a brick facade front elevation. The building consists of three (3) stories with a partial basement and is a rectangular shape unit.

All three units in the building are vacant.

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

### 1.2 General Physical Condition

Building Type: Rowhouse

Property Age: ~106 yrs.

#### System Conditions & Observations Summary

Good

Fair

Poor

Action

Site Improvements				
3.2.1 Topography		√		None
3.2.2 Storm Water Drainage			√	Immediately address roof drainage to avoid additional structure damage.
3.2.3 Access and Egress			√	None
3.2.4 Paving, Curbing and Parking		√		None
3.2.5 Flatwork	√			None
3.2.6 Landscaping and Appurtenances				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			√	The bedroom floor of Unit B must be replaced; Address water damage and source of water infiltration in Unit C
3.3.3	Facades or Curtain Wall		√		None
3.3.4	Roofing and Roof Drainage			√	Immediately address roof drainage to avoid additional structure damage.
Mechanical, Plumbing, Fire Protection and Electrical Systems					
3.4.1	Plumbing		√		None
3.4.2	Heating		√		None
3.4.3	Air Conditioning and Ventilation				N/A
3.4.4	Electrical		√		GFI outlets are required in the kitchen and bathrooms.
Vertical Transportation					
3.5.	Elevators				N/A
Life Safety/Fire Protection					
3.6.1	Sprinklers and Standpipes		√		Sprinkler systems should be tested and inspected.
3.6.2	Alarm Systems				N/A
3.6.3	Other Systems			√	Smoke and carbon monoxide detectors should be installed
Interior Elements					
3.7.1	Common Areas			√	Repainting and Replacing the vinyl tiles and carpet along the stairs is recommended.
3.7.2	Tenant Spaces			√	Remediate mold, replace flooring, repair portions of collapsed ceilings, address water damage, repair and repaint gypsum wallboards and ceilings.

### 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

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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

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The initial building walkthrough was conducted on August 27, 2020. Three units were inspected (100%) along with stairwells and corridors.

### 2.3 Useful Life Estimate

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It is our observation that the 4951 Germantown Ave constructed circa 1915, has visible mold and water damage throughout each unit. Fixtures and finishes within the dwellings and in the common areas, in most cases, have exceeded their useful lives.

### 3 SYSTEM DESCRIPTIONS & OBSERVATIONS

#### 3.1 OVERALL GENERAL DESCRIPTION

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##### 3.1.1 Apartment Unit Types and Unit Mix

Unit A is accessed from a small lobby at grade. Unit B is accessed via stairs from the lobby. Unit C is accessed from a second floor entry with stairs leading up to the third floor. There are no amenities associated with this building.

Unit A (first floor) - two bedrooms, one bathroom, kitchen and living area. This unit is ADA accessible.

Unit B (second floor) - three bedrooms, one bathroom, kitchen and living area.

Unit C (third floor) - three bedrooms, one bathroom, kitchen and living area.

##### 3.1.2 List of Apartment Units Inspected

100% of units were inspected

#### 3.2 SITE

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##### 3.2.1 Topography

The building is located on a city block, entrance is along East Seymour Street. There is a slight incline in grade running Northeastward along East Seymore St.

##### 3.2.2 Storm Water Drainage

Through wall scuppers conduct roof storm water to aluminum downspouts to underground piping.

##### 3.2.3 Access and Egress

Access to the site is from East Seymour Street at grade.

##### 3.2.4 Paving, Curbing and Parking

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

##### 3.2.5 Flatwork

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

##### 3.2.6 Landscaping and Appurtenances

N/A

##### 3.2.7 Recreational Facilities

There are no recreational facilities associated with this property.

##### 3.2.8 Utilities

Sanitary Sewer: City of Philadelphia

Storm Stewer: City of Philadelphia

Domestic Water: City of Philadelphia

Electric Service: PECO Energy Company

Natural Gas Service: Philadelphia Gas Works

###### 3.2.8.1 Water

Domestic water was not able to be assessed.

#### 3.2.8.2 Electricity

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

#### 3.2.8.3 Natural Gas

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

#### 3.2.8.4 Sanitary Sewer

All sanitary piping below grade is PVC.

#### 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

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#### 3.3.1 Foundation

Foundation walls are CMU with what appears to be a concrete slab floor.

##### *Observations/Comments:*

*The basement shows evidence of water infiltration in the area of the two (2) downspouts with large water staining along the CMU exterior wall.*

#### 3.3.2 Building Frame

##### 3.3.2.1 Floor Frame System

Visible wood framed floor structure appears to be in fair to poor condition.

##### *Observations/Comments:*

*Portions in question are located at the area of the downspout locations on all floors.*

##### 3.3.2.2 Crawl Spaces and Penetrations

N/A

##### 3.3.2.3 Roof Frame

Suspected to be wood frame. Confirm structural integrity at scupper locations.

##### 3.3.2.4 Flashing & Moisture Protection

The building appears to have a parapet, with two scuppers and downspouts along the west side of the structure.

##### 3.3.2.5 Attic Spaces, Draft Stops, Roof Vents & Penetrations

Not visible for assessment.

#### 3.3.2.6 Insulation

It is recommended to insulate the basement floor.

#### 3.3.2.7 Stairs, Railings & Balconies

The stairs to the third floor have vinyl tile. A wooden stair is provided for access to the basement.

##### *Observations/Comments:*

*Replacement of all vinyl tile throughout the stair is recommended.*

#### 3.3.2.8 Exterior Doors and Entry Systems

Exterior entry door appears to be in fair condition.

### 3.3.3 Facades or Curtain Wall

#### 3.3.3.1 Sidewall System

The building exterior consists of a brick exterior finish on the front of the dwelling, a stucco finished façade along East Seymour Street, and a mixed stucco and vinyl sided rear facade.

##### *Observations/Comments:*

*Exterior stucco will require cleaning and repair/repaint.*

#### 3.3.3.2 Fenestration (Window) Systems

The building is provided with wood double hung windows. Comments: Replace windows for thermal efficiency and security.

### 3.3.4 Roofing and Roof Drainage

There was no available access to the roof area for observation. The building appears to have a parapet with two scuppers and downspouts along the west side of the structure on East Seymour Street. Significant water infiltration was noted around the downspout locations.

##### *Observations/Comments:*

*Immediately address roof drainage to avoid additional structure damage.*

## 3.4 MECHANICAL AND ELECTRICAL SYSTEM

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### 3.4.1 Plumbing

#### 3.4.1.1 Supply and Waste Piping

All sanitary piping below grade is PVC.

#### 3.4.1.2 Domestic Hot Water Production

Domestic hot water is provided by a gas fired 30- gallon tank type water heater located in each unit. All were in poor condition. Flues were adequately connected.

##### *Observations/Comments:*

*All Units - Water heater shows visible corrosion and should be replaced.*

#### 3.4.1.3 Fixtures

Incoming gas service and gas meter look to be in good condition.

### 3.4.2 Heating

#### 3.4.2.1 Heating Generating Equipment

Each unit is heated via gas fired vertical furnace. This is a forced air, heating only unit.

##### *Observations/Comments:*

*All units - All ductwork should be cleaned and furnaces 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

N/A

#### 3.4.3.2 Distribution

See Section 3.4.3.1 above.

#### 3.4.3.3. Control Systems

N/A

#### 3.4.3.4 Sprinkler and Standpipes

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 (family room and master bedroom).*

### 3.4.4 Electrical

#### 3.4.4.1 Service, Metering, Distribution Panels

All units have 60amp 120/240-volt panels powered by PECO meters for lighting and power which are in poor to good condition.

#### *Observations/Comments:*

*All Units - Electricity was not on in the units. GFI outlets are required in the kitchen and bathrooms.*

#### 3.4.4.2 Distribution

See 3.4.4.1 above

#### 3.4.4.3 Distribution - Tenant Apartments

See 3.4.4.1 above

#### 3.4.4.4 Lighting - Building Common Area

The building has no exterior lighting beyond the public street lights. There is emergency lighting in hallways, not in individual units.

#### 3.4.4.5 Lighting - Resident Apartment

Unit A - electricity was not on in this unit.

#### 3.4.4.6 Lighting - Site

See 3.4.4.4 above

#### 3.4.4.7 Emergency Generator

N/A

### 3.5 VERTICAL TRANSPORTATION

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3.5.1 There are no elevators in this building.

### 3.6 LIFE SAFETY/FIRE PROTECTION

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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

There is a fire alarm control panel in the basement.

*Observations/Comments:*

*Replacement of the fire alarm control panel is needed.*

*New smoke/carbon monoxide detectors should be installed.*

#### 3.6.3 Other Systems

3.6.3.1 Intercom System

There is no intercom system in the building.

3.6.3.2 Apartment Emergency Duress System

There is no emergency duress system in the building.

### 3.7 INTERIOR ELEMENTS

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3.7.1 Common Areas

Common areas are the stairs and hallways



### 3.7.2 Tenant Spaces

#### 3.7.2.1 Finishes, Wall, Floors

All units have carpet with 4 inch vinyl base throughout in poor condition. General finishes throughout each unit are gypsum board ceilings and walls in poor to fair condition.

Interior doors are wood and are in poor condition.

Kitchen floors appeared to be linoleum or vinyl tile in poor condition.

##### *Observations/Comments:*

*All Units - Carpeting and vinyl tile flooring should be replaced.*

*Unit A - Excessive mold was evidenced throughout. Ceiling collapse within bathroom and bedroom #2 due to water damage.*

*Unit B - Excessive mold located in bedroom #1 as well as ceiling collapse. Moss is growing on the floor and the structure appears soft and unsound. Portions of the bathroom ceiling have collapsed and will require replacement. A portion of the ceiling and wallboard collapsed inward by kitchen/living room corner, as well as large water staining along the floors, wall and remaining ceiling. Bedroom #2 ceiling has collapsed and large amounts of mold and mildew due to water infiltration. A fresh coat of paint is required.*

*Unit C - Extensive water damage in bedrooms #1 and #2, as well as kitchen/living room area. Investigation and correction of water infiltration is a priority in order to maintain the structural integrity of the building.*

#### 3.7.2.2 Appliances

Unit A - washer/dryer hookup located in bathroom.

Unit B - a stacked washer/dryer is located inside a kitchen closet.

Unit C - a stacked washer/dryer is located inside a kitchen closet.

#### 3.7.2.3 Bath Fixtures and Specialties

All units are equipped with two vanities, a water closet, bathtub and a fiberglass surround.

##### *Observations/Comments:*

*All Units - General condition of bathrooms is poor and will require complete renovation.*

*Unit A - Ceiling collapsed and should be replaced.*

*Unit B - Portion of the ceiling has collapsed and should be replaced.*

#### 3.7.2.4 Kitchen Fixtures and Specialties

##### *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.

Unit A is configured for ADA accessibility, base cabinets are not installed below the sink.

##### *Observations/Comments:*

*All Units - Cabinets and laminate countertops will require replacement.*

#### 3.7.2.6 Closet Systems

A washer and dryer hookup is located within the bathroom space in each unit.

## 4 ADDITIONAL CONSIDERATIONS

### 4.1 ENVIRONMENTAL HAZARDS

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

No lead-based paint was detected on any of the components sampled.

No asbestos was found in drywall and joint compound, beige linoleum, or white floor tile with yellow mastic that was sampled.

## 5 OPINIONS OF PROBABLE COSTS TO REMEDY PHYSICAL DEFICIENCIES

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

## 6 OUT OF SCOPE CONSIDERATIONS

### 6.1 *Accessibility for Persons with Disabilities*

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Unit A is configured as an ADA accessible dwelling and is located on the first floor.  
Access to the apartments is from grade.

