Germantown/Mount Airy Properties

Physical Conditions and Needs Assessment

Premises V

5417 Lena St

Philadelphia, PA 19144

Submitted to

PHDC

1234 Market Street, 16th Floor

Philadelphia, PA 19107

March 2021

BFW Group LLC
Construction Project Managers

MAPLE corporation

Mark Ulrick Engineers, Inc.

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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.

5417 Lena St is a 2-family home owned by the Philadelphia Housing and Development Corporation (PHDC) and managed by the Philadelphia Housing Authority (PHA).

The site measures approximately twenty six feet wide by fourty feet deep and is located on the north of Lena Street between East Coulter Street and East Church Lane. This home is a wood framed structure with a exterior cementitious parge coat on three sides of the building, while the rear side has vinyl siding and what appears to be aluminum siding on the first floor. The building is three (3) stories tall and is rectangular in shape. The first floor unit is configured for ADA accessibility.

The building has suffered damage from a fallen tree and has evidence of extensive water damage throughout.

Both the units were occupied during assessment.

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

1.2 *General Physical Condition*

Building Type: Rowhouse

Property Age: ~95 yrs.

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

Structural Frame and Building Envelope		Good	Fair	Poor	Action
3.3.1	Foundation				Not Visible
3.3.2	Building Frame				Not Visible
3.3.3	Facades or Curtain Wall		√		Some repair, repainting and cleaning of the cementitious parge coat is recommended.
3.3.4	Roofing and Roof Drainage			√	Replacement of roof is highly recommended. Replacement of damaged gutters should be considered.
Mechanical, Plumbing, Fire Protection and Electrical Systems					
3.4.1	Plumbing		√		Replace Pipes.
3.4.2	Heating	√			None
3.4.3	Air Conditioning and Ventilation		√		No Air Conditiong is present in either unit. Replace bathroom and kitchen exhaust fans.
3.4.4	Electrical	√			GFI outlets are required in the kitchen and bathrooms in both the units.
Vertical Transportation					
3.5.	Elevators				N/A
Life Safety/Fire Protection					
3.6.1	Sprinklers and Standpipes		√		Sprinkler system should be tested. Sprinkler head in the living room should be replaced
3.6.2	Alarm Systems		√		Reconnect disconnected alarms.
3.6.3	Other Systems		√		None
Interior Elements					
3.7.1	Common Areas				None
3.7.2	Tenant Spaces		√		Repairs and/or sanding is required in the rear bedroom in Unit A. Repair of the gypsum finishes and replacement of all doors should be considered on the third floor in Unit B.

1.3 *Opinions of Probable Cost*

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

2 PURPOSE & SCOPE

2.1 *Purpose*

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

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

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

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

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

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

2.2 *Site Visit*

The initial building walkthrough was conducted on September 17, 2020. The entire 2-family home was inspected (100% of units) along with common areas, stairwells, corridors and basement.

2.3 *Useful Life Estimate*

It is our observation that the 5417 Lena St constructed circa 1925, has experienced normal wear and tear for its type and age.

2.4 *Tenant Pre-Survey Questionnaire*

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

3 SYSTEM DESCRIPTIONS & OBSERVATIONS

3.1 *OVERALL GENERAL DESCRIPTION*

3.1.1 Apartment Unit Types and Unit Mix

The subject property is a 2-family home.The unit on the first floor includes two bedrooms, a single bathroom, kitchen and living/dining area. The first floor unit except the rear bedroom is configured for ADA accessibility. The second floor consists of a living room, dining room, kitchen and a half bath. There are three bedrooms on the third floor and a common bathroom.

3.1.2 List of Apartment Units Inspected

100% of units were inspected.

3.2 *SITE*

3.2.1 Topography

The building is located on a city block with an entrance on Leena Street. There is no notable topography.

3.2.2 Storm Water Drainage

There is damage to existing gutters.

3.2.3 Access and Egress

Access to the site is from Lena Street, entrance to Unit A is at-grade and appears to be set up as a handicap accessible unit. Access to Unit B is via exterior door and interior wooden staircase.

3.2.4 Paving, Curbing and Parking

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

3.2.5 Flatwork

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

3.2.6 Landscaping and Appurtenances

There is an overgrowth of vegetation at the back of the house.

3.2.7 Recreational Facilities

There are no recreational facilities associated with this property.

3.2.8 Utilities

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

3.2.8.1 Water

There water was running in both the units.

3.2.8.2 Electricity

Electricity was on and working in both the units. Each unit has a 60amp 120 volt panel single phase electrical panel for lighting and power which are in very good condition.

3.2.8.3 Natural Gas

Not visible for inspection.

3.2.8.4Sanitary Sewer

Not visible for inspection.

3.2.8.5 Special Utility Systems

There are no special utility systems in the building.

3.2.8.5.1 Site Lighting

There is no site lighting at this building.

3.3 *STRUCTURAL FRAME & BUILDING ENVELOPE*

3.3.1 Foundation

Not visible for assessment.

3.3.2 Building Frame

3.3.2.1 Floor Frame System

Not visible for assessment.

3.3.2.2 Crawl Spaces and Penetrations

Not visible for assessment.

3.3.2.3 Roof Frame

Main building roof is "A" framed, with flat roof on 1-story addition and a shed roof on the front porch.

3.3.2.4 Flashing & Moisture Protection

Not visible for assessment.

3.3.2.5 Attic Spaces, Draft Stops, Roof Vents & Penetrations

Not visible for assessment.

3.3.2.6 Insulation

Not visible for assessment.

3.3.2.7 Stairs, Railings & Balconies

All the floors are connected with a wooden staircase. It was noted that the spindles at the stairs leading to the second-floor entry are loose and unevenly spaced.

Observations/Comments:

New spindles should be installed with proper code spacing and anchorage.

3.3.2.8 Exterior Doors and Entry Systems

Exterior door to the building appear to be a 6-panel fiberglass door.

3.3.3 Facades or Curtain Wall

3.3.3.1 Sidewall System

The building exterior consists of cementitious parge coat on three sides and appears to be in fair condition. The fourth side has vinyl siding and what appears to be aluminum siding on the first floor. The condition of the aluminum siding is poor with algae growth quite visible.

Observations/Comments:

Some repair, repainting and cleaning of the cementitious parge coat is recommended. Vinyl siding should be repaired/replaced.

3.3.3.2 Fenestration (Window) Systems

Windows throughout appear to be vinyl in good to fair condition.

3.3.4 Roofing and Roof Drainage

The roof over the first floor appears to be a granulated sheet. It appears to be in fair to poor condition. The third-floor roof is a 3-tab asphalt shingle, "A" shaped roof in fair to poor condition. Some curling of the shingle was noted. There was evidence of missing trim along the rake. It was observed that the third floor roof had been damaged due to natural hazards. There is damage to existing gutters.

Observations/Comments:

Replacement of first floor roof is highly recommended.
Third floor roof has exhibited signs of water infiltration and replacement with new architectural shingles is required.
Replacement/Repair of the trim is required.
Replacement of damaged gutters in their entirety should be considered.

3.4 *MECHANICAL AND ELECTRICAL SYSTEM*

3.4.1 Plumbing

3.4.1.1 Supply and Waste Piping

Domestic water and sanitary piping were not able to be assessed.

Observations/Comments:

Pipes may have to be replaced as evidence of leaks in the ceiling.

3.4.1.2 Domestic Hot Water Production

Domestic hot water is provided by a gas fired 30-gallon tank type water heater located in the unit. 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. Flues were adequately connected and the system was working effectively.

3.4.1.3 Fixtures

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

3.4.2 Heating

3.4.2.1 Heating Generating Equipment

Both the units are designed to be heated via RPJ gas fired vertical furnace. They are a forced air, heating only units. They are in good condition.

Observations/Comments:

Filters should be replaced.

3.4.3 Air Conditioning and Ventilation

3.4.3.1 Equipment

3.4.1.1 Air Conditioning and Ventilation

This building does not have air conditioning.

3.4.1.2 Exhaust Systems

Replace bathroom and kitchen exhaust fans.

3.4.3.2 Distribution

See Section 3.4.3.1 above.

3.4.3.3. Control Systems

Not visible for assessment.

3.4.3.4 Sprinkler and Standpipes

This building does not have sprinklers.

3.4.4 Electrical

3.4.4.1 Service, Metering, Distribution Panels

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

Observations/Comments:

GFI outlets are required in the kitchen and bathrooms in both the units.

3.4.4.2 Distribution

See 3.4.4.1 above

3.4.4.3 Distribution - Tenant Apartments

See 3.4.4.1 above

3.4.4.4 Lighting - Building Common Area

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

3.4.4.5 Lighting - Resident Apartment

Not visible for assessment.

3.4.4.6 Lighting - Site

See 3.4.4.4 above

3.4.4.7 Emergency Generator

The building does not have an emergency generator.

3.5 *VERTICAL TRANSPORTATION*

3.5.1 There are no elevators in this building.

3.6 *LIFE SAFETY/FIRE PROTECTION*

3.6.1 Sprinklers and Standpipes

There is a sprinkler system in this building, one sprinkler head in the living room should be replaced. All other sprinkler heads seemed to be in good condition.

Observations/Comments:

Sprinkler system should be tested.

3.6.2 Alarm Systems

There are hard wired fire alarms throughout, some of the alarms have been disconnected.

Observations/Comments:

Reconnect all disconnect alarms and test system.

3.6.3 Other Systems

3.6.3.1 Intercom System

Existing intercom system is functioning well.

3.6.3.2 Apartment Emergency Duress System

There is no emergency duress system in this building.

3.7 *INTERIOR ELEMENTS*

3.7.1 Common Areas

There are no common areas in this building beyond the shared landing and stairway leading to Unit B.

3.7.2 Tenant Spaces

3.7.2.1 Finishes, Wall, Floors

Interior finishes throughout the dwelling consist of gypsum board walls and ceiling. Floor finishes in both the units are carpet with a vinyl base. General overall condition is good to fair in all units. Interior doors are 6-panel with lever type hardware.

UNIT A - The first-floor entry and kitchen have a vinyl adhesive floor tile in good condition. The rear bedroom has some wall repair due to a tree that fell on the building. The repair is in poor condition. The second bedroom finishes are generally in good to fair condition.

UNIT B - There was evidence of water infiltration along the ceiling on the third floor over the stairs as well as bedroom and washer/dryer closet. It was also noted that swelling of the wood doors was common along the third floor likely due to water infiltration and high moisture.

Observations/Comments:

UNIT A

Additional repairs and/or sanding of poorly executed wall repair in the rear bedroom is required.

UNIT B

Repair of the gypsum finishes should be done once source of water infiltration has been addressed.

Replacement of all doors on the third floor are in poor condition and should be replaced.

3.7.2.2 Appliances

Replacement of the grease hood is required. Installation of a venting grease hood should be considered in Unit B

3.7.2.3 Bath Fixtures and Specialties

UNIT A - The first-floor bathroom has vinyl floor tile in good condition. The plastic laminate countertop and top mounted sink are in fair condition. The bathtub and fiberglass surround are in fair to poor condition. Grab bars are provided in the bathtub as well as adjacent to the water closet. It does not appear that the proper grab bars have been provided. The water closet appears to have a replacement tank top which does not fit the toilet.