## 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

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

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

Division	Capital Expense Category	Description / Comments	Condition	Action	EUL (yr)	Effective Age (yr)	RUL (yr)	Quantity	Unit of Measure	Unit Cost	Total Cost	Critical Repairs
General Requirement	Permitting	2% of the total cost of each respective project									\$5,165	\$1,920
	Contingency	10% of the total cost of each respective project									\$25,823	\$9,600
	Overhead and Profit	2.5% of the total cost of each respective project									\$6,456	\$2,400
	SubTotal										\$37,444	\$13,920
Site Construction/Existing Conditions	Units A, B C and Basement	Mold/Mildew from water infiltration (75% of building 2,250 SF)	Poor	Treat and remediate	N/A	N/A	N/A	2250	SF	\$20	\$45,000	\$45,000
	Units A, B C and Basement (Allowance)	Loose debris and dust remains throughout		Cleanout loose debris and dust	N/A	N/A	N/A	15	CY	\$400	\$6,000	\$6,000
	Exterior Downspouts (Allowance)	Water infiltration into units at downspout areas; large water staining along CMU exterior wall in basement	Poor	Investigation and correction of the water infiltration should be priority in order to maintain the structural integrity of the building	N/A	N/A	N/A	N/A	N/A	N/A	\$15,000	\$15,000
	Units A, B and C Windows	Windows are not sealed	Poor	Hang plywood at each window location	1	N/A	N/A	32	EA	\$156	\$5,000	\$5,000
	Unit A, B and C (Allowance)	Wood framed floor structure	Poor-Fair	Portions may need to be replaced in order to facilitate a safe and secure structure	50	30	20	1000	SF	\$25	\$25,000	\$25,000
	Roof (Allowance)	Water infiltration seems to be coming from the roof and downspout areas; large water staining along CMU exterior wall in basement		Demo & replace	20	20	0	500	SF	\$10.00	\$5,000	\$5,000
	SubTotal										\$96,000	\$96,000
Woods, Plastics and Composites	Unit A (Handicap accessible)	Kitchen Cabinets	Poor	Demo and replace cabinetry	20	20	0	40	LF	\$150.00	\$6,000	
		Bathroom	Poor	Demo and replace vanity and mirror	20	20	0	1	EA	\$400.00	\$400	
		Kitchen plastic laminate countertop	Poor	Demo and replace countertop	15	15	0	25	LF	\$75.00	\$1,875	
	Unit B	Kitchen Cabinets	Poor	Demo and replace cabinetry	20	20	0	40	LF	\$150.00	\$6,000	
		Bathroom	Poor	Replace vanity and mirror	20	20	0	1	EA	\$400.00	\$400	
		Kitchen plastic laminate countertop	Poor	Demo and replace countertop	15	15	0	25	LF	\$75.00	\$1,875	
	Unit C	Kitchen Cabinets	Poor	Demo and replace cabinetry	20	20	0	40	LF	\$150.00	\$6,000	
		Bathroom	Poor	Demo and replace vanity and mirror	20	20	0	1	EA	\$400.00	\$400	
		Kitchen plastic laminate countertop	Poor	Demo and replace countertop	15	15	0	25	LF	\$75.00	\$1,875	
	SubTotal										\$24,825	\$0
Thermal and Moisture Protection		Basement Flooring Insulation	Poor	Install insulation of the flooring in basement	60	60	0	600	SF	\$10	\$6,000	
	SubTotal										\$6,000	\$0
Openings	Unit A	Doors	Poor	Demo and replace	20	20	0	11	EA	\$900.00	\$9,900	
		Windows (double-hung)	Fair	Demo and replace, insulate, and frame any leaking windows	30	20	0	5	EA	\$800.00	\$4,000	
	Unit B	Doors	Poor	Demo and replace	20	20	0	11	EA	\$900.00	\$9,900	
		Windows (double-hung)	Fair	Demo and replace, insulate, and frame any leaking windows	30	20	0	5	EA	\$800.00	\$4,000	
	Unit C	Doors	Poor	Demo and replace	20	20	0	11	EA	\$900.00	\$9,900	
		Windows (double-hung)	Fair	Demo and replace, insulate, and frame any leaking windows	30	20	0	5	EA	\$800.00	\$4,000	
	SubTotal										\$41,700	\$0
Finishes	Unit A	Flooring (Carpet)	Poor	Demo and replace flooring throughout unit	5	5	0	700	SF	\$10.00	\$7,000	
		Flooring (Resilient)	Poor	Demo and replace flooring throughout unit	15	15	0	200	SF	\$7.00	\$1,400	
		Gypsum wallboard and ceiling finishes (water damage throughout)	Poor	Repair and repaint damaged areas	35	20	15	300	SF	\$4.00	\$1,200	
	Unit B	Flooring (Carpet)	Poor	Demo and replace flooring throughout unit	5	5	0	700	SF	\$10.00	\$7,000	
		Flooring (Resilient)	Poor	Demo and replace flooring throughout unit	15	15	0	200	SF	\$7.00	\$1,400	
		Gypsum wallboard and ceiling finishes (water damage throughout)	Poor	Repair and repaint damaged areas	35	20	15	300	SF	\$4.00	\$1,200	
	Unit C	Flooring (Carpet)	Poor	Demo and replace flooring throughout unit	5	5	0	700	SF	\$10.00	\$7,000	
		Flooring (Resilient)	Poor	Demo and replace flooring throughout unit	15	15	0	200	SF	\$7.00	\$1,400	
		Gypsum wallboard and ceiling finishes (throughout)	Fair	Repair and repaint damaged areas	35	20	15	300	SF	\$4.00	\$1,200	
	SubTotal										\$28,800	\$0
Specialties	Unit A	Bathroom tub and fixtures	Poor	Replace fiberglass tub surround and plumbing fixtures	30	15	0	1	EA	\$2,000.00	\$2,000	
	Unit B	Bathroom tub and fixtures	Poor	Replace fiberglass tub surround and plumbing fixtures	30	15	0	1	EA	\$2,000.00	\$2,000	
	Unit C	Bathroom tub and fixtures	Poor	Replace fiberglass tub surround and plumbing fixtures	30	15	0	1	EA	\$2,000.00	\$2,000	
	SubTotal										\$6,000	\$0
Equipment	Unit A	New kitchen appliances (refrigerator, stove, range hood)	Fair	Replace in the next year	15	15	0	1	N/A	\$2,000	\$2,000	
	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										\$6,000	\$0
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	
	Unit A - Plumbing system	Toilet	Poor	Replace toilet	40	20	20	1	EA	\$1,300	\$1,300	
		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	
	Unit B - Plumbing system	Toilet	Poor	Replace toilet	40	20	20	1	EA	\$1,300	\$1,300	
		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	
	Unit C - Plumbing system	Apartment Domestic Hot Water Heater - Gas	Fair	Replace at EUL	12	10	2	1	EA	\$2,000	\$2,000	
		Toilet	Poor	Replace toilet	40	20	20	1	EA	\$1,300	\$1,300	
	Fire Alarm Control Panel	Fire alarm panel its useful life	Poor	Replace control panel	15	20	0	1	EA	\$4,000	\$4,000	
	Fire Alarm/Suppression (Entire Building)	Fire suppression system has components that are past their EUL	Poor	Demo	50	N/A	25	2700	EA	\$4.00	\$10,000	
	SubTotal										\$38,900	\$0
Electrical	Electrical System	60-amp service, panels and wiring (including outlets switches and other power controls)	Poor	Upgrade to 200-amp service, replace all panels and rewire thruought	50	20	30	N/A	N/A	\$10,000.00	\$10,000	
	SubTotal										\$10,000	\$0
	Total										\$295,669	\$109,920



[illegible]

### 8.1.2 SF Cost Estimate for Full Renovation

---

#### **Basis of estimate**

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

<b>4,860 SF Renovation - Premises U 4951 Germantown Ave</b>		
<b>ITEM</b>	<b>Total</b>	<b>\$/SF</b>
DEMOLITION	\$ 58,320.00	\$ 12.00
SITEWORK	\$ -	\$ -
LANDSCAPE & IRRIGATION	\$ 4,860.00	\$ 1.00
CONCRETE	\$ 14,580.00	\$ 3.00
MASONRY	\$ 97,200.00	\$ 20.00
STRUCTURAL STEEL	\$ -	\$ -
METAL FABRICATIONS	\$ -	\$ -
ROUGH CARPENTRY	\$ 38,880.00	\$ 8.00
ARCHITECTURAL WOODWORK	\$ -	\$ -
THERMAL & MOISTURE PROTECTION	\$ 48,600.00	\$ 10.00
FIREPROOFING	\$ 9,720.00	\$ 2.00
SEALANTS	\$ 9,720.00	\$ 2.00
WINDOWS	\$ 19,440.00	\$ 4.00
DOORS / FRAMES / HARDWARE	\$ 38,880.00	\$ 8.00
STOREFRONT / GLAZING	\$ -	\$ -
INTERIOR GLASS	\$ -	\$ -
DRYWALL	\$ 29,160.00	\$ 6.00
TILE	\$ 19,440.00	\$ 4.00
ACOUSTIC CEILINGS	\$ -	\$ -
CARPET	\$ 29,160.00	\$ 6.00
PAINTING	\$ 14,580.00	\$ 3.00
WALL COVERINGS	\$ -	\$ -
SPECIALTIES	\$ 14,580.00	\$ 3.00
EQUIPMENT	\$ 24,300.00	\$ 5.00
FURNISHINGS	\$ 19,440.00	\$ 4.00
CONVEYING	\$ -	\$ -
FIRE PROTECTION	\$ 14,580.00	\$ 3.00
PLUMBING	\$ 48,600.00	\$ 10.00
HVAC	\$ 72,900.00	\$ 15.00
ELECTRICAL	\$ 68,040.00	\$ 14.00
COMMUNICATIONS	\$ 24,300.00	\$ 5.00
ELECTRONIC SAFETY & SECURITY	\$ 9,720.00	\$ 2.00
GENERAL REQUIREMENTS	\$ 19,440.00	\$ 4.00
<b>Subtotal</b>	<b>\$ 748,440.00</b>	<b>154</b>
Construction Contingency - 10%	\$ 74,844.00	\$ 15.40
Subcontractor Insurance - 2%	\$ 14,968.80	\$ 3.08
Design Contingency - 2%	\$ 14,968.80	\$ 7.70
Overhead & Profit - 2.5%	\$ 18,711.00	\$ 3.85
Permits - 1.5%	\$ 11,226.60	\$ 3.08
Performance & Payment Bonds - 2%	\$ 14,968.80	\$ 3.08
<b>Grand Total</b>	<b>\$ 898,128.00</b>	<b>190</b>

RFR ASSUMPTIONS	
Units	3
Beginning Year	2021
Investment Rate of Return	2.5%
Inflation Rate	2.5%
Existing Reserve Fund	\$ -
Monthly Reserve Contribution	\$ 2,750.00
Reserve Cost/Unit/Year	\$ 11,000
Year 1 Construction Funds	\$109,920

Reserve for Replacement (RFR)	CRITICAL REPAIRS	Year 5 Raise to HQS Standards											
	Year 1	Year 2	Year 3	Year 4	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12		
Existing Reserve Fund	\$0												
Expense Sum (Projected)	\$109,920	\$0	\$0	\$0	\$0	\$213,654	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual RFR Contribution	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000
Previous RFR Plus Contributions	\$33,000	\$66,825	\$101,496	\$137,033	\$173,459	\$210,795	\$35,411	\$69,297	\$104,029	\$139,630	\$176,121	\$213,524	\$251,862
RFR with 2.5% Rate of Return	\$33,825	\$68,496	\$104,033	\$140,459	\$177,795	\$216,065	\$36,297	\$71,029	\$106,630	\$143,121	\$180,524	\$218,862	\$258,158
Current Year Balance	-\$76,095	\$68,496	\$104,033	\$140,459	\$177,795	\$2,411	\$36,297	\$71,029	\$106,630	\$143,121	\$180,524	\$218,862	\$258,158
Year 1 Construction Funds	\$109,920												
Total Year 1 Funds	\$33,825												

Reserve for Replacement (RFR)

Existing Reserve Fund  
Expense Sum (Projected)  
Annual RFR Contribution  
Previous RFR Plus Contributions  
RFR with 2.5% Rate of Return  
Current Year Balance  
Year 1 Construction Funds  
Total Year 1 Funds

Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$33,000	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000
\$291,158	\$331,437	\$372,723	\$415,041	\$458,417	\$502,878	\$548,450	\$595,161
\$298,437	\$339,723	\$382,041	\$425,417	\$469,878	\$515,450	\$562,161	\$610,040
\$298,437	\$339,723	\$382,041	\$425,417	\$469,878	\$515,450	\$562,161	\$610,040



Photos by: **VP** on **8/27/20**

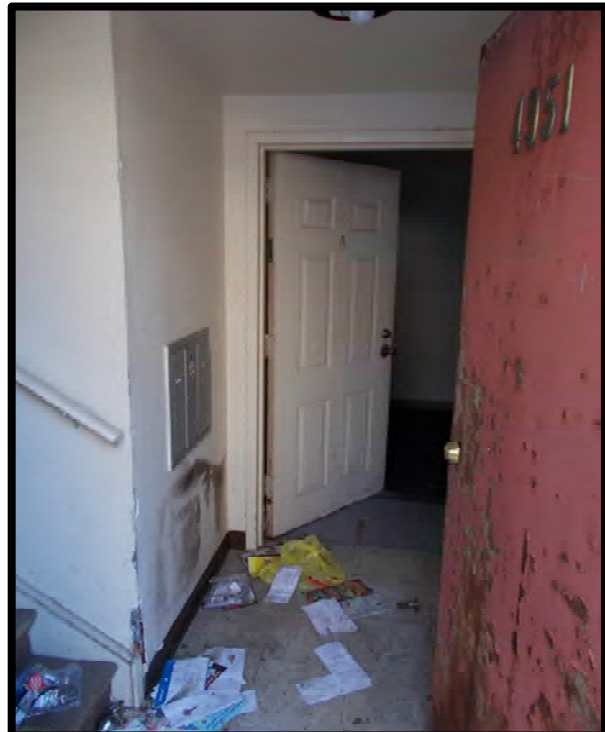
**Photo No. 1**

Exterior entry to 4951 Germantown Avenue.



**Photo No. 2**

View inside entry lobby at street level.



Photos by: **VP** on **8/27/20**

**Photo No. 3**

Apt. A entrance visible beyond.



**Photo No. 4**

Depicts view of living room.





Photos by: **VP** on **8/27/20**

**Photo No. 5**

View of kitchen and living room corner at exterior wall.



**Photo No. 6**

View of kitchen.



Photos by: **VP** on **8/27/20**

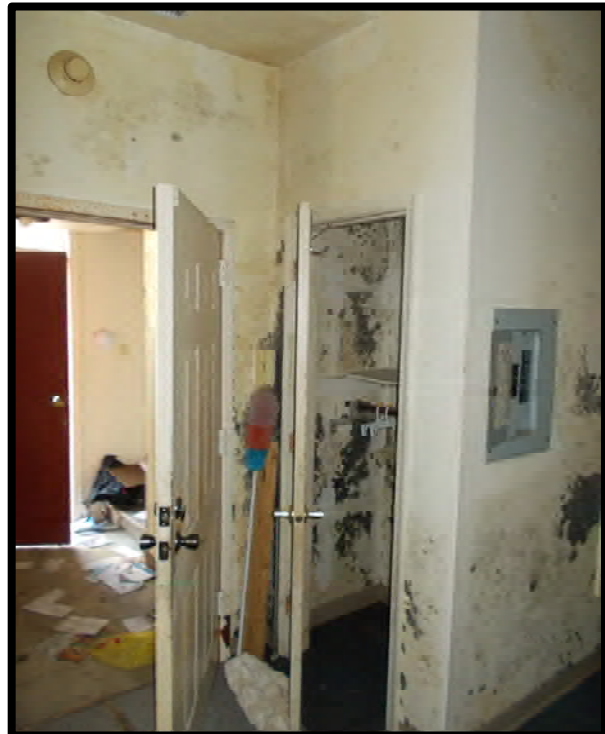
**Photo No. 7**

View looking down hallway from living room to bedrooms.