UNIT B - The half bath consists of a wood cabinet vanity, plastic laminate countertop and top mount sink as well as a floor mounted tank-style toilet. General finishes are fair. Third floor bathroom finishes consist of a newer wood vanity with single integral sink countertop in good condition. The flooring is a vinyl adhesive tile in poor condition. Evidence of water infiltration along the bathtub was also noted. The tub and fiberglass surround appear to be newer and in good condition. The door to the bathroom has been damaged.

Observations/Comments:

UNIT A

Replacement of the tub and surround is recommended, specifically with a roll-in shower unit.

Replacement of existing grab bars with new compliant handicap grab bars is required.

UNIT B

Replacement of the vanity in the half bathroom should be strongly considered.

Replacement of the floor is highly recommended in the third floor bathroom.

Replacement of the door on the third floor bathroom should be considered.

3.7.2.4 Kitchen Fixtures and Specialties

Kitchen finishes for both the units are wood. General condition is good to fair.

UNIT A - The first floor kitchen have a vinyl adhesive floor tile in good condition.

UNIT B - Flooring is linoleum sheet vinyl in fair condition.

Observations/Comments:

UNIT B

Replacement of linoleum sheet vinyl flooring should be considered.

3.7.2.5 Millwork, Casework, Cabinets and Countertops

Kitchen in both the units had a plastic laminate countertop. The plastic laminate countertop is exhibiting signs of wear.

Observations/Comments:

Replacement should be considered for kitchen cabinets and countertops in both the units.

3.7.2.6 Closet Systems

A washer/dryer closet is located immediately upon entry at the first-floor

4 ADDITIONAL CONSIDERATIONS

4.1 *ENVIRONMENTAL HAZARDS*

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

The water samples collected from the kitchen and bathroom at 5417 Lena Street indicated a lead concentration of <2.5 ppb, which is below the EPA Action Level.

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

The radon sample was collected from Unit A - First Floor, results indicated an average radon level of 2.6 picocuries per liter (pCi/L). This is below the United States Environmental Protection Agency's (US EPA) recommended indoor residential level of 4 pCi/L.

The radon sample was collected from Unit B – Second Floor, results indicated an average radon level of 0.8 picocuries per liter (pCi/L). This is below the United States Environmental Protection Agency's (US EPA) recommended indoor residential level of 4 pCi/L.

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

5 OPINIONS OF PROBABLE COSTS TO REMEDY PHYSICAL DEFINCIENCIES

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

6 OUT OF SCOPE CONSIDERATIONS

6.1 *Accessibility for Persons with Disabilities*

Unit A on the first floor is configured for ADA accessibilty except for one bedroom in the rear. Unit B does not meet requirements for ADA accessibility.

Observations/Comments:

It appears that additional work is required for Unit A to be fully ADA compliant.

7 LIMITING CONDITIONS

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

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

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

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

DIVISION	CAPITAL EXPENSE CATEGORY	DESCRIPTION / COMMENTS	CONDITION	ACTION	EUL (yr)	EFFECTIVE AGE (yr)	RUL (yr)	QUANTITY	UNIT OF MEASURE	UNIT COST	TOTAL COST	CRITICAL REPAIRS
General Requirement	Permitting	2% of the total cost of each respective project									$2,400	$1,738
	Contingency	10% of the total cost of each respective project									$11,999	$8,688
	Overhead and Profit	2.5% of the total cost of each respective project									$3,000	$2,172
	SubTotal										**$17,399**	**$12,598**
Site Construction/Existing Conditions	**General**	Third Floor Roof 3-tab asphalt shingle; curling of shingles and water infiltration; missing trim along the rake; rotten areas	Poor-Fair	Replacement of roof with new architectural shingle required; replacement of rake and repair to damaged rotten areas	20	20	0	600	SF	$10.00	$6,000	$6,000
		Cementitious parge coat (on three sides)	Fair	Repair, clean and repaint	50	20	30	3000	SF	$5.00	$15,000	$15,000
		Vinyl and aluminum siding (rear) with visible algae growth	Poor	Repair, clean	25	20	5	300	SF	$5.00	$1,500	$1,500
		Damage to rear of structure (first floor and upper roof) from fallen tree)		Repair damage	N/A	N/A	N/A	100	SF	$10.00	$1,000	$1,000
		Damage to existing gutters	Poor	Replace gutters as soon as possible to prevent stormwater from entering the building	20	20	0	150	LF	$6.00	$900	$900
		Spindles at the stairs leading to second-floor entry are loose and unevenly spaced	Poor	Install new spindles with proper code spacing and anchorage	20	20	0	N/A	N/A	$300.00	$300	$300
		Roof over first floor appears to be a granulated sheet	Poor-Fair	Replace roof	20	20	0	400	SF	$10.00	$4,000	$4,000
	SubTotal										**$28,700**	**$28,700**
Woods, Plastics and Composites	**Unit A**	Bathroom Vanity	Fair	Demo and replace	20	20	0	1	EA	$400.00	$400	$400
		Bathroom Countertop (p-lam)	Fair	Demo and replace countertop	15	20	0	10	LF	$75.00	$750	$750
		Kitchen Cabinets (wood)	Poor	Demo and replace cabinetry	20	20	0	40	LF	$150.00	$6,000	$6,000
		Kitchen Countertop (p-lam)	Poor	Demo and replace countertop	15	20	0	25	LF	$75.00	$1,875	$1,875
	Unit B	Bathroom Vanity	Fair	Demo and replace	20	20	0	1	EA	$400.00	$400	$400
		Bathroom Countertop (p-lam)	Fair	Demo and replace countertop	15	20	0	10	LF	$75.00	$750	$750
		Kitchen Cabinets (wood)	Good	Demo and replace cabinetry	20	20	0	40	LF	$150.00	$6,000	
		Kitchen Countertop (p-lam)	Good	Demo and replace countertop	15	20	0	25	LF	$75.00	$1,875	
	SubTotal										**$18,050**	**$10,175**
Openings	**Unit A**	6-panel wood doors (interior)	Good	Replace at EUL	25	20	5	10	EA	$500.00	$5,000	
		Windows (vinyl)	Fair-Good	Replace at EUL	30	20	10	7	EA	$800.00	$5,600	$5,600
	Unit B	6-panel wood doors (interior) swelling due to water infiltration and high moisture	Poor	Demo and replace all interior doors	25	20	5	6	EA	$500.00	$3,000	$3,000
		Windows (vinyl)	Fair-Good	Replace at EUL	30	20	10	14	EA	$800.00	$11,200	$11,200
	SubTotal										**$24,800**	**$19,800**
Finishes	**Unit A**	Gypsum wallboard and ceiling finishes (throughout)	Fair-Good	Repair and repaint damaged areas (tree damage)	35	20	15	300	SF	$4.00	$1,200	$1,200
		Flooring carpet with vinyl base (throughout)	Fair-Good	Demo and replace	6	20	0	500	SF	$10.00	$5,000	$5,000
		Vinyl adhesive floor tile (first floor entry and kitchen)	Good	Replace at EUL	15	20	0	200	SF	$7.00	$1,400	
	Unit B	Gypsum wallboard and ceiling finishes (throughout); water damage to ceiling on third floor as a result of roof damage	Fair-Good	Repair and repaint damaged areas (tree damage)	35	20	15	600	SF	$4.00	$2,400	$2,400
		Flooring carpet with vinyl base (throughout)	Fair-Good	Demo and replace	6	20	0	1000	SF	$10.00	$10,000	$10,000
		Linoleum sheet vinyl tile (kitchen and bathroom)	Poor	Demo and replace	15	20	0	400	SF	$7.00	$2,800	$2,800
	SubTotal										**$22,800**	**$21,400**
Specialties	**Unit A**	Bathroom tub, surround and fixtures	Poor	Replace (specifically with a roll-in shower unit in first floor unit) and handicap grab bars	30	20	10	1	EA	$1,800.00	$1,800	$1,800
	Unit B	Bathroom tub, surround and fixtures; water infiltration in tub	Fair	Investigate water infiltration along tub	30	20	10	1	EA	$1,800.00	$1,800	$1,800
	SubTotal										**$1,800**	**$1,800**
Equipment		Range Hood	Poor	Installation of a venting grease hood should be considered	20	20	0	1	EA	$300.00	$300	$300
	SubTotal										**$300**	**$300**
Mechanical, Plumbing and Fire Alarm/Suppression	**HVAC Unit A**	Gas-fired furnace	Good	Replace at EUL	20	20	0	1	EA	$5,000.00	$5,000	
		Thermostat	Good	Replace at EUL	15	20	0	1	EA	$300.00	$300	
		Bathroom Exhaust Fans	Poor	Replace exhaust fans	20	20	0	1	EA	$500.00	$500	$500
	HVAC Unit B	Gas-fired furnace	Good	Replace at EUL	20	20	0	1	EA	$5,000.00	$5,000	
		Thermostat	Good	Replace at EUL	15	20	0	1	EA	$300.00	$300	
		Bathroom Exhaust Fans	Poor	Replace exhaust fans	20	20	0	1	EA	$500.00	$500	$500
	Plumbing Unit A	Water closet has a replacement tank that does not fit toilet		Demo and replace	40	20	20	1	EA	$1,300.00	$1,300	$1,300
		Domestic Hot Water 30-gallon 240v	Good	Replace at EUL	20	20	0	1	EA	$2,000.00	$2,000	
		Plumbing fixtures	Good	Replace at EUL	15	20	0	1	EA	$1,100.00	$1,100	
		Fire alarms hardwire; could not prove operation	Good	Verify operation	15	20	0	3	EA	$60.00	$180	
		Piping	Poor	Investigate leaks in ceiling	75	20	55	50	LF	$10.00	$500	$500
	Plumbing Unit B	Plumbing fixtures	Good	Replace at EUL	15	20	0	1	EA	$1,100.00	$1,100	
		Fire alarms hardwire; could not prove operation	Good	Verify operation	15	20	0	5	EA	$60.00	$300	
		Domestic Hot Water 30-gallon 240v	Good	Replace at EUL	20	20	0	1	EA	$2,000.00	$2,000	
		Sprinkler system	Poor-Good	Replace one (1) sprinkler head in living room; system should be tested	50	20	30	1	EA	$400.00	$400	$400
		Piping (Allowance)	Poor	Investigate leaks in ceiling	20	20	0	50	LF	$10.00	$500	$500
	SubTotal										**$20,980**	**$3,700**
Electrical	**Electrical System (Entire Building)**	60-amp service, panels and wiring (including outlets switches and other power controls)	Poor	Upgrade to 200-amp service, replace all panels and rewire throughout	50	20	30	N/A	N/A	$10,000.00	$10,000	$10,000
	Unit A	Intercom	Fair	Replace intercom	20	20	0	1	EA	$1,000.00	$1,000	$1,000
		Lighting	Good	Replace where necessary	20	20	20	5	EA	$120.00	$600	
	Unit B	Lighting	Good	Replace where necessary	20	20	0	8	EA	$120.00	$960	
	SubTotal										**$12,560**	**$11,000**
	Total										**$147,389**	**$109,473**