**Photo No. 8**

View of apartment entry and entry closet within unit. Also visible in the photo is the apartment electrical panel.



Photos by: **VP** on **8/27/20**

**Photo No. 9**

Depicts view of installed hot air furnace and hot water heater.



**Photo No. 10**

Depicts close up view of apartment electrical panel.



Photos by: VP on 8/27/20

**Photo No. 11**

Depicts view of bathroom. It appears that this unit was made to be handicap accessible.



**Photo No. 12**

Depicts view of washer/dryer closet.



Photos by: **VP** on **8/27/20**

**Photo No. 13**

View of ceiling at hallway.



**Photo No. 14**

View of bedroom #1.





Photos by: **VP** on **8/27/20**

**Photo No. 15**

View of ceiling within bedroom #1.



**Photo No. 16**

Panning right from Photo No. 14. View of bedroom closet.



Photos by: **VP** on **8/27/20**

**Photo No. 17**

View of bedroom #2.



**Photo No. 18**

View looking towards bedroom #2 entry and bedroom closets.



Photos by: **VP** on **8/27/20**

**Photo No. 19**

View looking down hallway from bedrooms back  
towards living room.



**Photo No. 20**

Unit B.





Photos by: VP on 8/27/20

**Photo No. 21**

View looking in apartment.



**Photo No. 22**

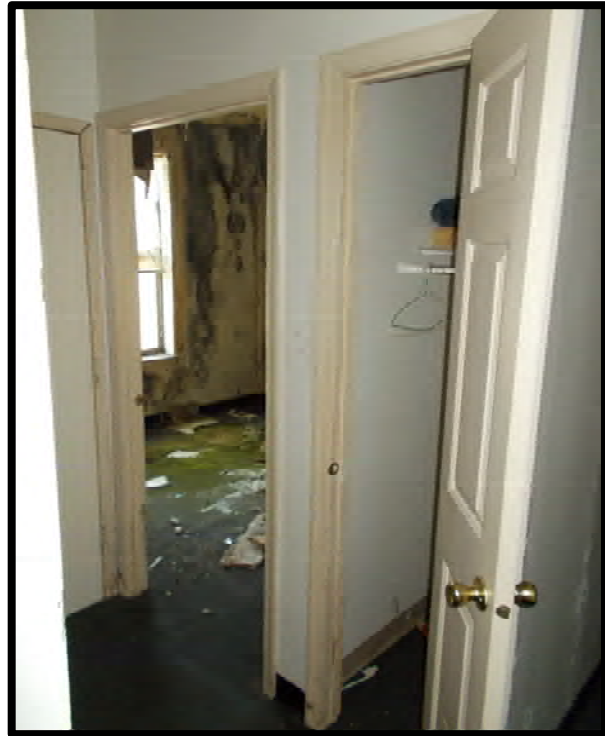
View into bedroom #1 immediately to the left of entry.  
Note floor was spongy and unsafe to walk on.



Photos by: **VP** on **8/27/20**

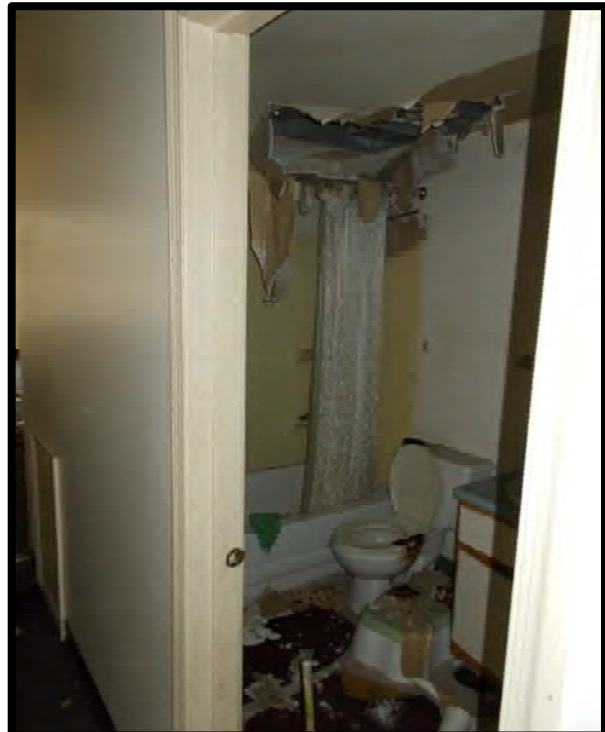
**Photo No. 23**

View of bedroom entry and apartment closets.



**Photo No. 24**

View looking into bathroom.



Photos by: **VP** on **8/27/20**

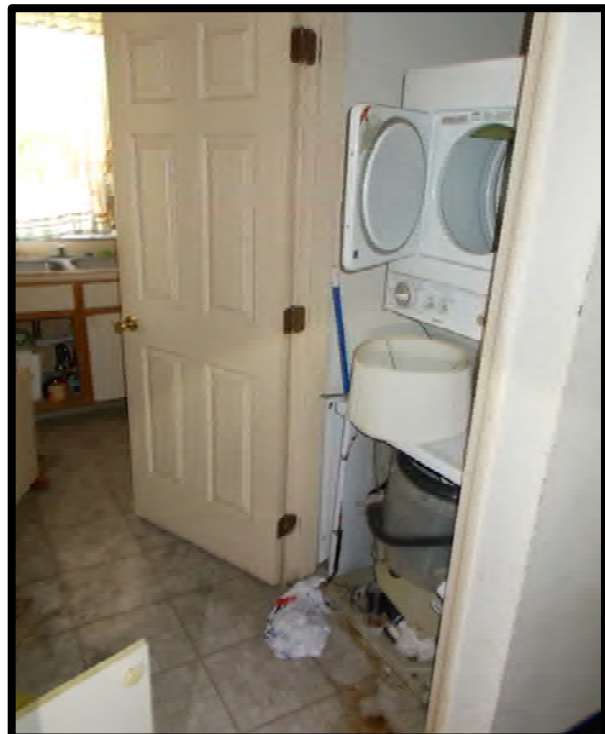
**Photo No. 25**

Additional view of double lavatory vanity.



**Photo No. 26**

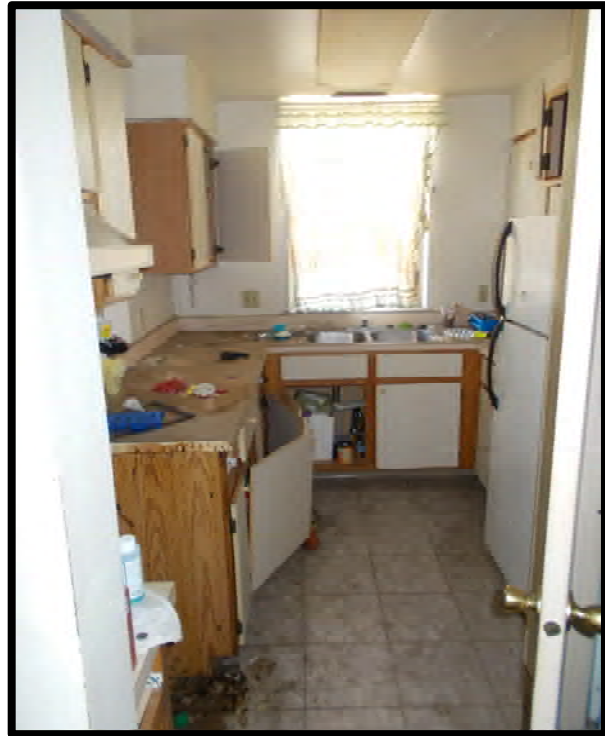
Depicts stacked washer/dryer within kitchen.



Photos by: VP on 8/27/20

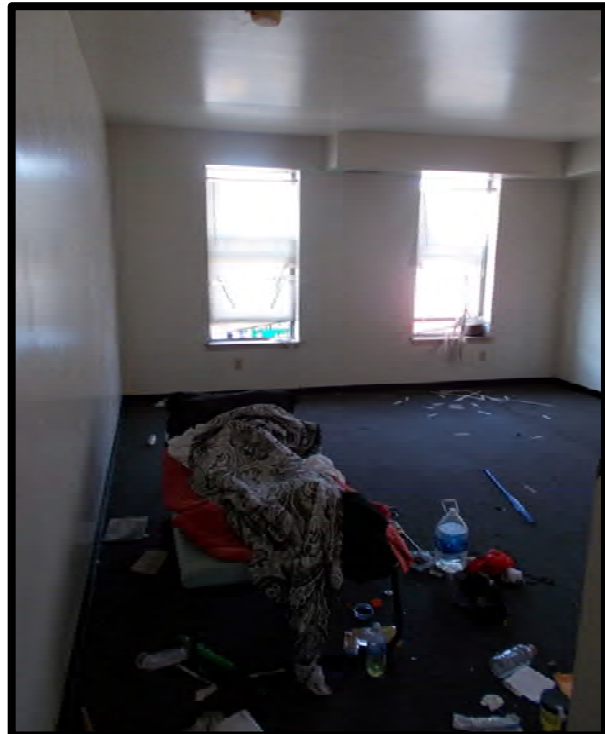
**Photo No. 27**

Overall view of kitchen.



**Photo No. 28**

View of living room.



Photos by: VP on 8/27/20

**Photo No. 29**

Panning right from previous photo. Additional view of living room and opening to kitchen at right.



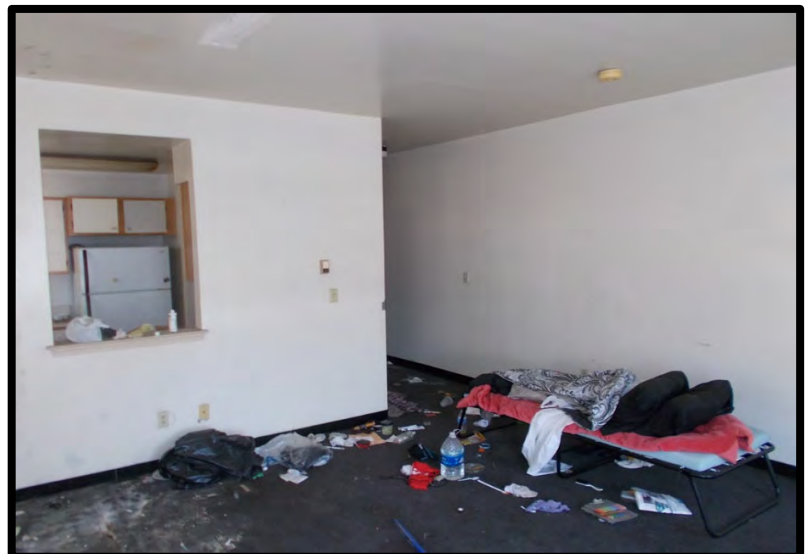
**Photo No. 30**

Additional view of living room windows facing Germantown Avenue.



**Photo No. 31**

Additional view of living area facing kitchen and hallway.





Photos by: VP on 8/27/20

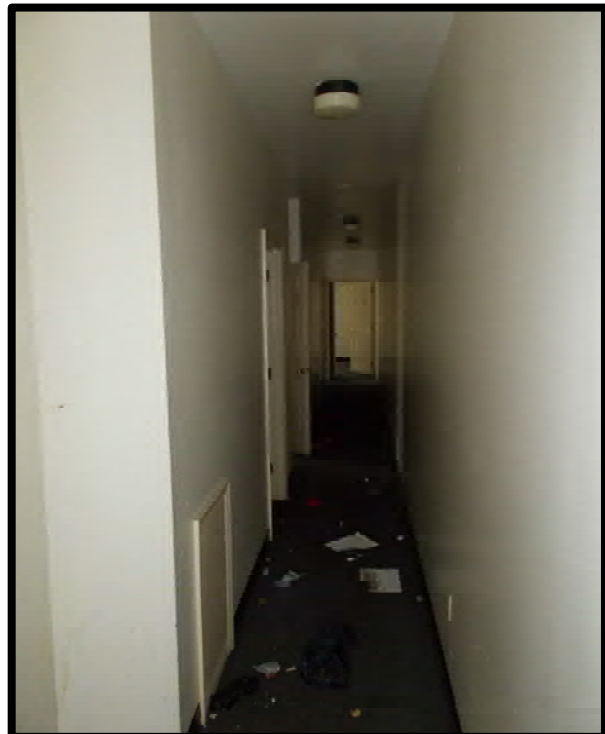
**Photo No. 32**

Panning left from previous photo. View of kitchen  
opening and demising wall.



**Photo No. 33**

View looking down hallway towards bedrooms from  
living room.



Photos by: **VP** on **8/27/20**

**Photo No. 34**

View of installed hot air furnace.



**Photo No. 35**

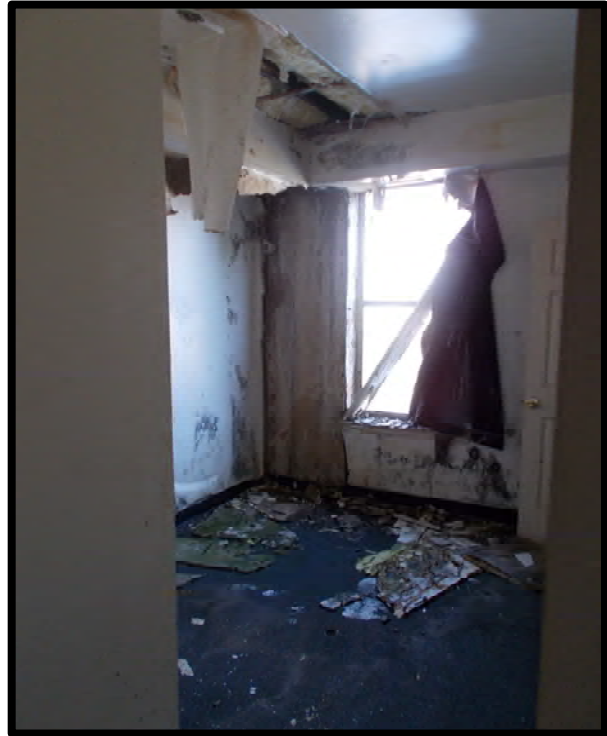
Panning right from previous photo. View of gas-fired hot water heater.



Photos by: VP on 8/27/20

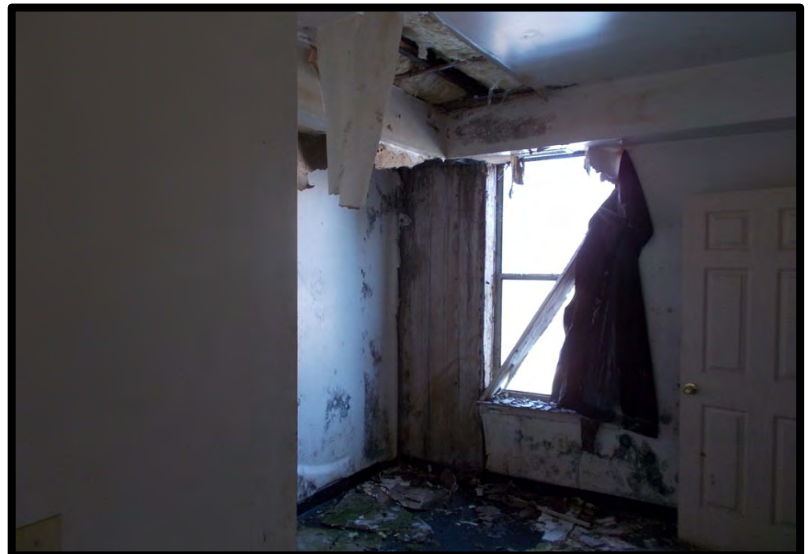
**Photo No. 36**

View of bedroom #2 from hallway.



**Photo No. 37**

View of bedroom #2 from hallway.





Photos by: **VP** on **8/27/20**

**Photo No. 38**

View of hallway closet and entry to rear master bedroom.



**Photo No. 39**

View inside bedroom #3 which is at the rear of the building.



Photos by: **VP** on **8/27/20**

**Photo No. 40**

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



**Photo No. 41**

Depicts smoke detector installed on ceiling outside bedrooms.



Photos by: VP on 8/27/20

**Photo No. 42**

Depicts second floor landing at stairs.



**Photo No. 43**

View looking down towards first floor from second floor landing.



Photos by: **VP** on **8/27/20**

**Photo No. 44**

View of stairs leading up to the 3rd floor.



**Photo No. 45**

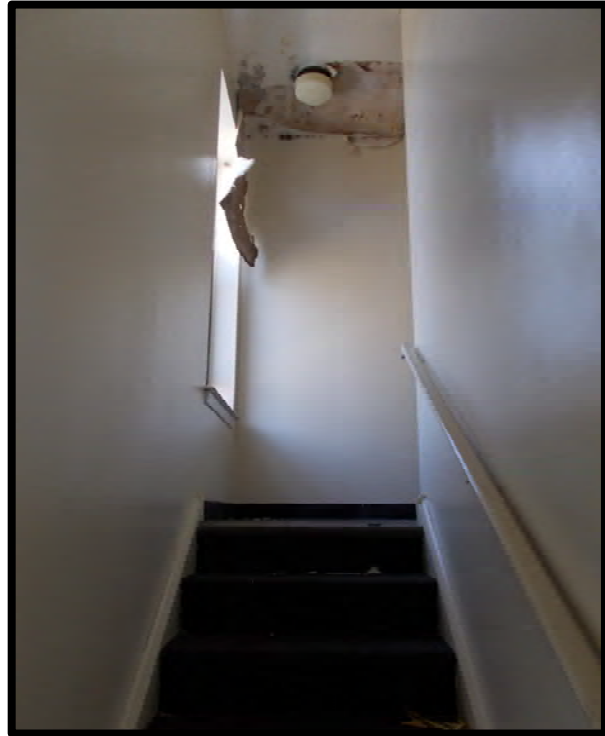
Entry door to Apt. C. Door is located midway up between second and third floors.



Photos by: **VP** on **8/27/20**

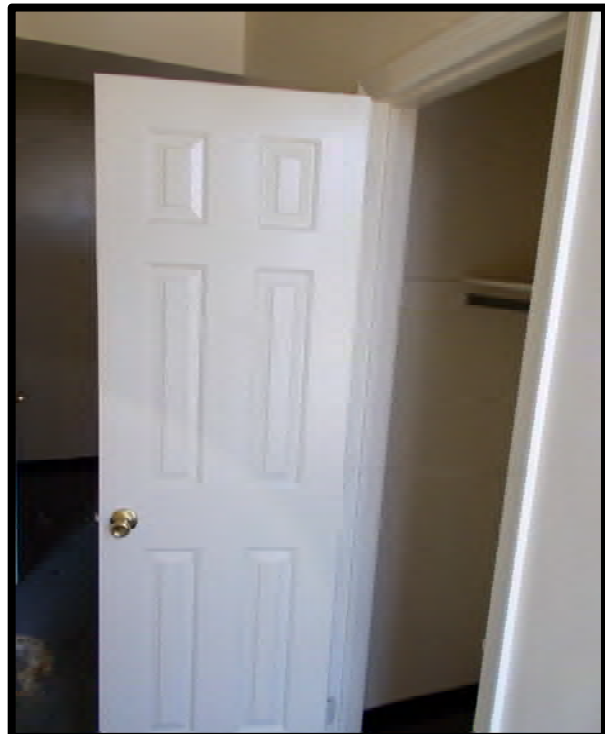
**Photo No. 46**

View of stairs after apartment entry door.



**Photo No. 47**

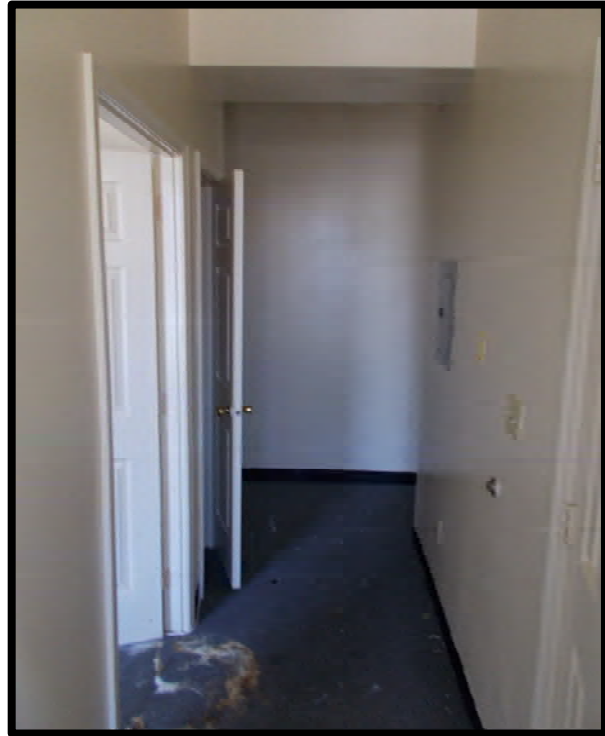
View of apartment entry closet.



Photos by: **VP** on **8/27/20**

**Photo No. 48**

View looking down hallway to bedroom and  
apartment electrical panel on right side of photo.



**Photo No. 49**

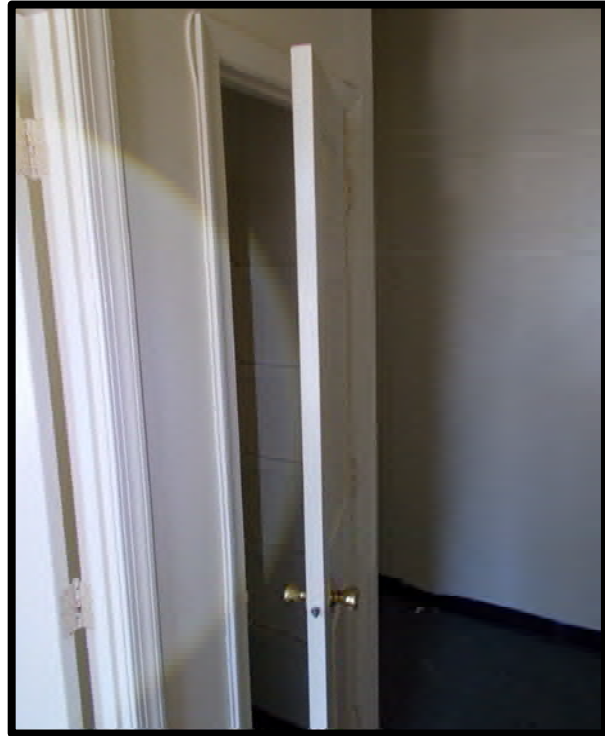
View of bedroom #1 also evidence of severe water  
infiltration from roof.



Photos by: **VP** on **8/27/20**

**Photo No. 50**

Depicts closet at entry.



**Photo No. 51**

View of interior of bathroom.





Photos by: **VP** on **8/27/20**

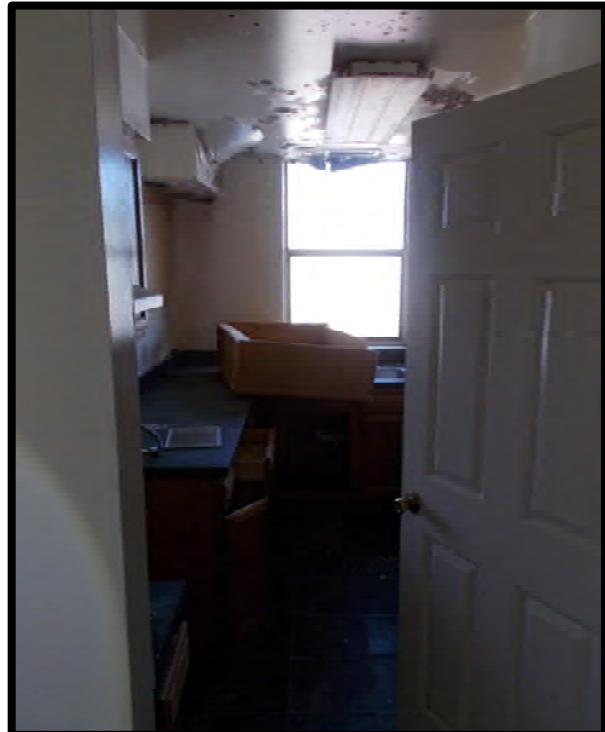
**Photo No. 52**

Panning left from previous photo. View of water closet and bathtub.



**Photo No. 53**

View into kitchen from hallway.





Photos by: VP on 8/27/20

**Photo No. 54**

View of living room at kitchen demising wall.  
Evidence of water infiltration from roof visible with  
extensive damage at exterior wall.



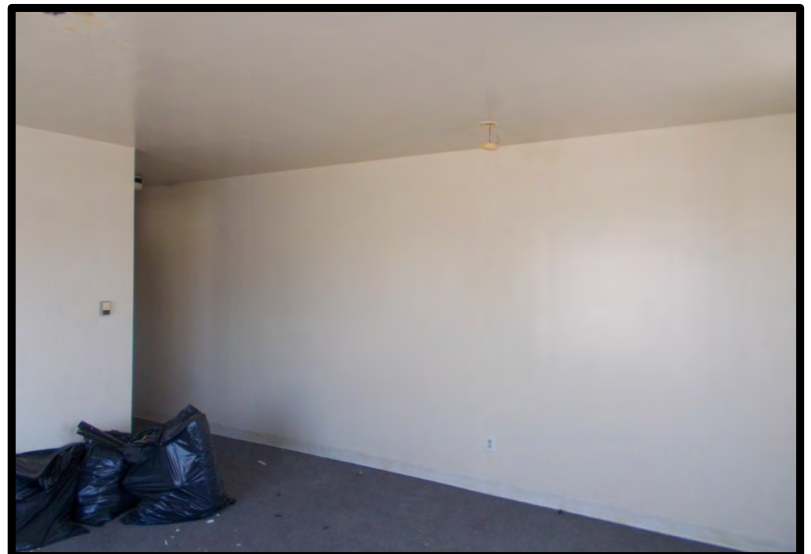
**Photo No. 55**

Additional view of same corner in previous photo.  
Note floor at this corner junction was soft and unsafe.