DIVISION	CAPITAL EXPENSE CATEGORY	Year 1 12 MONTH	Year 2	Year 3	Year 4	Year 5 (Raise to HQS Standards)	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
General Requirement	Permitting					$847															
	Contingency					$4,240															
	Overhead and Profit					$1,060															
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$6,147**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Site Construction/Existing Conditions	**General**																				
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Woods, Plastics and Composites	**Unit A**																				
	Unit B																				
						$6,788															
						$2,121															
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$8,910**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Openings	**Unit A**					$5,657															
	Unit B																				
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$5,657**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Finishes	**Unit A**																				
						$1,584															
	Unit B																				
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$1,584**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Specialties	**Unit A**																				
	Unit B																				
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Equipment																					
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Mechanical, Plumbing and Fire Alarm/Suppression	**HVAC Unit A**					$5,657															
						$339															
	HVAC Unit B					$5,657															
						$339															
	Plumbing Unit A																				
						$2,263															
						$1,245															
						$204															
	Plumbing Unit B					$1,245															
						$339															
						$2,263															
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$19,551**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Electrical	**Electrical System (Entire Building)**																				
	Unit A																				
						$679															
	Unit B					$1,086															
	SubTotal	**$0**	**$0**	**$0**	**$0**	**$1,765**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
	Total	**$0**	**$0**	**$0**	**$0**	**$43,614**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

8.1.2 *SF Cost Estimate for Full Renovation*

Basis of estimate

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

2,280 SF Renovation - Premises V 5417 Lena Street		
ITEM	**Total**	**$/SF**
DEMOLITION	$ 34,200.00	$ 15.00
SITEWORK	$ 2,280.00	$ 1.00
LANDSCAPE & IRRIGATION	$ 2,280.00	$ 1.00
CONCRETE	$ 1,140.00	$ 0.50
MASONRY	$ 29,640.00	$ 13.00
STRUCTURAL STEEL	$ -	$ -
METAL FABRICATIONS	$ -	$ -
ROUGH CARPENTRY	$ 18,240.00	$ 8.00
ARCHITECTURAL WOODWORK	$ -	$ -
THERMAL & MOISTURE PROTECTION	$ 13,680.00	$ 6.00
FIREPROOFING	$ 4,560.00	$ 2.00
SEALANTS	$ 4,560.00	$ 2.00
WINDOWS	$ 13,680.00	$ 6.00
DOORS / FRAMES / HARDWARE	$ 18,240.00	$ 8.00
STOREFRONT / GLAZING	$ -	$ -
INTERIOR GLASS	$ -	$ -
DRYWALL	$ 13,680.00	$ 6.00
TILE	$ 9,120.00	$ 4.00
ACOUSTIC CEILINGS	$ -	$ -
CARPET	$ 13,680.00	$ 6.00
PAINTING	$ 13,680.00	$ 6.00
WALL COVERINGS	$ -	$ -
SPECIALTIES	$ 6,840.00	$ 3.00
EQUIPMENT	$ 9,120.00	$ 4.00
FURNISHINGS	$ -	$ -
CONVEYING	$ -	$ -
FIRE PROTECTION	$ 6,840.00	$ 3.00
PLUMBING	$ 22,800.00	$ 10.00
HVAC	$ 34,200.00	$ 15.00
ELECTRICAL	$ 31,920.00	$ 14.00
COMMUNICATIONS	$ 6,840.00	$ 3.00
ELECTRONIC SAFETY & SECURITY	$ 6,840.00	$ 3.00
GENERAL REQUIREMENTS	$ 9,120.00	$ 4.00
Subtotal	**$ 327,180.00**	**144**
Construction Contingency - 10%	$ 32,718.00	$ 14.35
Subcontractor Insurance - 2%	$ 6,543.60	$ 2.87
Design Contingency - 2%	$ 6,543.60	$ 7.18
Overhead & Profit - 2.5%	$ 8,179.50	$ 3.59
Permits - 1.5%	$ 4,907.70	$ 2.87
Performance & Payment Bonds - 2%	$ 6,543.60	$ 2.87
Grand Total	**$ 392,616.00**	**177**

RFR ASSUMPTIONS	
Units	2
Beginning Year	2021
Investment Rate of Return	2.5%
Inflation Rate	2.5%
Existing Reserve Fund	$ -
Monthly Reserve Contribution	$ 558
Reserve Cost/Unit/Year	$ 3,350
Year 1 Construction Funds	$ 109,473

Reserve for Replacement (RFR)

	CRITICAL REPAIRS	Year 1	Year 2	Year 3	Year 4	Year 5 Raise to HQS Standards	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
Existing Reserve Fund	$0												
Expense Sum (Projected)	$109,473	$0	$0	$0	$0	$43,614	$0	$0	$0	$0	$0	$0	$0
Annual RFR Contribution	$6,700	$6,700	$6,700	$6,700	$6,700	$6,700	$6,700	$6,700	$6,700	$6,700	$6,700	$6,700	$6,700
Previous RFR Plus Contributions	$6,700	$13,568	$20,607	$27,822	$35,217	$42,798	$6,954	$13,828	$20,874	$28,096	$35,498	$43,085	$50,863
RFR with 2.5% Rate of Return	$6,868	$13,907	$21,122	$28,517	$36,098	$43,868	$7,128	$14,174	$21,396	$28,798	$36,385	$44,163	$52,134
Current Year Balance	-$102,606	$13,907	$21,122	$28,517	$36,098	$254	$7,128	$14,174	$21,396	$28,798	$36,385	$44,163	$52,134
Year 1 Construction Funds	$109,473												
Total Year 1 Funds	$6,868												

8.1.3 Reserve for Replacement

Reserve for Replacement (RFR)	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Existing Reserve Fund								
Expense Sum (Projected)	$0	$0	$0	$0	$0	$0	$0	$0
Annual RFR Contribution	$6,700	$6,700	$6,700	$6,700	$6,700	$6,700	$6,700	$6,700
Previous RFR Plus Contributions	$58,834	$67,005	$75,380	$83,965	$92,764	$101,783	$111,027	$120,503
RFR with 2.5% Rate of Return	$60,305	$68,680	$77,265	$86,064	$95,083	$104,327	$113,803	$123,516
Current Year Balance	$60,305	$68,680	$77,265	$86,064	$95,083	$104,327	$113,803	$123,516
Year 1 Construction Funds								
Total Year 1 Funds								

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

Photo No. 1

Depicts exterior view of premises.

Photo No. 2

Depicts detailed view of pickets at handrail not attached. Also depicted in photo note spacing of the pickets is irregular and should be replaced and resecured.

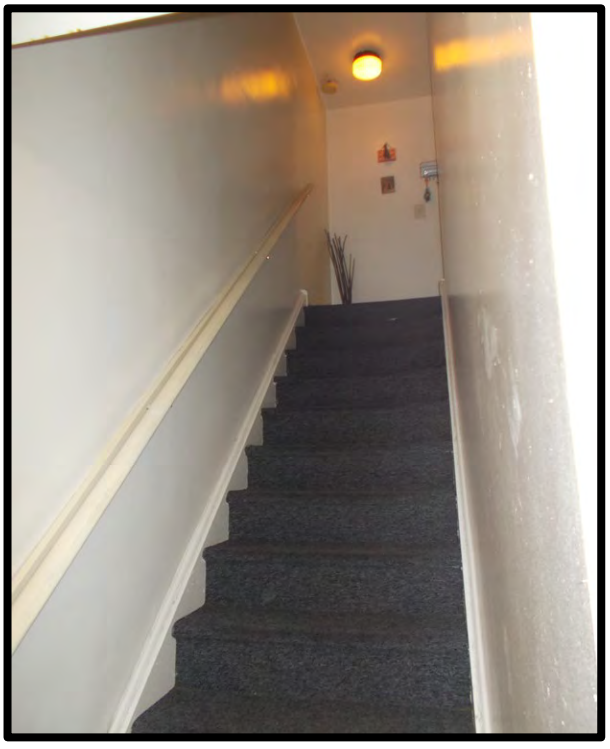
Photos by: **VP** on **9/17/20**

Photo No. 3

Depicts apartment entry to Unit B.

Photo No. 4

Interior view of stairs leading to Unit B second floor.



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

Photo No. 5

Depicts overall view of kitchen second floor Unit B.

Photo No. 6

Depicts view of previous water leakage at the kitchen sink cabinet.

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

Photo No. 7

Panning from Photo #5. Depicts additional view of kitchen cabinets and pass-through to living room.

Photo No. 8

Panning right from previous photo. Note condition of grease hood.

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

Photo No. 9

Depicts view of dining room area.

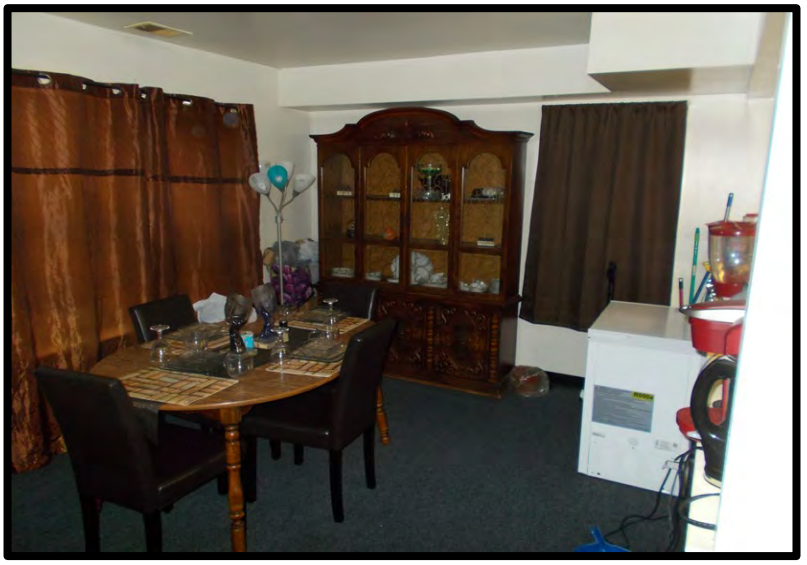
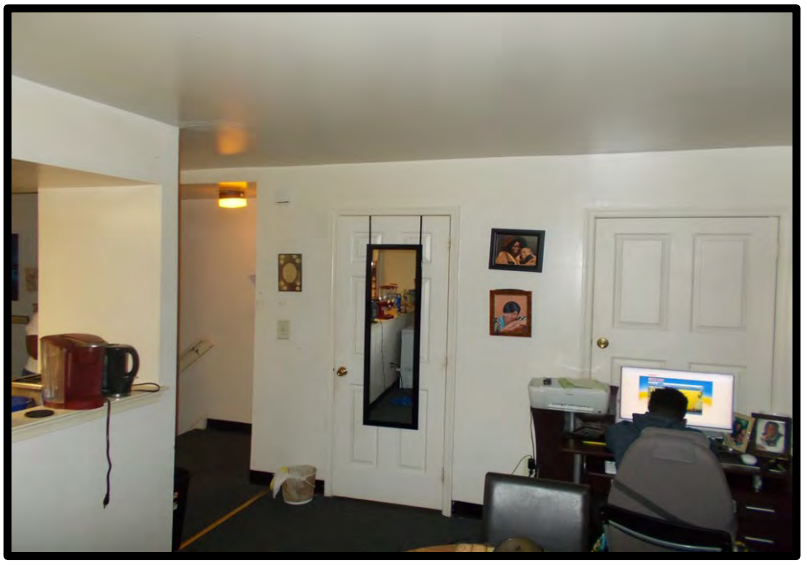


Photo No. 10

Panning 180 degrees from previous photo. Depicts view of hall closet on the left and mechanical closet on the right.