**Photo No. 56**

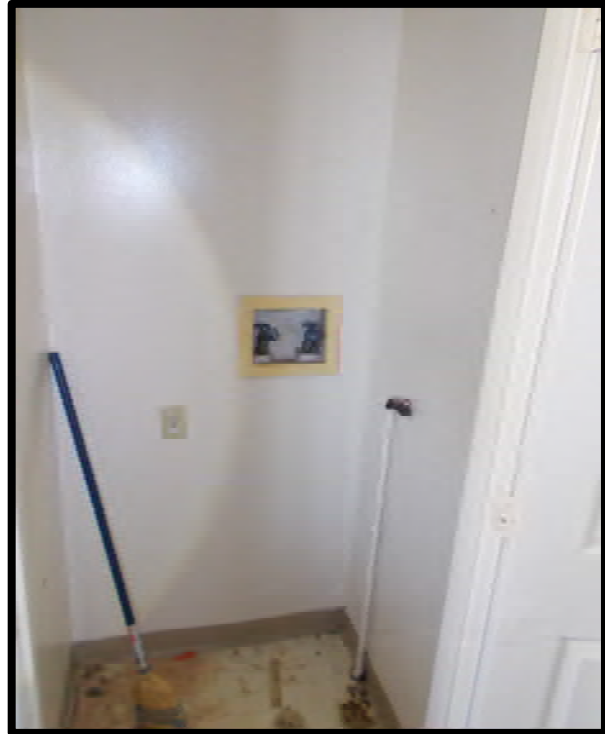
Panning right from previous photo. Depicts living  
room with hallway entry.



Photos by: **VP** on **8/27/20**

**Photo No. 57**

Depicts washer/dryer closet at kitchen.



**Photo No. 58**

View looking down hallway from living room.



Photos by: **VP** on **8/27/20**

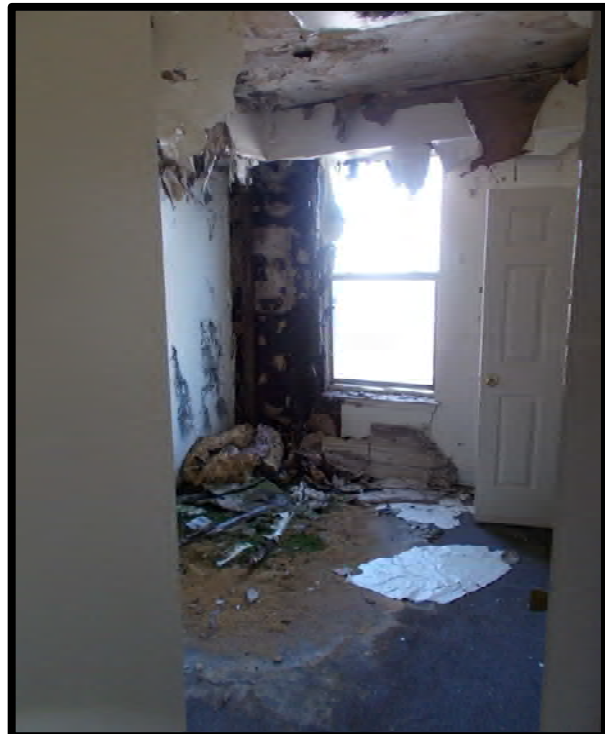
**Photo No. 59**

Depicts installed hot air furnace and hot water heater.



**Photo No. 60**

Depicts bedroom #2 with extensive damage from water infiltration at roof.



Photos by: VP on 8/27/20

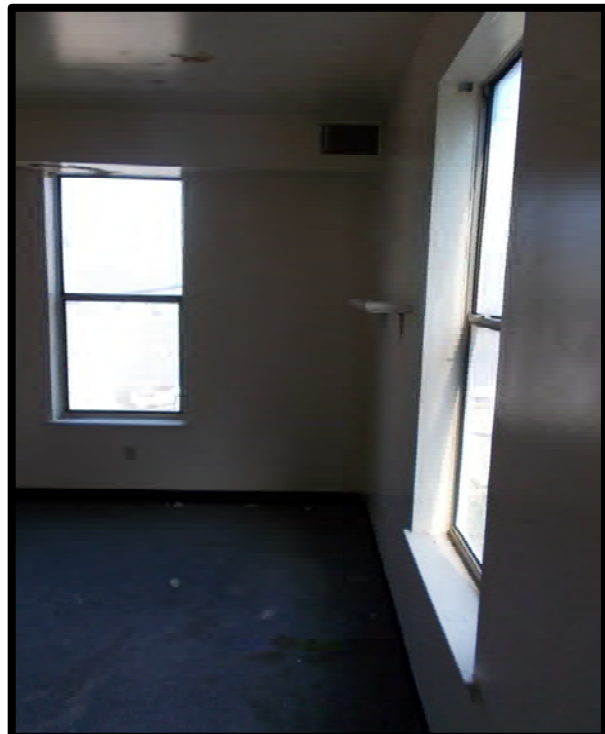
**Photo No. 61**

Depicts master bedroom closet. Some evidence from water infiltration was noted in corner of exterior wall.



**Photo No. 62**

Panning right from previous photo. View of master bedroom corner at rear exterior wall.



Photos by: **VP** on **8/27/20**

**Photo No. 63**

View of master bedroom #3 entry from hallway.



**Photo No. 64**

Close up view of exterior wall damage at bedroom #2.





Photos by: VP on 8/27/20

**Photo No. 65**

View of exterior wall at bedroom #1 showing evidence of water infiltration and saturation.



**Photo No. 66**

View of stairs leading to basement from exterior grade.



Photos by: VP on 8/27/20

**Photo No. 67**

View within basement looking at rear of building.



**Photo No. 68**

Panning left from previous photo. View of fire alarm control panel located in basement.



**Photo No. 69**

Panning left from previous photo. View looking towards Germantown Avenue along basement.





Photos by: VP on 8/27/20

**Photo No. 70**

Depicts signs that water infiltration has been cascading from roof to basement level.



**Photo No. 71**

Depicts fire alarm control panel and water infiltration from roof above at second bedroom location.



**Photo No. 72**

View of wooden stairs leading to exterior grade.



cc: File #2.20341.01



## 8.2.2 PHOTO EXHIBITS

MEP



Emergency exit sign and light in hallway.



Hot water heater.



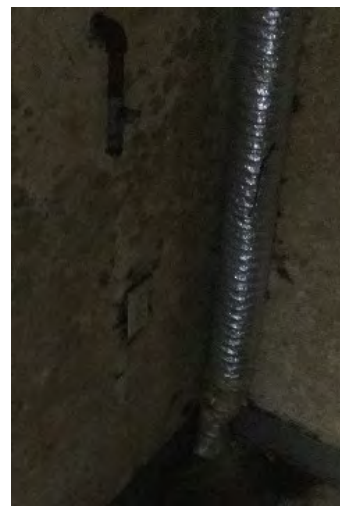
Gas fired furnace.



Exhaust vent and water damage to ceiling.



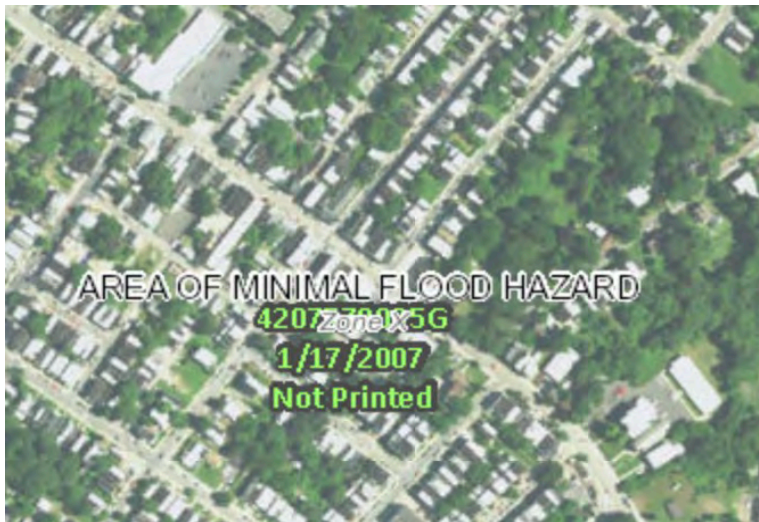
Duct damage.



Typical wall with outlet.

### 8.3 SUPPORTING DOCUMENTATION

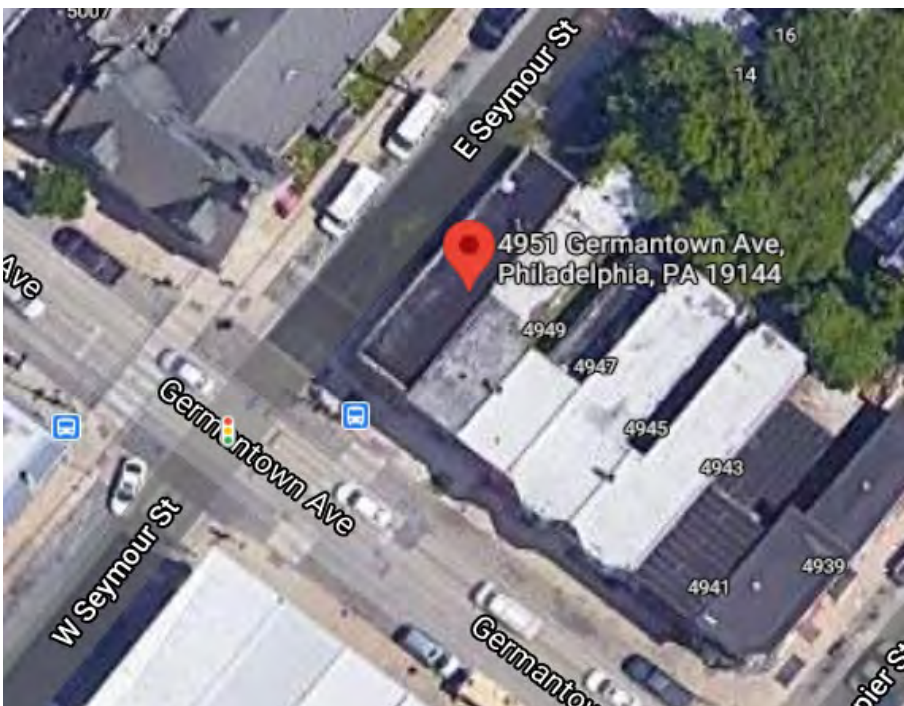
### FEMA Flood Zone Map



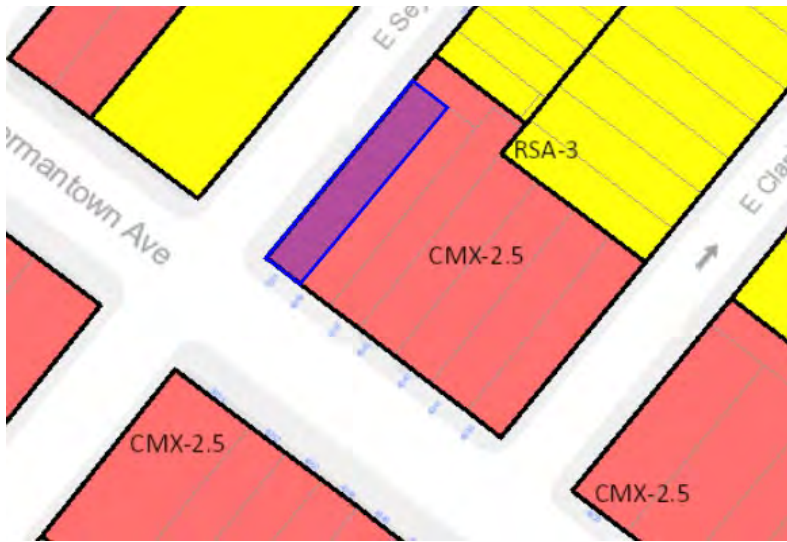
### FEMA Flood Zone Information

4951 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). 4951 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-2.5 districts are primarily intended to accommodate neighborhood-serving retail and service uses.





October 19, 2020

**Attention:** PHDC Germantown CNA

**Reference:** Asbestos Bulk Sampling  
4951 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 August 27, 2020. The analytical method employed was Polarized Light Microscopy (PLM) with Dispersion Staining following the EPA "Interim Method" for the determination of asbestos in bulk building materials (EPA-600/M4-82-020, or 40 CFR Part 763, Appendix E to Subpart E). Our laboratory is certified by the National Institute of Standards and Technology's NVLAP Program (Lab Code No. 102046-0).

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

As indicated on the attached certificate for samples (201379-02-002-05-01 to -12 and -23 to -24), **no** asbestos was identified in the following materials.