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

Photo No. 11

View of half bath located on the second floor.

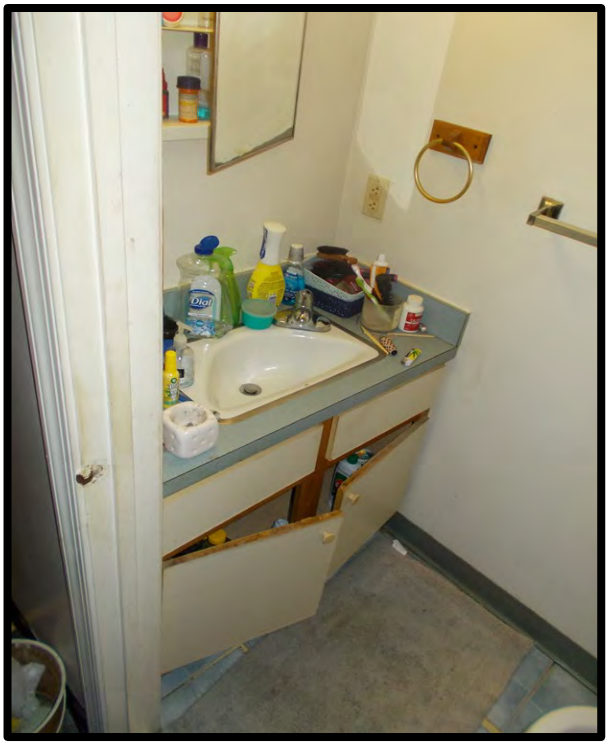
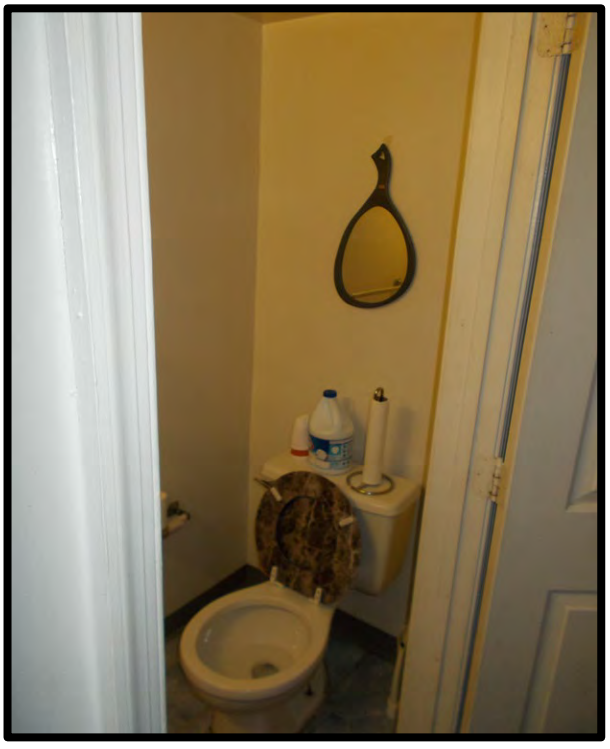


Photo No. 12

View of water closet within the half bath.



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

Photo No. 13

View looking towards front of dwelling at living room area.

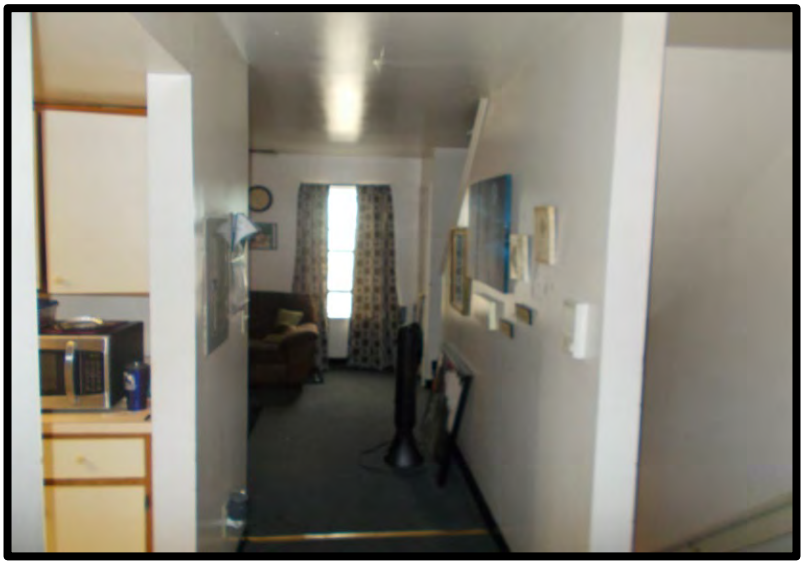


Photo No. 14

View of living room area.

Photo No. 15

Panning 180 degrees from previous photo. Depicts view of stairs leading to the third floor bedrooms from living room.

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

Photo No. 16

View at top of stairs to third floor.

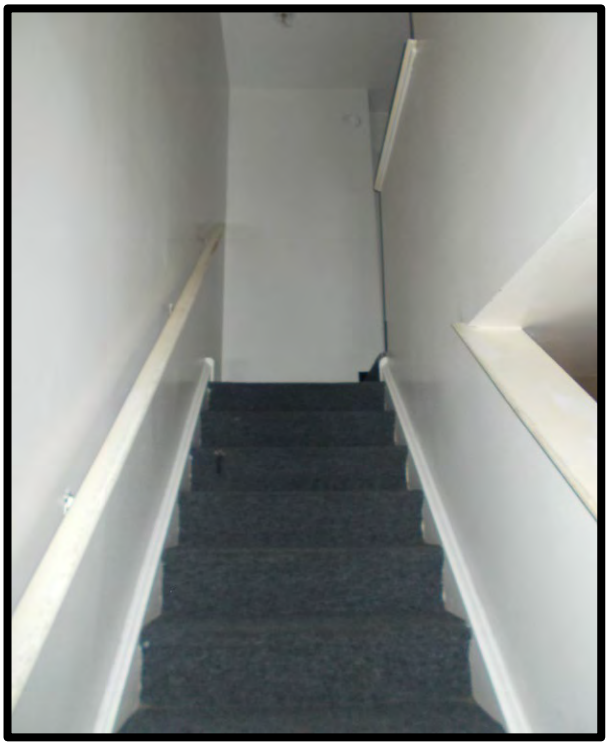
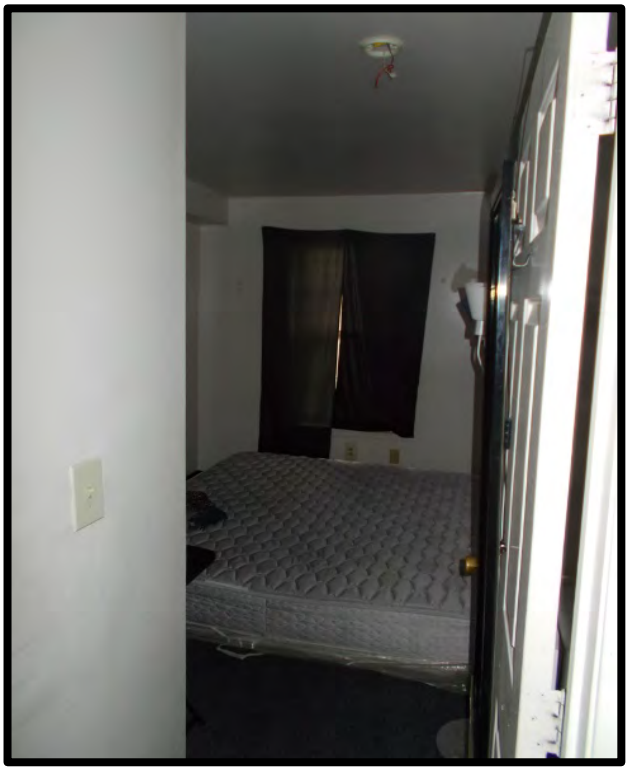


Photo No. 17

View of bedroom #1 from hallway.



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

Photo No. 18

View of bedroom #1 closet and bedroom entry.

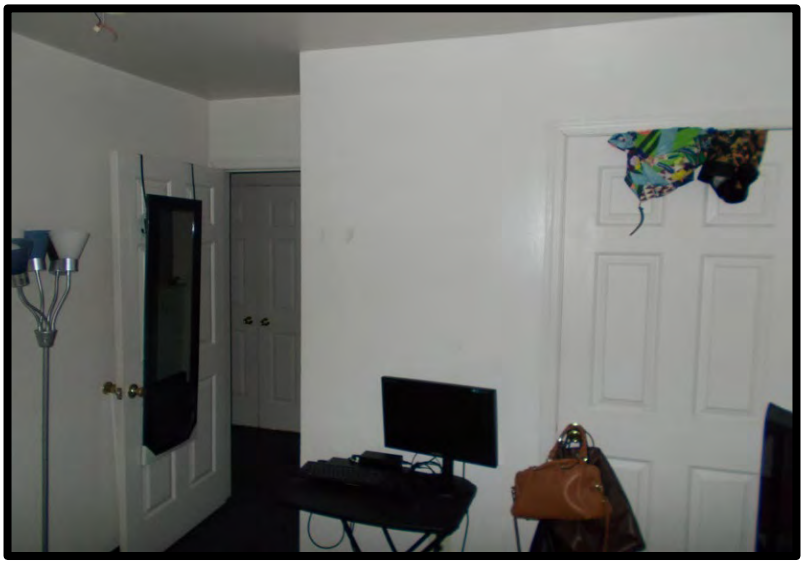
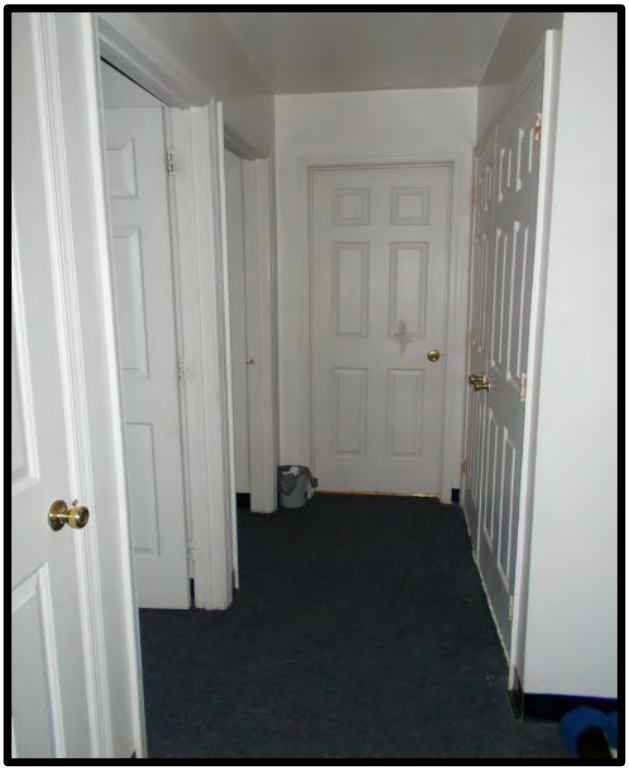


Photo No. 19

View looking down the hallway at bathroom and additional bedrooms at the third floor.



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

Photo No. 20

View of closet above stairs.

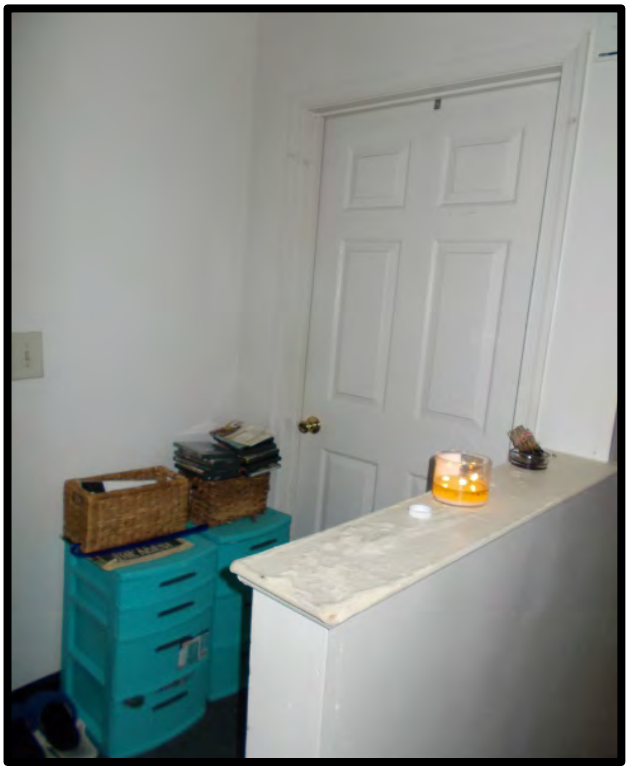


Photo No. 21

View of bedroom #2 from hallway.

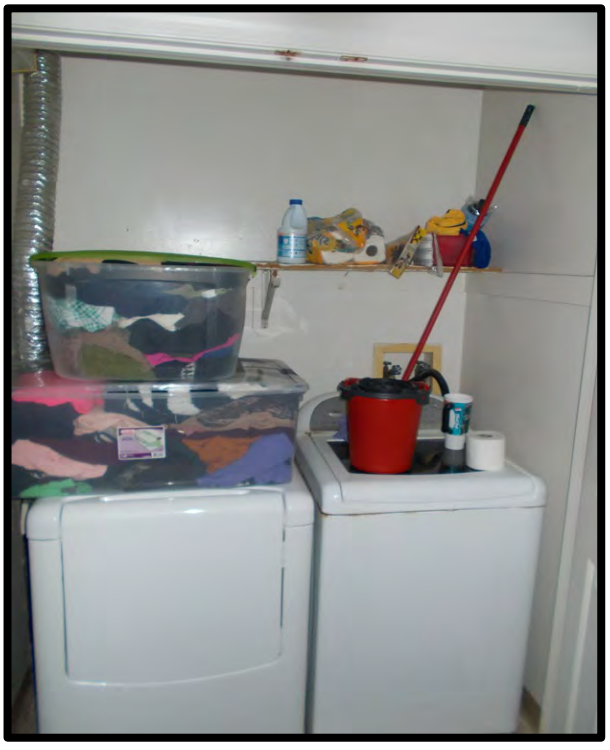
Photos by: **VP** on **9/17/20**

Photo No. 22

View of bedroom #2 closet and bedroom entry.

Photo No. 23

View of washer/dryer closet at third floor.



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

Photo No. 24

View of third floor bathroom from hallway.

Photo No. 25

Additional view of third floor bathroom flooring.

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

Photo No. 26

View of bathtub and fiberglass surround with evidence of water infiltration at bathtub corner.

Photo No. 27

Overall view of bathtub and fiberglass surround.

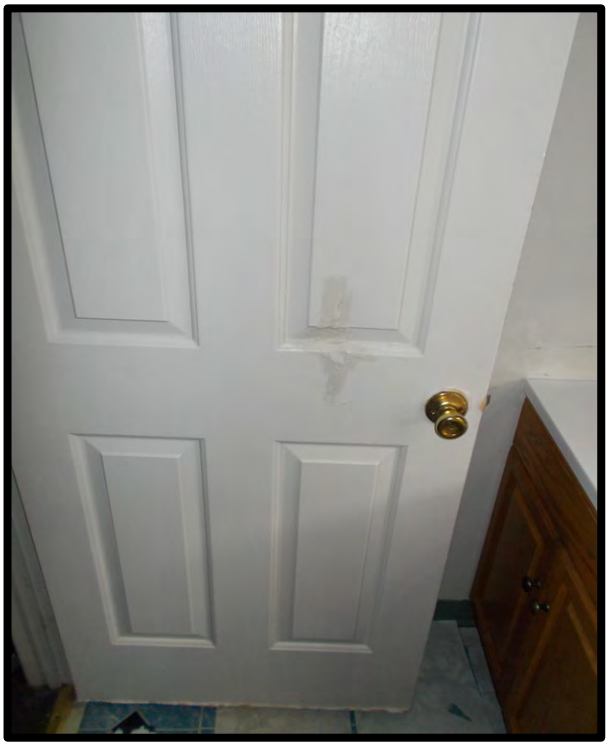
Photos by: **VP** on **9/17/20**

Photo No. 28

View of third floor vanity and lighting fixture above.

Photo No. 29

View of damaged door to bathroom.



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

Photo No. 30

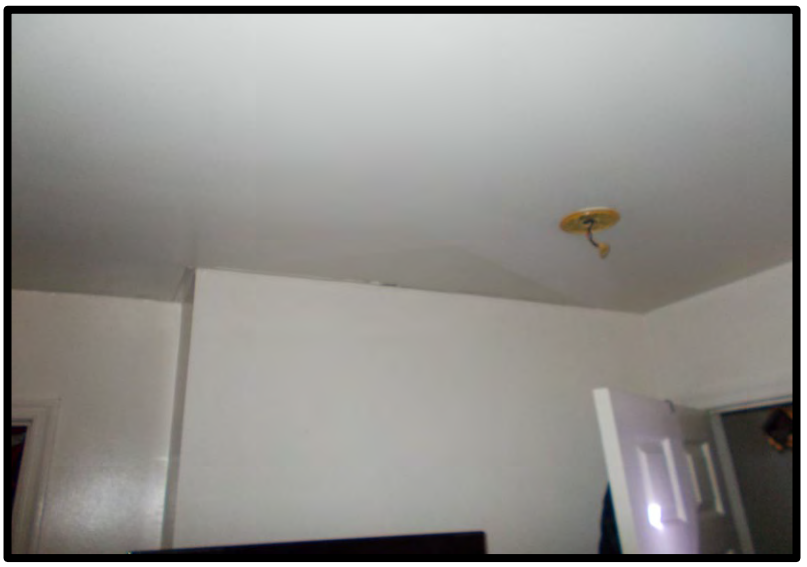
View of damage at ceiling soffit third floor.

Photo No. 31

View of water infiltration at closet of third floor.

Photo No. 32

View of water infiltration at ceiling of third floor bedroom.



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

Photo No. 33

View of bedroom #3 closet and entry.

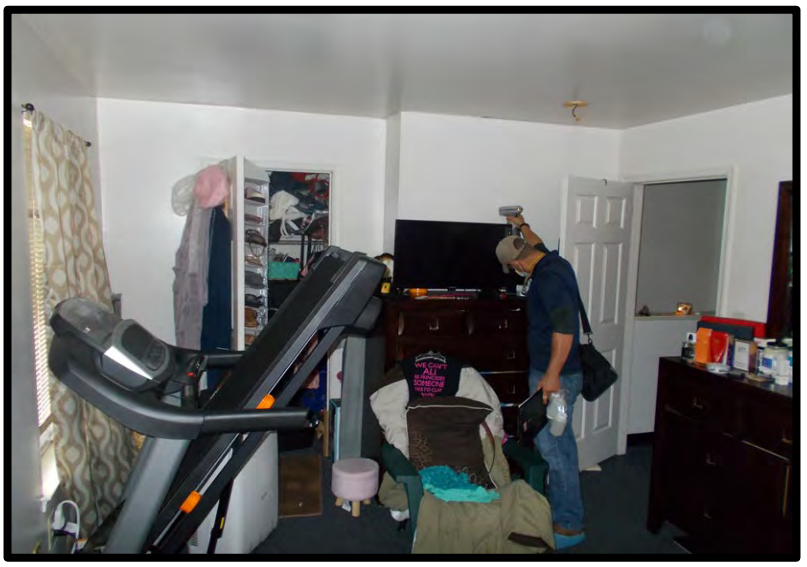


Photo No. 34

Panning 180 degrees from previous photo. Depicts additional view of bedroom #3.

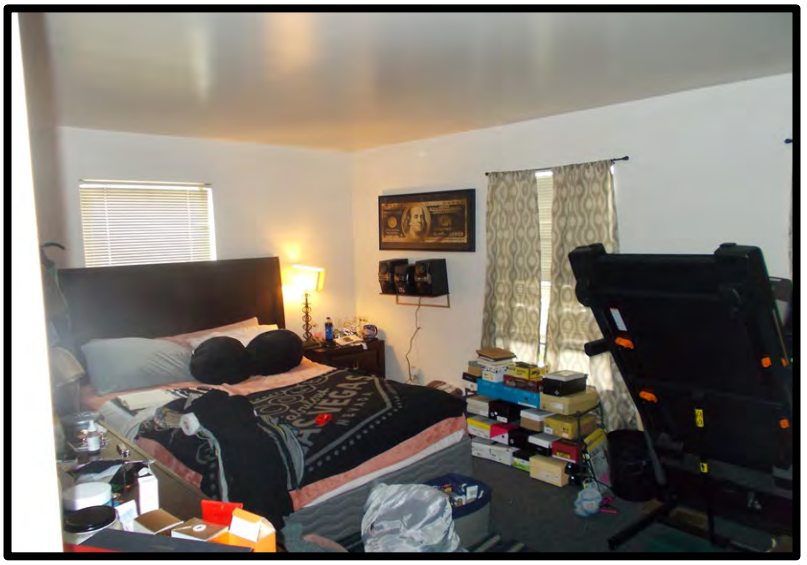


Photo No. 35

Depicts rot at bottom of door from moisture. Moisture is also indicative in rusting of door hinges. This is at the washer/dryer closet third floor.

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

Photo No. 36

Additional view of damage to bottom of door from moisture.