- Drywall and Joint Compound
- Beige Linoleum
- 12'x12" White Floor Tile with Yellow Mastic

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>8/27/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>9/1/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin Mitchell, Lauren</u>	Sample Analysis Date(s)	<u>9/10/2020 9/9/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
<b>201379-02-002-05-01</b> Drywall and Joint Compound Material 4951 Germantown Unit A(First FI) Throughout	Gray Drywall	1	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-05-01</b> Drywall and Joint Compound Material 4951 Germantown Unit A(First FI) Throughout	White Joint Compound	2	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-05-02</b> Drywall and Joint Compound Material 4951 Germantown Unit A(First FI) Throughout	Gray Drywall <sup>1</sup>	1	Cellulose - 4%	96%	None Detected	---
<b>201379-02-002-05-03</b> Drywall and Joint Compound Material 4951 Germantown Unit A(First FI) Throughout	Gray Drywall	1	Cellulose - 4%	96%	None Detected	---
<b>201379-02-002-05-03</b> Drywall and Joint Compound Material 4951 Germantown Unit A(First FI) Throughout	White Joint Compound	2	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-05-04</b> White Paper Backing a/w Beige Linoleum Flooring 4951 Germantown Unit A(First FI)Kitchen	Beige Linoleum	1	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-05-04</b> White Paper Backing a/w Beige Linoleum Flooring 4951 Germantown Unit A(First FI)Kitchen	White Backing	2	Cellulose - 95%	5%	None Detected	---
<b>201379-02-002-05-05</b> White Paper Backing a/w Beige Linoleum Flooring 4951 Germantown Unit A(First FI) Bathroom	Beige Linoleum	1	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-05-05</b> White Paper Backing a/w Beige Linoleum Flooring 4951 Germantown Unit A(First FI) Bathroom	White Backing	2	Cellulose - 95%	5%	None Detected	---



## Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>8/27/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>9/1/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin Mitchell, Lauren</u>	Sample Analysis Date(s)	<u>9/10/2020 9/9/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
<b>201379-02-002-05-06</b> White 12x12 Floor Tile/ Yellow Mastic 4951 Germantown Unit A(First Fl) Bedroom Master	White Tile	1	Cellulose - 2%	98%	None Detected	---
<b>201379-02-002-05-06</b> White 12x12 Floor Tile/ Yellow Mastic 4951 Germantown Unit A(First Fl) Bedroom Master	Yellow Mastic	2	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-05-07</b> White 12x12 Floor Tile/ Yellow Mastic 4951 Germantown Unit A(First Fl) 1st Floor Foyer	Tan Tile	1	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-05-07</b> White 12x12 Floor Tile/ Yellow Mastic 4951 Germantown Unit A(First Fl) 1st Floor Foyer	Yellow Mastic	2	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-05-08</b> White 12x12 Floor Tile/ Yellow Mastic 4951 Germantown Unit A(First Fl) 1st Floor Foyer	White Tile	1	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-05-08</b> White 12x12 Floor Tile/ Yellow Mastic 4951 Germantown Unit A(First Fl) 1st Floor Foyer	Yellow Mastic	2	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-05-09</b> Drywall and Joint Compound Material 4951 Germantown Unit B(Second Fl) Throughout	Gray Drywall	1	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-05-09</b> Drywall and Joint Compound Material 4951 Germantown Unit B(Second Fl) Throughout	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---





## Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>8/27/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>9/1/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin Mitchell, Lauren</u>	Sample Analysis Date(s)	<u>9/10/2020 9/9/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
<b>201379-02-002-05-10</b> Drywall and Joint Compound Material 4951 Germantown Unit B(Second Fl) Throughout	Gray Drywall	1	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-05-10</b> Drywall and Joint Compound Material 4951 Germantown Unit B(Second Fl) Throughout	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---
<b>201379-02-002-05-11</b> White Paper Backing a/w Beige Linoleum Flooring 4951 Germantown Unit B(Second Fl) Kitchen	Beige Linoleum	1	Cellulose - 4%	96%	None Detected	---
<b>201379-02-002-05-11</b> White Paper Backing a/w Beige Linoleum Flooring 4951 Germantown Unit B(Second Fl) Kitchen	White Backing	2	Cellulose - 75%	25%	None Detected	---
<b>201379-02-002-05-12</b> White Paper Backing a/w Beige Linoleum Flooring 4951 Germantown Unit B(Second Fl)Water Heater Utility Closet	Beige Linoleum	1	Cellulose - 4%	96%	None Detected	---
<b>201379-02-002-05-12</b> White Paper Backing a/w Beige Linoleum Flooring 4951 Germantown Unit B(Second Fl)Water Heater Utility Closet	White Backing	2	Cellulose - 95%	5%	None Detected	---
<b>201379-02-002-05-13</b> Drywall and Joint Compound Material 38 E Wister Street Throughout	Gray Drywall	1	Cellulose - 4%	96%	None Detected	---
<b>201379-02-002-05-13</b> Drywall and Joint Compound Material 38 E Wister Street Throughout	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---



## Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties</u>	Sample Date	<u>8/27/2020</u>
Project #	<u>201379</u>		<u>Philadelphia, PA</u>	Sample Received Date	<u>9/1/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin</u>	Sample Analysis Date(s)	<u>9/10/2020</u>
			<u>Mitchell, Lauren</u>		<u>9/9/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
<b>201379-02-002-05-14</b> Drywall and Joint Compound Material 38 E Wister Street Throughout	Gray Drywall	1	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-05-14</b> Drywall and Joint Compound Material 38 E Wister Street Throughout	White Joint Compound	2	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-05-15</b> Drywall and Joint Compound Material 38 E Wister Street Throughout	Gray Drywall	1	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-05-15</b> Drywall and Joint Compound Material 38 E Wister Street Throughout	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---
<b>201379-02-002-05-16</b> Drywall and Joint Compound Material 38 E Wister Street Throughout	Gray Drywall	1	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-05-16</b> Drywall and Joint Compound Material 38 E Wister Street Throughout	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---
<b>201379-02-002-05-16</b> Drywall and Joint Compound Material 38 E Wister Street Throughout	Gray Drywall	3	Cellulose - 4%	96%	None Detected	---
<b>201379-02-002-05-17</b> Drywall and Joint Compound Material 38 E Wister Street Throughout	Gray Drywall	1	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-05-17</b> Drywall and Joint Compound Material 38 E Wister Street Throughout	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---
<b>201379-02-002-05-18</b> White Paper Backing a/w Beige Linoleum Flooring 38 E Wister Street 3rd Floor Bathroom	Beige Linoleum	1	Cellulose - 3%	97%	None Detected	---



## Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>8/27/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>9/1/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin Mitchell, Lauren</u>	Sample Analysis Date(s)	<u>9/10/2020 9/9/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
<b>201379-02-002-05-18</b> White Paper Backing a/w Beige Linoleum Flooring 38 E Wister Street 3rd Floor Bathroom	White Backing	2	Cellulose - 95%	5%	None Detected	---
<b>201379-02-002-05-19</b> White Paper Backing a/w Beige Linoleum Flooring 38 E Wister Street Utility Closet	Beige Linoleum	1	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-05-19</b> White Paper Backing a/w Beige Linoleum Flooring 38 E Wister Street Utility Closet	White Backing	2	Cellulose - 95%	5%	None Detected	---
<b>201379-02-002-05-20</b> Asphalt Roofing Shingle 38 E Wister Street Roof	Black Roofing	1	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-05-20</b> Asphalt Roofing Shingle 38 E Wister Street Roof	Black Roofing	2	Cellulose - 2%	98%	None Detected	---
<b>201379-02-002-05-21</b> Beige 12x12 Floor Tile w/Yellow Mastic 38 E Wister Street 2nd Floor Bathroom	Beige Tile	1	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-05-21</b> Beige 12x12 Floor Tile w/Yellow Mastic 38 E Wister Street 2nd Floor Bathroom	Yellow Mastic	2	Cellulose - 4%	96%	None Detected	---
<b>201379-02-002-05-22</b> Beige 12x12 Floor Tile w/Yellow Mastic 38 E Wister Street 2nd Floor Bathroom	Tan Tile	1	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-05-22</b> Beige 12x12 Floor Tile w/Yellow Mastic 38 E Wister Street 2nd Floor Bathroom	Yellow Mastic	2	Cellulose - 5%	95%	None Detected	---



## Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>8/27/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>9/1/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin Mitchell, Lauren</u>	Sample Analysis Date(s)	<u>9/10/2020 9/9/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
<b>201379-02-002-05-23</b> White Paper Backing a/w Beige Linoleum Flooring 4951 Germantown Unit C Bathroom	Beige Linoleum	1	Cellulose - 8%	92%	None Detected	---
<b>201379-02-002-05-23</b> White Paper Backing a/w Beige Linoleum Flooring 4951 Germantown Unit C Bathroom	White Backing	2	Cellulose - 95%	5%	None Detected	---
<b>201379-02-002-05-24</b> Drywall and Joint Compound Material 4951 Germantown Unit C Throughout	Gray Drywall	1	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-05-24</b> Drywall and Joint Compound Material 4951 Germantown Unit C Throughout	White Joint Compound	2	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-05-25</b> Drywall and Joint Compound Material 44 E Wister Street Throughout	Gray Drywall	1	Cellulose - 4% Synthetic - 1%	95%	None Detected	---
<b>201379-02-002-05-25</b> Drywall and Joint Compound Material 44 E Wister Street Throughout	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---
<b>201379-02-002-05-26</b> Drywall and Joint Compound Material 44 E Wister Street Throughout	Gray Drywall	1	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-05-26</b> Drywall and Joint Compound Material 44 E Wister Street Throughout	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---
<b>201379-02-002-05-27</b> Drywall and Joint Compound Material 44 E Wister Street Throughout	Gray Drywall	1	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-05-27</b> Drywall and Joint Compound Material 44 E Wister Street Throughout	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---



## Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>8/27/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>9/1/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin Mitchell, Lauren</u>	Sample Analysis Date(s)	<u>9/10/2020 9/9/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
<b>201379-02-002-05-28</b> Drywall and Joint Compound Material 44 E Wister Street Throughout	White Drywall	1	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-05-28</b> Drywall and Joint Compound Material 44 E Wister Street Throughout	White Joint Compound	2	Cellulose - 1%	99%	None Detected	---
<b>201379-02-002-05-28</b> Drywall and Joint Compound Material 44 E Wister Street Throughout	Beige Floor Tile	3	Cellulose - 2%	98%	None Detected	---
<b>201379-02-002-05-29</b> Drywall and Joint Compound Material 44 E Wister Street Throughout	White Drywall	1	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-05-29</b> Drywall and Joint Compound Material 44 E Wister Street Throughout	White Joint Compound	2	Cellulose - 1%	99%	None Detected	---
<b>201379-02-002-05-30</b> Asphalt Roofing Shingle 44 E Wister Street Roof	Black Roofing	1	Cellulose - 1% Fiber Glass - 5%	94%	None Detected	---
<b>201379-02-002-05-31</b> Asphalt Roofing Shingle 44 E Wister Street Roof	Black Roofing	1	Cellulose - 1% Fiber Glass - 5%	94%	None Detected	---
<b>201379-02-002-05-32</b> Paper Backing a/w Beige Linoleum Flooring 44 E Wister Street 2nd Floor Bathroom	White Paper Backing	1	Cellulose - 75% Fiber Glass - 1%	24%	None Detected	---
<b>201379-02-002-05-33</b> Paper Backing a/w Beige Linoleum Flooring 44 E Wister Street 3rd Floor Bathroom	White Paper Backing	1	Cellulose - 75% Fiber Glass - 3%	22%	None Detected	---
<b>201379-02-002-05-34</b> Beige 12x12 Floor Tile w/Dark Yellow Mastic 44 E Wister Street 1st Floor Living Room	Beige Floor Tile	1	Cellulose - 2%	98%	None Detected	---



## Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>8/27/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>9/1/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin Mitchell, Lauren</u>	Sample Analysis Date(s)	<u>9/10/2020 9/9/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
<b>201379-02-002-05-34</b> Beige 12x12 Floor Tile w/Dark Yellow Mastic 44 E Wister Street 1st Floor Living Room	Yellow Mastic	2	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-05-35</b> Beige 12x12 Floor Tile w/Dark Yellow Mastic 44 E Wister Street 1st Floor Kitchen	Beige Floor Tile	1	Cellulose - 1%	99%	None Detected	---
<b>201379-02-002-05-35</b> Beige 12x12 Floor Tile w/Dark Yellow Mastic 44 E Wister Street 1st Floor Kitchen	Yellow Mastic	2	Cellulose - 2%	98%	None Detected	---
<b>201379-02-002-05-36</b> Paper Backing a/w Beige Linoleum Flooring 44 E Wister Street Closet	White Paper Backing	1	Cellulose - 75% Fiber Glass - 3%	22%	None Detected	---
<b>201379-02-002-05-36</b> Paper Backing a/w Beige Linoleum Flooring 44 E Wister Street Closet	Yellow Glue	2	None Detected	100%	None Detected	---

Sample Count 36      1 - No Joint Compound

James A. Wetz, 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.



## Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>8/27/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>9/1/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin Mitchell, Lauren</u>	Sample Analysis Date(s)	<u>9/10/2020 9/9/2020</u>



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** Unit B and C (2nd and 3rd Floor) had mostly carpet throughout and nothing under carpet was found in select random areas throughout. Extensive amounts of mold and drooping ceilings were located throughout due to a major sewage pipe leak. Basement was made of concrete and wood joists-no suspicious acm noted. Roof not accessible at 4951 Germantown Avenue during the site visit. 4951 Germantown Ave has 3 Units 38 and 44 E Wister are single family dwellings. 38 and 44 E Wister Street Share the same roofing material.