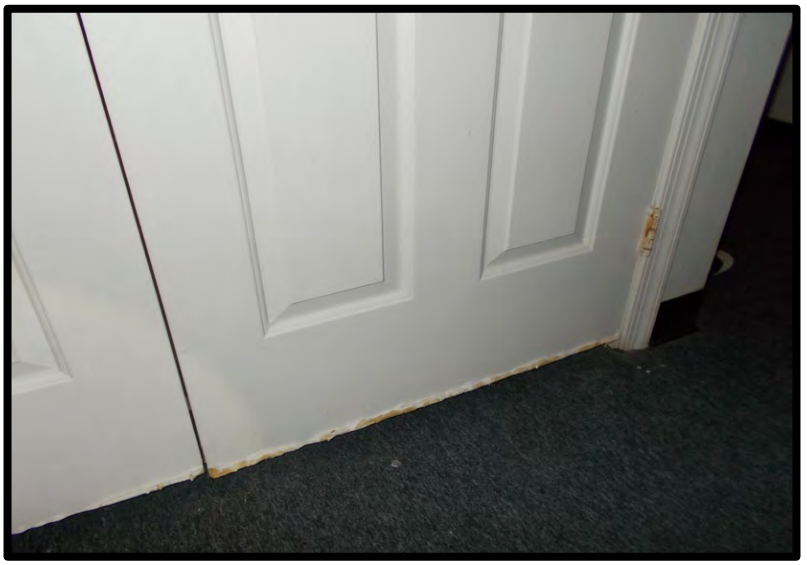


Photo No. 37

Depicts view of moisture damage at third floor ceiling above stair.

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

Photo No. 38

Depicts view of first floor roof as seen through window on third floor.

Photo No. 39

Panning left from previous photo.

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

Photo No. 40

Depicts left side of structure.

Photo No. 41

Depicts view of rear and left side of structure.

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

Photo No. 42

Depicts view of rear and left side of structure.

Photo No. 43

View of property line fencing and vegetation along left side of property.

Photo No. 44

Detailed view of third floor along right side of property. Note missing aluminum trim along fascia.

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

Photo No. 45

Depicts overall view of right side of structure. Also visible in the photo is entrance to Unit A along the first floor.

Photo No. 46

Detailed view of sidewalk and entrance to Unit A along right side of photo.

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

Photo No. 47

Depicts view of large tree that apparently fell during a previous storm and damaged a portion of the structure.

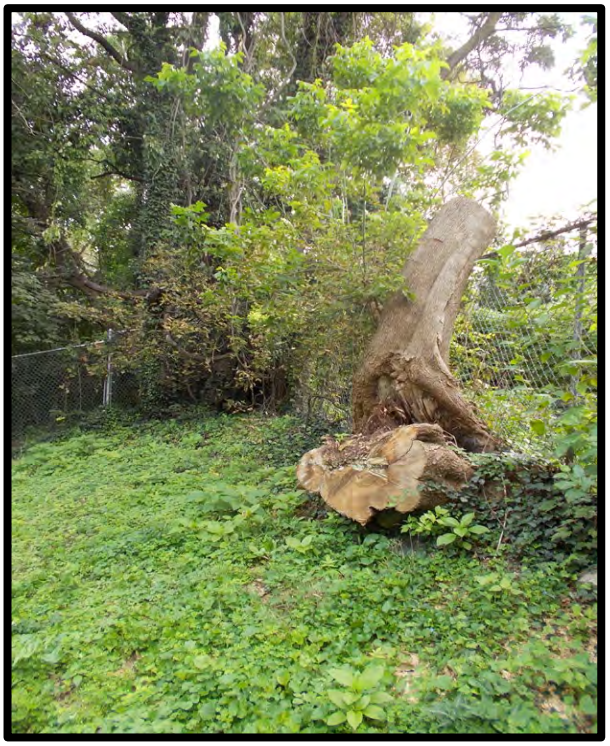


Photo No. 48

View of rear of structure. It is possible to see where the tree landed across the rear portion of the structure.

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

Photo No. 49

Depicts detailed view of third floor roof and damaged gutter.

Photo No. 50

Close up view of rear portion of first floor.

Photo No. 51

Detailed view of rear portion of second and third floors as well as right side portion of first floor.

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

Photo No. 52

Depicts entry to Unit A.

Photo No. 53

Depicts view of living room within Unit A first floor.

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

Photo No. 54

Panning right from previous photo. View of dining area outside of kitchen first floor.

Photo No. 55

Overall view of apartment entry, kitchen and washer/dryer closet beyond. Left side of photo is hallway to rear bedrooms.

Photo No. 56

Close up view of washer/dryer closet at apartment entry.

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

Photo No. 57

Interior view of kitchen at first floor.

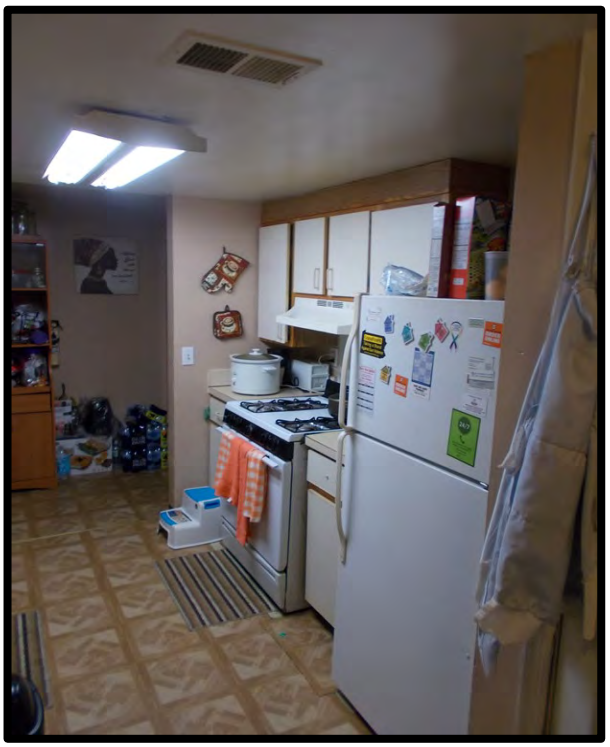


Photo No. 58

Panning left from previous photo. Additional view of kitchen. Note this unit appears to be handicap accessible.

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

Photo No. 59

View of closet below stairs leading to second floor.

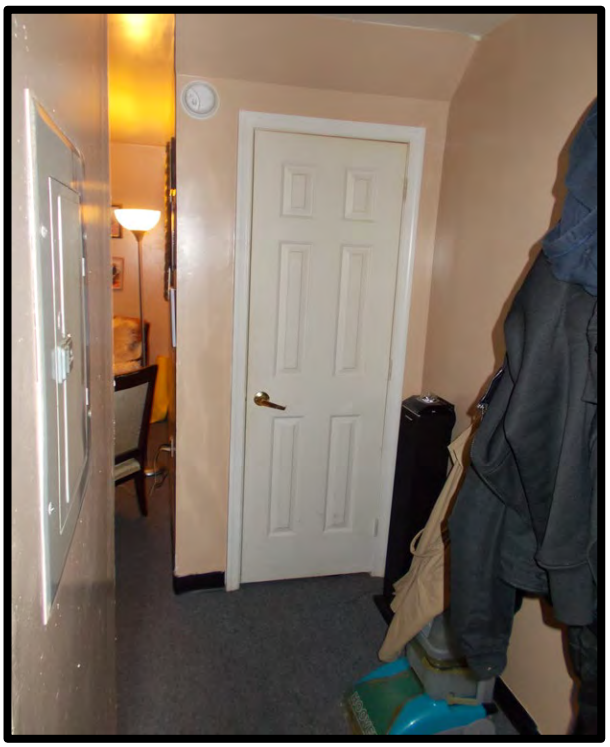
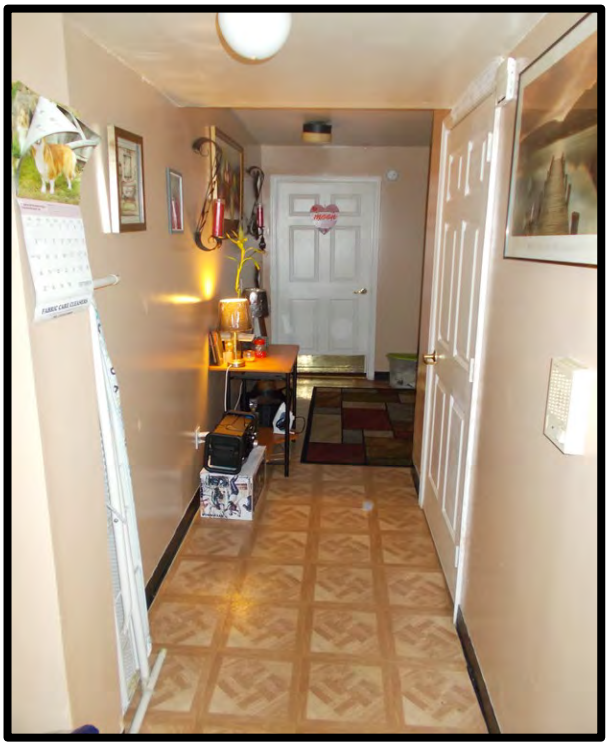


Photo No. 60

View looking toward rear hallway leading to bedrooms.



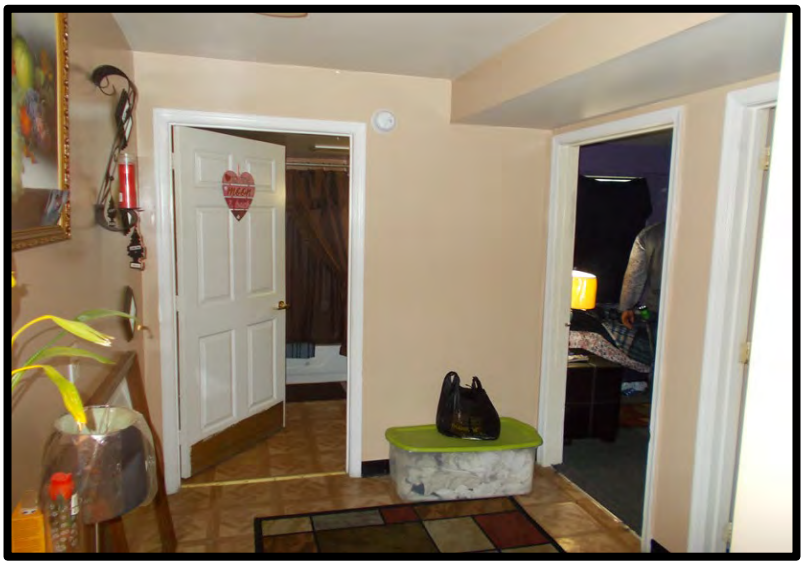
Photos by: **VP** on **9/17/20**

Photo No. 61

View of gas-fired hot water heater and furnace.

Photo No. 62

View of first floor bathroom straight ahead with bedrooms on the right.



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

Photo No. 63

View of first floor bathroom that has been made handicap accessible.

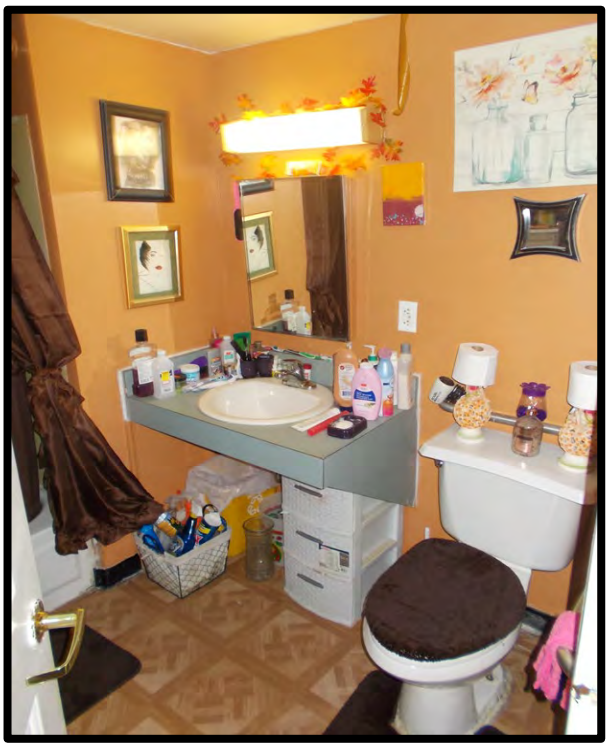
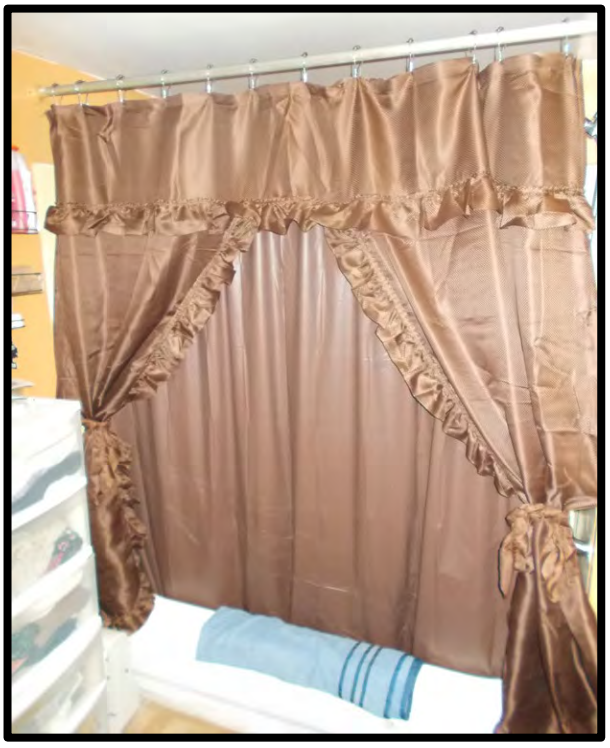


Photo No. 64

View of bathtub within first floor bathroom.



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

Photo No. 65

Overall view of bathtub and fiberglass surround as well as installed handicap grab bars.

Photo No. 66

View of grab bars installed at water closet.

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

Photo No. 67

View to entry of bedroom #1.

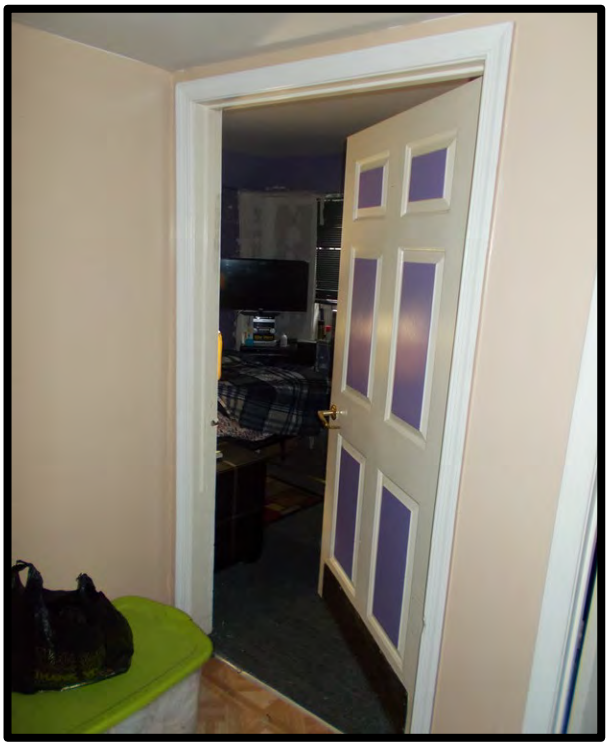
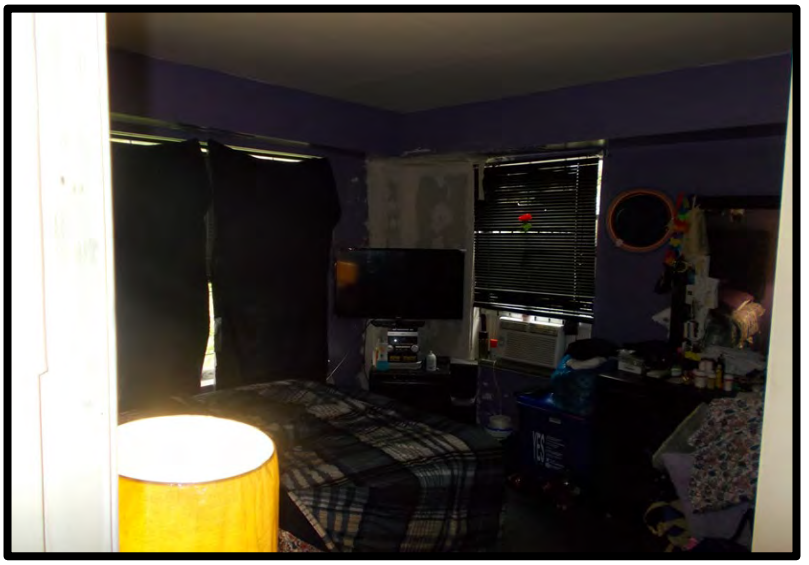


Photo No. 68

View of bedroom #1 located at the right rear corner of the apartment. Note repaired damaged to wall from previously mentioned tree fall.



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

Photo No. 69

View of area of repair.

Photo No. 70

View looking at bedroom entry and closet.

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

Photo No. 71

View of entry to bedroom #2.

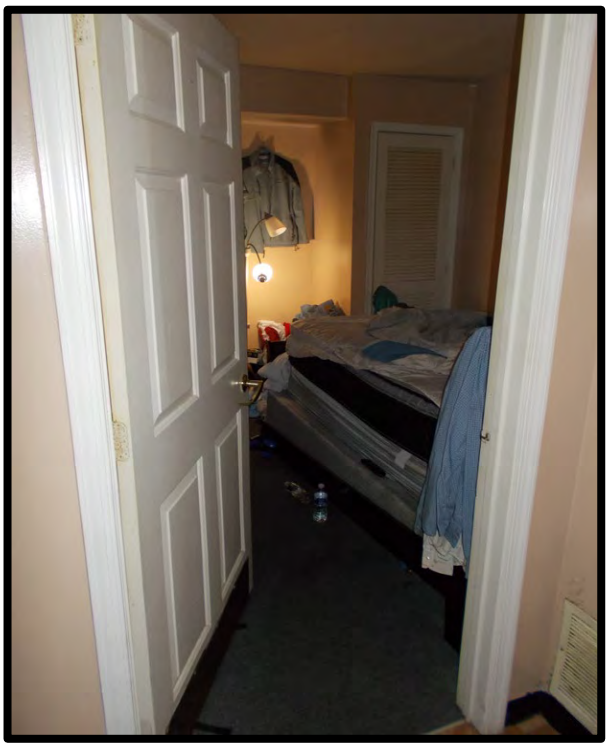


Photo No. 72

View of closet and exterior wall of bedroom #2.

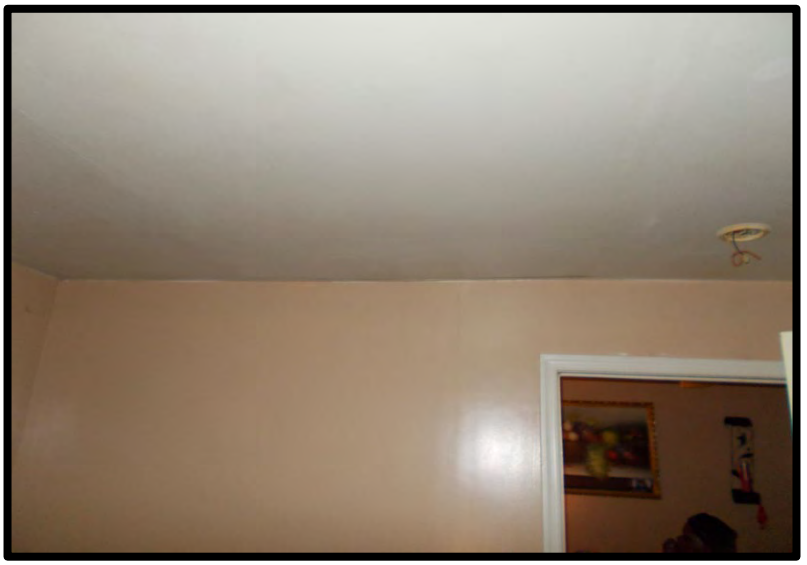
Photos by: **VP** on **9/17/20**

Photo No. 73

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

Photo No. 74

Depicts view of ceiling damage in bedroom #2.



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

Photo No. 75

View looking down the hallway towards the kitchen and living room beyond.

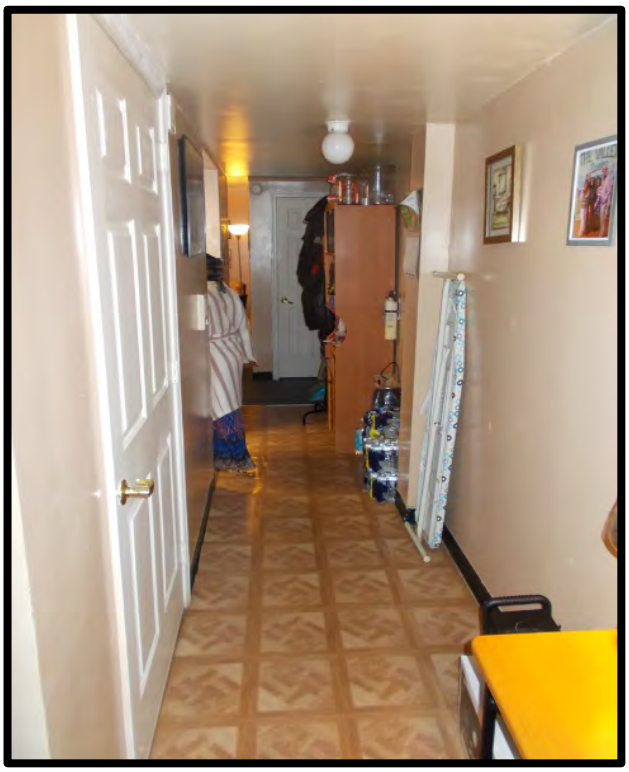
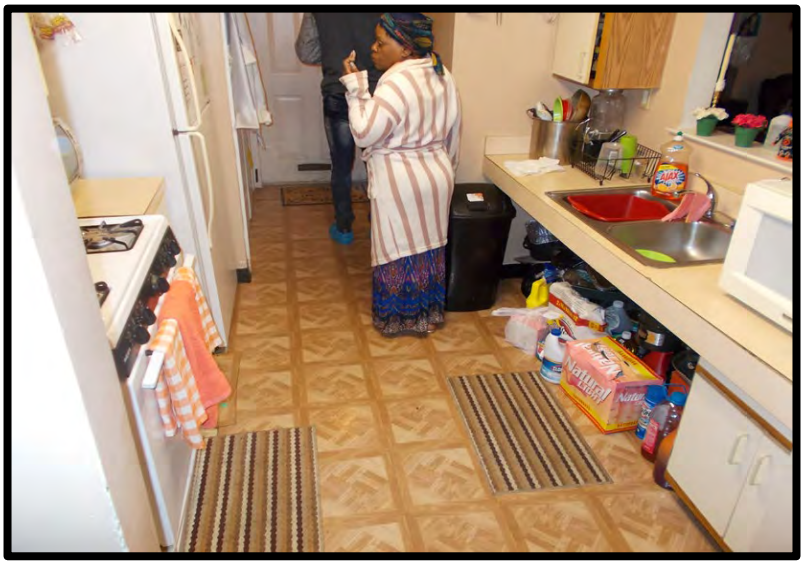


Photo No. 76

Overall view of kitchen flooring.