## Chain of Custody Notes

## Additional Analytes

Sample Number	Location	Material Description	Received Condition	Date	Notes
201379-02-002-05-01	4951 Germantown Unit A(First FI) Throughout	Drywall and Joint Compound Material	Good	8/31/2020	
201379-02-002-05-02	4951 Germantown Unit A(First FI) Throughout	Drywall and Joint Compound Material	Good	8/31/2020	
201379-02-002-05-03	4951 Germantown Unit A(First FI) Throughout	Drywall and Joint Compound Material	Good	8/31/2020	
201379-02-002-05-04	4951 Germantown Unit A(First FI)Kitchen	White Paper Backing a/w Beige Linoleum Flooring	Good	8/31/2020	
201379-02-002-05-05	4951 Germantown Unit A(First FI) Bathroom	White Paper Backing a/w Beige Linoleum Flooring	Good	8/31/2020	
201379-02-002-05-06	4951 Germantown Unit A(First FI) Bedroom Master	White 12x12 Floor Tile/ Yellow Mastic	Good	8/31/2020	
201379-02-002-05-07	4951 Germantown Unit A(First FI) 1st Floor Foyer	White 12x12 Floor Tile/ Yellow Mastic	Good	8/31/2020	
201379-02-002-05-08	4951 Germantown Unit A(First FI) 1st Floor Foyer	White 12x12 Floor Tile/ Yellow Mastic	Good	8/31/2020	





# Chain of Custody

201379-02-002-05-09	4951 Germantown Unit B(Second Fl) Throughout	Drywall and Joint Compound Material	Good	8/31/2020
201379-02-002-05-10	4951 Germantown Unit B(Second Fl) Throughout	Drywall and Joint Compound Material	Good	8/31/2020
201379-02-002-05-11	4951 Germantown Unit B(Second Fl) Kitchen	White Paper Backing a/w Beige Linoleum Flooring	Good	8/31/2020
201379-02-002-05-12	4951 Germantown Unit B(Second Fl)Water Heater Utility Closet	White Paper Backing a/w Beige Linoleum Flooring	Good	8/31/2020
201379-02-002-05-13	38 E Wister Street Throughout	Drywall and Joint Compound Material	Good	8/31/2020
201379-02-002-05-14	38 E Wister Street Throughout	Drywall and Joint Compound Material	Good	8/31/2020
201379-02-002-05-15	38 E Wister Street Throughout	Drywall and Joint Compound Material	Good	8/31/2020
201379-02-002-05-16	38 E Wister Street Throughout	Drywall and Joint Compound Material	Good	8/31/2020
201379-02-002-05-17	38 E Wister Street Throughout	Drywall and Joint Compound Material	Good	8/31/2020
201379-02-002-05-18	38 E Wister Street 3rd Floor Bathroom	White Paper Backing a/w Beige Linoleum Flooring	Good	8/31/2020
201379-02-002-05-19	38 E Wister Street Utility Closet	White Paper Backing a/w Beige Linoleum Flooring	Good	8/31/2020
201379-02-002-05-20	38 E Wister Street Roof	Asphalt Roofing Shingle	Good	8/31/2020
201379-02-002-05-21	38 E Wister Street 2nd Floor Bathroom	Beige 12x12 Floor Tile w/Yellow Mastic	Good	8/31/2020
201379-02-002-05-22	38 E Wister Street 2nd Floor Bathroom	Beige 12x12 Floor Tile w/Yellow Mastic	Good	8/31/2020
201379-02-002-05-23	4951 Germantown Unit C Bathroom	White Paper Backing a/w Beige Linoleum Flooring	Good	8/31/2020
201379-02-002-05-24	4951 Germantown Unit C Throughout	Drywall and Joint Compound Material	Good	8/31/2020
201379-02-002-05-25	44 E Wister Street Throughout	Drywall and Joint Compound Material	Good	8/31/2020
201379-02-002-05-26	44 E Wister Street Throughout	Drywall and Joint Compound Material	Good	8/31/2020
201379-02-002-05-27	44 E Wister Street Throughout	Drywall and Joint Compound Material	Good	8/31/2020
201379-02-002-05-28	44 E Wister Street Throughout	Drywall and Joint Compound Material	Good	8/31/2020
201379-02-002-05-29	44 E Wister Street Throughout	Drywall and Joint Compound Material	Good	8/31/2020
201379-02-002-05-30	44 E Wister Street Roof	Asphalt Roofing Shingle	Good	8/31/2020
201379-02-002-05-31	44 E Wister Street Roof	Asphalt Roofing Shingle	Good	8/31/2020
201379-02-002-05-32	44 E Wister Street 2nd Floor Bathroom	Paper Backing a/w Beige Linoleum Flooring	Good	8/31/2020



# Chain of Custody

201379-02-002-05-33	44 E Wister Street 3rd Floor Bathroom	Paper Backing a/w Beige Linoleum Flooring	Good	8/31/2020
201379-02-002-05-34	44 E Wister Street 1st Floor Living Room	Beige 12x12 Floor Tile w/Dark Yellow Mastic	Good	8/31/2020
201379-02-002-05-35	44 E Wister Street 1st Floor Kitchen	Beige 12x12 Floor Tile w/Dark Yellow Mastic	Good	8/31/2020
201379-02-002-05-36	44 E Wister Street Closet	Paper Backing a/w Beige Linoleum Flooring	Good	8/31/2020

**Sample Count**    36

Handling Chain Type	Handled By	Date	Time	Notes
Report Results To	Melissa Billingsley	8/27/2020	15:01	
Send Reports To	BFW Group, LLC	8/27/2020	15:01	
Samples Taken By	Mary Anne Lerro	8/27/2020	15:01	
Relinquished By	Mary Anne Lerro	8/27/2020	17:00	
Received By	Zack Somershoe	9/1/2020	08:33	
Analyzed By	Lauren Mitchell	9/10/2020	11:01	
Analyzed By	Collin Marrs	9/10/2020	11:27	



October 22, 2020

**Attention:** PHDC Germantown CNA

**Reference:** Radon Testing Results  
4951 Germantown Avenue, Philadelphia, PA  
Criterion's Project Number: **201379**

As per your request, Criterion Laboratories, Inc. (Criterion) performed a lead-based paint inspection of the residence located at 4951 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 27, 2020. Painted surfaces were analyzed for lead using an X-ray Fluorescence Spectrometer (XRF) manufactured by Thermo Scientific-NITON.

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

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

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

Sincerely,

Melissa Billingsley  
Project Manager

Attachments

## **Testing Report Legend**

### **Recommendations**

#### **HR – Hazard Reduction**

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

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

#### **AR – Abatement Replacement**

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

#### **A Encp – Abatement Encapsulation**

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

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

#### **A Encl – Abatement Enclosure**

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

#### **CA – Complete Abatement**

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

#### **OSHA**

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

#### **NA – Non-applicable**

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

## **Surface/Condition**

### **Surface**

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

### **Condition**

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

### **Wall**

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



## Calibration Check Test Results

Client: BFW LLC.

Address: 4951 Germantown Avenue  
Philadelphia, PA

Date: 08/27/2020 XRF Serial #: 25357

Project Number: 201379

Inspector: Michael A. Martin

Inspector Signature: Michael A. Martin

Lead Paint Standards Surface Lead mg/cm <sup>2</sup>	Start of Job 1 <sup>st</sup> Calibration Check		2 <sup>nd</sup> Calibration Check		3 <sup>rd</sup> Calibration Check		4 <sup>th</sup> Calibration Check	
	Reading #	Result	Reading #	Result	Reading #	Result	Reading #	Result
<0.01	1	0.00	155	0.00				
1.04 ± 0.06	2	1.0	156	1.0				
0.71 ± 0.08	3	0.7	157	0.7				
3.58 ± 0.39								
1.53 ± 0.09								
0.31 ± 0.02								
Detector Resolution	377.2							

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.



# XRF Testing Report

Page 1 of   



Criterion

Client:

BFW GROUP LLC

Date:

8/21/2020

Sampling Location:

4951 Greenway Ave  
Phila PA

Signature:

*[Signature]*

Room Equivalent:

Front vestibule of stairwell  
4 EXTENDED

Project No.:

201879

Room #:

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm <sup>2</sup>	Results mg/cm <sup>2</sup>	Class-ification	Surface/Condition	Recommendation
Red	Wood Brick Sheetrock Plaster Metal Concrete	Door	4		Door To Building Entry	0.4	0.00	POS (NEG)	FRICITION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	5		Door To Building Entry.	0.00	0.00	POS (NEG)	FRICITION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	6		Door To Building Entry.	0.00	0.00	POS (NEG)	FRICITION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Stair	7		Common Stairwell - 1st Floor	0.00	0.00	POS (NEG)	FRICITION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Stair	8		Common Stairwell - 2nd Floor	0.00	0.00	POS (NEG)	FRICITION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Stair	9		Common Stairwell - 3rd Floor	0.00	0.00	POS (NEG)	FRICITION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Stair	10		Common Stairwell - 1st Floor	0.00	0.00	POS (NEG)	FRICITION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Stair	11		Common Stairwell - 2nd Floor	0.00	0.00	POS (NEG)	FRICITION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Stair	12		Common Stairwell - 3rd Floor	0.00	0.00	POS (NEG)	FRICITION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A



# XRF Testing Report

Page 2 of 14



Criterion

Client:

BTU Group LLC

Sampling Location:

4951 Germantown Ave  
Phila PA

Room Equivalent:

Front vestibule & stairwell  
& exterior

Room #:

Date:

8/27/2020

Signature:

Muel A. Burt

Project No.:

201379

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm <sup>2</sup>	Results mg/cm <sup>2</sup>	Class-ification	Surface/Condition	Recommendation	
TAN	Wood Brick Sheetrock Plaster Metal Concrete	Wall	13	1	Exterior wall - 1st Floor	0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL  A ENCP CA OSHA N/A
			14	2	Common stair - 2nd Floor	0.00		(NEG)			
			15	3	well to: - 3rd Floor	0.00		INC			
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	16		Basement Door	0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL  A ENCP CA OSHA N/A
			17		Basement	0.00		INC			
White	Wood Brick Sheetrock Plaster Metal Concrete	Door JAM					0.00	(NEG)	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL  A ENCP CA OSHA N/A
								INC			
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Chesting	18		Basement	0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL  A ENCP CA OSHA N/A
								INC			
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL  A ENCP CA OSHA N/A





# XRF Testing Report

Criterion Client:

BFU Group LLC

Sampling Location:

4951 Germantown Ave  
Phila PA

Room Equivalent:

1st Floor Unit (A)

Room #:

(1 Bedroom Unit)

Date:

8/27/2020

Signature:

Michael A. Smith

Project No.:

201879

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF		Class-ification	Surface/Condition	Recommendation
						Reading mg/cm <sup>2</sup>	Results mg/cm <sup>2</sup>			
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Walls	19	1	Living Room ↓	0.00	0.00	POS	FRIC (INTACT) NON-FR (FAIR) FRIC (POOR)	HR AR A ENCL A ENCP CA OSHA N/A
			20	2		0.00		NEG		
			21	3		0.00		NEG		
			22	4		0.00		INC		
White	Wood Brick Sheetrock Plaster Metal Concrete	Walls	23		Living Room ↓	0.00	0.00	POS	FRIC (INTACT) NON-FR (FAIR) FRIC (POOR)	HR AR A ENCL A ENCP CA OSHA N/A
			24			0.00		NEG		
								INC		
								POS		
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	25		Door To 1st Fl Unit	0.00	0.00	POS	FRIC (INTACT) NON-FR (FAIR) FRIC (POOR)	HR AR A ENCL A ENCP CA OSHA N/A
								NEG		
								INC		
								POS		
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	26		Door To 1st Fl Unit	0.00	0.00	POS	FRIC (INTACT) NON-FR (FAIR) FRIC (POOR)	HR AR A ENCL A ENCP CA OSHA N/A
								NEG		
								INC		
								POS		
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	27		Door To 1st Fl Unit	0.00	0.00	POS	FRIC (INTACT) NON-FR (FAIR) FRIC (POOR)	HR AR A ENCL A ENCP CA OSHA N/A
								NEG		
								INC		
								POS		





# XRF Testing Report

Criterion

Client:

BFE Group LLC

Date:

8/27/2020

Sampling Location:

4951 Greenbush Ave  
Mills, PA

Signature:

Michael H. Miller

Room Equivalent:

1st Floor Unit (A)

Project No.:

201374

Room #:

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm <sup>2</sup>	Results mg/cm <sup>2</sup>	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Counter Top	28		Kitchen	0.00	0.00	POS	FRICION NON- FRICION	INTACT FAIR A ENCP CA OSHA A ENCL N/A
TAN	Wood Brick Sheetrock Plaster Metal Concrete	Walls	29 30 31	1 2 3	Kitchen ↓	0.00 0.00 0.00	0.00	POS NEG INC	FRICION NON- FRICION	INTACT FAIR A ENCP CA OSHA A ENCL N/A
TAN	Wood Brick Sheetrock Plaster Metal Concrete	Door	32 33		Utility Closet Kitchen Pantry	0.00 0.00	0.00	POS NEG INC	FRICION NON- FRICION	INTACT FAIR A ENCP CA OSHA A ENCL N/A
TAN	Wood Brick Sheetrock Plaster Metal Concrete	Door Frame	34 35		Utility Closet Kitchen Pantry	0.00 0.00	0.00	POS NEG INC	FRICION NON- FRICION	INTACT FAIR A ENCP CA OSHA A ENCL N/A
TAN	Wood Brick Sheetrock Plaster Metal Concrete	Door Jam	36 37		Utility Closet Kitchen Pantry	0.00 0.00	0.00	POS NEG INC	FRICION NON- FRICION	INTACT FAIR A ENCP CA OSHA A ENCL N/A





# XRF Testing Report

Criterion

Client:

OFU GROUP LLC

Sampling Location:

4451 Germantown Ave  
Phila PA

Room Equivalent:

1st Floor Unit (A)

Room #:

(1 Bedroom Unit)

Date:

8/27/2020

Signature:

*Michael H. Huff*

Project No.:

201379

XRF Serial No.:

25257

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm <sup>2</sup>	Results mg/cm <sup>2</sup>	Class-ification	Surface/Condition	Recommendation
white	Wood Brick Sheetrock Plaster Metal Concrete	Sill	38 39 40		Bathroom Side Bedroom Pent Bed Room	0.00 0.00 0.00	0.00	POS (NEG)	FRIC NON- FRIC INTACT (FAIR) POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
white	Wood Brick Sheetrock Plaster Metal Concrete	Door	41 42 43		Bathroom Side Bedroom Pent Bed Room	0.00 0.00 0.00	0.00	POS (NEG)	FRIC NON- FRIC INTACT (FAIR) POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
white	Wood Brick Sheetrock Plaster Metal Concrete	Door TAM	44 45 46		Bathroom Side Bedroom Pent Bed Room	0.00 0.00 0.00	0.00	POS (NEG)	FRIC NON- FRIC INTACT (FAIR) POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
white	Wood Brick Sheetrock Plaster Metal Concrete	Door Casing	47 48 49		Bathroom Side Bedroom Pent Bed Room	0.00 0.00 0.00	0.00	POS (NEG)	FRIC NON- FRIC INTACT (FAIR) POOR	HR AR A ENCL A ENCP CA OSHA (N/A)
TAN	Wood Brick Sheetrock Plaster Metal Concrete	walls	50 51 52	1 2 3	Bathroom	0.00 0.00 0.00	0.00	POS (NEG)	FRIC NON- FRIC INTACT (FAIR) POOR	HR AR A ENCL A ENCP CA OSHA (N/A)



# XRF Testing Report



Criterion

Client:

BFWS Group LLC

Sampling Location:

4451 Selmanstown Ave  
Phil PA

Room Equivalent:

1st Floor Unit (A)

Room #:

Date:

8/27/2020

Signature:

Michael H. HUB

Project No.:

201379

XRF Serial No.:

25257

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm <sup>2</sup>	Results mg/cm <sup>2</sup>	Class-ification	Surface/Condition	Recommendation	
TAN	Wood Brick Sheetrock Plaster Metal Concrete	WALLS	53	1	Side Bedroom	0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			54	2		NEG		FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A	
			55	3		NEG		FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A	
			56	4		INC		FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A	
TAN	Wood Brick Sheetrock Plaster Metal Concrete	WALLS	57	1	Rear Bedroom	0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			58	2		NEG		FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A	
			59	3		NEG		FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A	
			60	4		INC		FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A	
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
						NEG		FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A	
						INC		FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A	
						POS		FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A	
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
						NEG		FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A	
						INC		FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A	
						POS		FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A	





# XRF Testing Report

Page 7 of 14

Criterion

Client:

RFU Group LLC

Date:

8/27/2020

Sampling Location:

4951 Greenhurst Ave  
Phila PA

Signature:

Michael H. Miller

Room Equivalent:

2nd Floor Unit (B)

Project No.:

201329

Room #:

(3 Bedroom Unit)

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm <sup>2</sup>	Results mg/cm <sup>2</sup>	Class-ification	Surface/Condition	Recommendation	
Tan	Wood Brick Sheetrock Plaster Metal Concrete	walls	61	1	Living Room	0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			62	2		0.00		NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			63	3		0.00		NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			64	4.		0.00		INC	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
white	Wood Brick Sheetrock Plaster Metal Concrete	Sill	65		Living Room Kitchen	0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			66			0.00		NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Door	67		Door To 2nd Fl Unit	0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
						0.00		NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Door Jam	68		Door To 2nd Fl Unit	0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
						0.00		NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Door Casing	69		Door To 2nd Fl Unit	0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
						0.00		NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A



# XRF Testing Report

Page 8 of 14



Criterion

Client:

BFW Group LLC

Sampling Location:

4951 Germantown Ave

PHILADELPHIA

Room Equivalent:

2nd Floor DAIT (B)

Room #:

(3 Bedrooms DAIT)

Date:

8/27/2020

Signature:

*[Signature]*

Project No.:

201879

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm <sup>2</sup>	Results mg/cm <sup>2</sup>	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Countertop	76		Kitchen	0.00	0.00	POS	FRICITION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
TAN	Wood Brick Sheetrock Plaster Metal Concrete	Walls	71 72 73	1 2 3	Kitchen	0.00 0.00 0.00	0.00	POS NEG INC	FRICITION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
TAN	Wood Brick Sheetrock Plaster Metal Concrete	Door	74 75		Utility Closet Kitchen Pantry	0.00 0.00	0.00	POS NEG INC	FRICITION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
TAN	Wood Brick Sheetrock Plaster Metal Concrete	Door	76 77		Utility Closet Kitchen Pantry	0.00 0.00	0.00	POS NEG INC	FRICITION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
TAN	Wood Brick Sheetrock Plaster Metal Concrete	Door	78 79		Utility Closet Kitchen Pantry	0.00 0.00	0.00	POS NEG INC	FRICITION NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A





Criterion

Client:

BTU Group LLC

## XRF Testing Report

Page 9 of 14

Sampling Location:

4951 Germantown Ave  
Phila PA

Room Equivalent:

4th Floor Unit (B)

Room #:

3 Bedroom Unit

Date:

8/27/2020

Signature:

Michael A. Muth

Project No.:

201829

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm <sup>2</sup>	Results mg/cm <sup>2</sup>	Class-ification	Surface/Condition	Recommendation
white	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	86		Bathroom	0.00		POS	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A
			81		Front Bedroom	0.00	0.00	NEG	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A
			82		Center Bedroom	0.00		INC	FRICITION NON- POOR	HR AR A ENCL A ENCP CA OSHA N/A
			83		Rear Bedroom	0.00		INC	FRICITION NON- POOR	HR AR A ENCL A ENCP CA OSHA N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Door	84		Bathroom	0.00		POS	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A
			85		Front Bedroom	0.00	0.00	NEG	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A
			86		Center Bedroom	0.00		INC	FRICITION NON- POOR	HR AR A ENCL A ENCP CA OSHA N/A
			81		Rear Bedroom	0.00		INC	FRICITION NON- POOR	HR AR A ENCL A ENCP CA OSHA N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Door	82		Bathroom	0.00		POS	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A
			83		Front Bedroom	0.00	0.00	NEG	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A
			84		Center Bedroom	0.00		INC	FRICITION NON- POOR	HR AR A ENCL A ENCP CA OSHA N/A
			85		Rear Bedroom	0.00		INC	FRICITION NON- POOR	HR AR A ENCL A ENCP CA OSHA N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Door	86		Bathroom	0.00		POS	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A
			87		Front Bedroom	0.00	0.00	NEG	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A
			88		Center Bedroom	0.00		INC	FRICITION NON- POOR	HR AR A ENCL A ENCP CA OSHA N/A
			89		Rear Bedroom	0.00		INC	FRICITION NON- POOR	HR AR A ENCL A ENCP CA OSHA N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Walls	90	1	Bathroom	0.00		POS	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A
			91	2		0.00	0.00	NEG	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A
			92	3		0.00	0.00	NEG	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A
						0.00	0.00	INC	FRICITION NON- FAIR	HR AR A ENCL A ENCP CA OSHA N/A



# XRF Testing Report

Page 10 of 14



Criterion

Client:

BFA Group LLC

Sampling Location:

4951 Germantown Ave  
Phila PA

Room Equivalent:

2nd Floor Unit (B)

Room #:

(3 Bedroom Unit)

Date:

8/27/2020

Signature:

*[Signature]*

Project No.:

201879

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm <sup>2</sup>	Results mg/cm <sup>2</sup>	Class-ification	Surface/Condition	Recommendation
TRU	Wood Brick Sheetrock Plaster Metal Concrete	WALLS	93	1	Front Bedroom	0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR A ENCP CA OSHA N/A
			94	2		0.00	0.00	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR A ENCP CA OSHA N/A
			95	3		0.00	0.00	INC	FRICITION NON- FRICITION	INTACT FAIR POOR A ENCP CA OSHA N/A
			96	4		0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR A ENCP CA OSHA N/A
TRU	Wood Brick Sheetrock Plaster Metal Concrete	WALLS	97	1	Center Bedroom	0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR A ENCP CA OSHA N/A
			98	2		0.00	0.00	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR A ENCP CA OSHA N/A
			99	3		0.00	0.00	INC	FRICITION NON- FRICITION	INTACT FAIR POOR A ENCP CA OSHA N/A
			100	4		0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR A ENCP CA OSHA N/A
TRU	Wood Brick Sheetrock Plaster Metal Concrete	WALLS	101	1	Left Bedroom	0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR A ENCP CA OSHA N/A
			102	2		0.00	0.00	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR A ENCP CA OSHA N/A
			103	3		0.00	0.00	INC	FRICITION NON- FRICITION	INTACT FAIR POOR A ENCP CA OSHA N/A
			104	4		0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION NON- FRICITION	INTACT FAIR POOR A ENCP CA OSHA N/A
								NEG	FRICITION NON- FRICITION	INTACT FAIR POOR A ENCP CA OSHA N/A
								INC	FRICITION NON- FRICITION	INTACT FAIR POOR A ENCP CA OSHA N/A
								POS	FRICITION NON- FRICITION	INTACT FAIR POOR A ENCP CA OSHA N/A
								NEG	FRICITION NON- FRICITION	INTACT FAIR POOR A ENCP CA OSHA N/A
								INC	FRICITION NON- FRICITION	INTACT FAIR POOR A ENCP CA OSHA N/A





# XRF Testing Report

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Criterion

Client:

BFU Group LLC

Date:

8/27/2020

Sampling Location:

4951 Germantown Ave  
Phila PA

Signature:

Michael A. Moore

Room Equivalent:

3rd Floor Unit (C)

Project No.:

20137C

Room #:

(3 Bedroom Unit)

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm <sup>2</sup>	Results mg/cm <sup>2</sup>	Classification	Surface/Condition	Recommendation
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Walls	105	1	Living Room	0.00	0.00	POS	FRICITION INTACT	HR A ENCP AR CA A ENCL OSHA N/A
			106	2		0.00		NEG	FRICITION INTACT	HR A ENCP AR CA A ENCL OSHA N/A
			107	3		0.00		NEG	FRICITION INTACT	HR A ENCP AR CA A ENCL OSHA N/A
			108	4		0.00		INC	FRICITION INTACT	HR A ENCP AR CA A ENCL OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Sill	109		Living Room	0.00	0.00	POS	FRICITION INTACT	HR A ENCP AR CA A ENCL OSHA N/A
			110			0.00		NEG	FRICITION INTACT	HR A ENCP AR CA A ENCL OSHA N/A
								INC	FRICITION INTACT	HR A ENCP AR CA A ENCL OSHA N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Door	111		Door To 3rd Floor Unit	0.00	0.00	POS	FRICITION INTACT	HR A ENCP AR CA A ENCL OSHA N/A
								NEG	FRICITION INTACT	HR A ENCP AR CA A ENCL OSHA N/A
								INC	FRICITION INTACT	HR A ENCP AR CA A ENCL OSHA N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Door Jam	112		Door To 3rd Floor Unit	0.00	0.00	POS	FRICITION INTACT	HR A ENCP AR CA A ENCL OSHA N/A
								NEG	FRICITION INTACT	HR A ENCP AR CA A ENCL OSHA N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Door Casings	113		Door To 3rd Floor Unit	0.00	0.00	POS	FRICITION INTACT	HR A ENCP AR CA A ENCL OSHA N/A
								NEG	FRICITION INTACT	HR A ENCP AR CA A ENCL OSHA N/A





# XRF Testing Report

Criterion Client:

BFUD Group LLC

Sampling Location:

4961 Georgetown Ave  
Phila PA  
3rd Floor Unit (C)

Room Equivalent:

Room #: (3 Bedrooms Unit)

Date:

8/27/2020

Signature:

*[Signature]*

Project No.:

201320

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm <sup>2</sup>	Results mg/cm <sup>2</sup>	Class-ification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Coaster Top	114		Kitchen	0.00	0.00	POS (NEG)	(FRICITION) NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			115	1	Kitchen	0.00	0.00	POS	(FRICITION) NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			116	2		0.00	0.00	POS	(FRICITION) NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			117	3		0.00	0.00	INC	(FRICITION) NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
TAN	Wood Brick Sheetrock Plaster Metal Concrete	Walls	118		Utility Closet	0.00	0.00	POS	(FRICITION) NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			119		Kitchen Pantry	0.00	0.00	POS	(FRICITION) NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
TAN	Wood Brick Sheetrock Plaster Metal Concrete	Door	120		Utility Closet	0.00	0.00	POS	(FRICITION) NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			121		Kitchen Pantry	0.00	0.00	POS	(FRICITION) NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
TAN	Wood Brick Sheetrock Plaster Metal Concrete	Door	122		Utility Closet	0.00	0.00	POS	(FRICITION) NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			123		Kitchen Pantry	0.00	0.00	POS	(FRICITION) NON- FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A





# XRF Testing Report

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Criterion

Client:

BoFus Group LLC

Date:

8/27/2020

Sampling Location:

4451 Greenbush Ave  
Philadelphia

Signature:

*[Signature]*

Room Equivalent:

Bedroom Unit

Project No.:

201374

Room #:

3 Bedroom Unit

XRF Serial No.:

25357

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm <sup>2</sup>	Results mg/cm <sup>2</sup>	Class-ification	Surface/Condition	Recommendation
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Walls	143	1	Front Bedroom	0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Walls	144	2	Center Bedroom	0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Walls	145	3		0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Walls	146	4		0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Walls	147	1		0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Walls	148	2	Rear Bedroom	0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Walls	149	3		0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Walls	150	4		0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Walls	151	1		0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Walls	152	2	Bath	0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Walls	153	3		0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Walls	154	4		0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A
Tan	Wood Brick Sheetrock Plaster Metal Concrete	Walls	155	1		0.00	0.00	POS	FRICITION NON- FRICITION	INTACT FAIR POOR HR AR A ENCL A ENCP CA OSHA N/A