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

Photo No. 77

View of sloped sidewalk leading to apartment A.

Photo No. 78

View of third floor roofing from front on Lena Street.

cc: File #2.20341.01

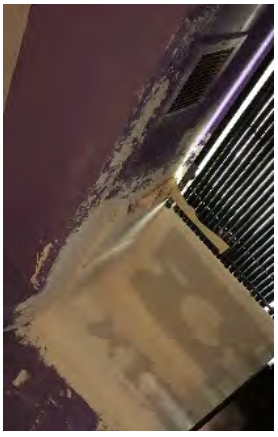
8.2.2 *Photos MPEFP*

Unit A

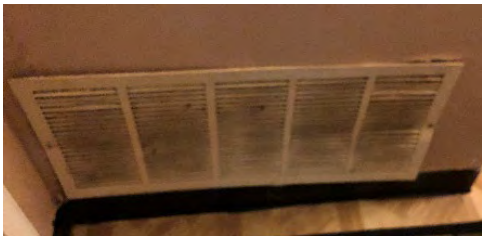
Intercom; works well.

Master bedroom leak damage.

Hard wired fire alarm.



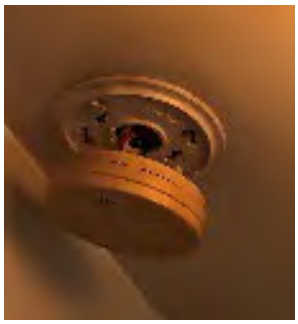
Master bedroom drywall after massive leaks.



Return grill; only one that might need replacing.

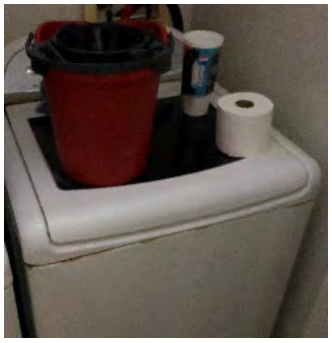
Gas fired furnace and hot water heater.

Unit B



Hard wired fire alarm.

Gas stove.



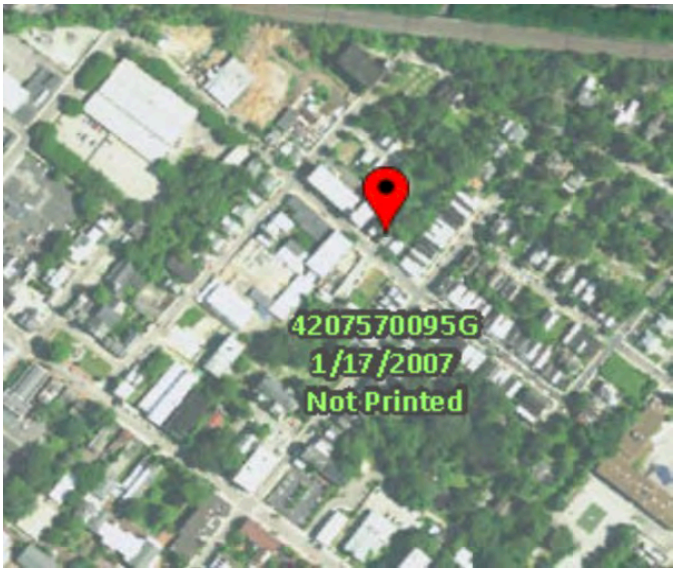
Brown mold or corrosion on washer.

Detached fire alarm.

Water damage from laundry room.

5417 Lena Street

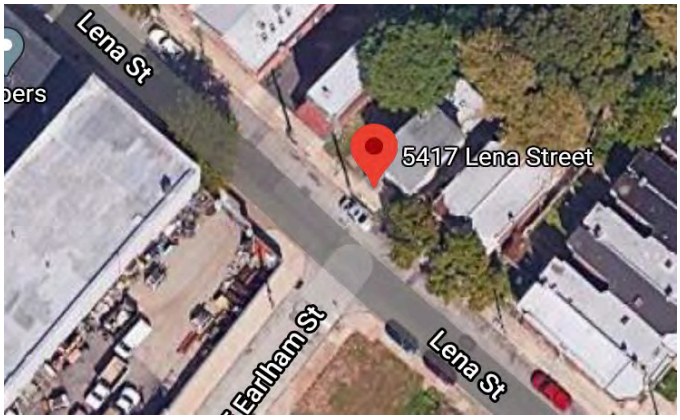
FEMA Flood Zone Map



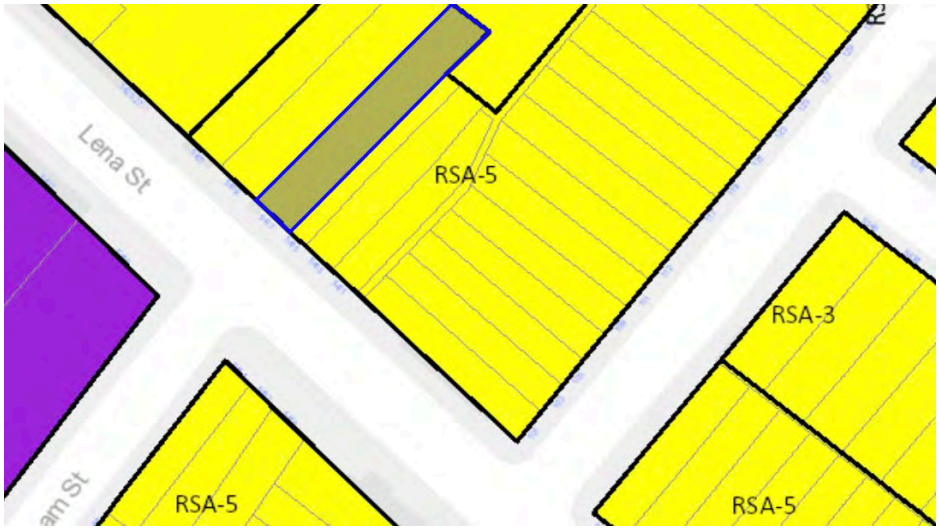
FEMA Flood Zone Information

5417 Lena Street 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). 5417 Lena Street is located in EPA Radon Zone 3, indicating a low potential for the presence of Radon and a predicted average indoor radon screening level of less than 2 pCi/L.

Aerial



City of Philadelphia Zoning Map



Zoned RSA - 5 - Residential Single Family Attached-5

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

October 9, 2020

Attention: PHDC Germantown CNA

Reference: Water Sampling for Lead
5417 Lena Street, Philadelphia, PA
Criterion's Project Number: **201379**

On September 17, Criterion Laboratories, Inc. (Criterion) collected a water sample 5417 Lena Street, Philadelphia, PA to be analyzed for lead.

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

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

The water samples collected from the kitchen and bathroom at 5417 Lena Street indicated a lead concentration of <2.5 ppb, which is **below** the EPA Action Level.

Sincerely,

Melissa Billingsley
Project Manager

Attachment

Results of Lead in Drinking Water

Client	*BFW Group, LLC*	Site Address	*5417 Lena Street, Unit B, Philadelphia, PA*	Sample Date	*9/17/2020*
Project #	*201379*			Sample Received Date	*9/21/2020*
Collected By	*Criterion Laboratories, Inc.*	Analyzed By	*Hudson, Craig*	Sample Analysis Date(s)	*9/25/2020*

Sample Number	Location / Description	Lead (ppb)	Reporting Limit (ppb)
201379-07-023-06-01	2nd Floor, Kitchen Sink - First Draw	< 2.5	2.5
201379-07-023-06-02	2nd Floor, Kitchen Sink - Flush Sample	< 2.5	2.5
201379-07-023-06-03	3rd Floor, Bathroom Sink - First Draw	< 2.5	2.5
201379-07-023-06-04	3rd Floor, Bathroom - Flush Sample	< 2.5	2.5

Sample Count 4

James A. Weltz, CIH, Technical Director

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

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

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

THIS IS THE LAST PAGE OF THE REPORT

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

Chain of Custody

Matrix	Water - Potable
Analyte	Lead
Analysis Type	Graphite Furnace
Container	Bottle 250 ml
Project	201379
Client	BFW Group, LLC
Site Address	5417 Lena Street, Unit B, Philadelphia, PA
Turnaround	1 Week
Field Tech	Craig Gratz
Sample Notes	
Chain of Custody Notes	

Additional Analytes

Sample Number	Location	Description	Received Condition	Date	Notes
201379-07-023-06-01	2nd Floor, Kitchen Sink	First Draw	Good	9/18/2020	
201379-07-023-06-02	2nd Floor, Kitchen Sink	Flush Sample	Good	9/18/2020	
201379-07-023-06-03	3rd Floor, Bathroom Sink	First Draw	Good	9/18/2020	
201379-07-023-06-04	3rd Floor, Bathroom	Flush Sample	Good	9/18/2020	

Sample Count 4

Handling Chain Type	Handled By	Date	Time	Notes
Report Results To	Melissa Billingsley	9/17/2020	11:48	
Send Reports To	BFW Group, LLC	9/17/2020	11:48	
Samples Taken By	Craig Gratz	9/17/2020	10:15	
Transported By	Craig Gratz	9/17/2020	14:00	
Relinquished By	Craig Gratz	9/20/2020	12:00	
Received By	Lauren Mitchell	9/21/2020	08:55	
Analyzed By	Craig Hudson	9/25/2020	16:00	

October 22, 2020

Attention: PHDC Germantown CNA

Reference: Lead XRF Testing
5417 Lean Street, Philadelphia, PA
Results Criterion's Project Number: **201379**

As per your request, Criterion Laboratories, Inc. (Criterion) performed a lead-based paint inspection of the residence located at 5417 Lean Street in Philadelphia, PA. The purpose of the inspection was to confirm the presence, if any, and condition of lead-based painted surfaces.

Criterion performed a lead-based pint inspection on September 17, 2020. Painted surfaces were analyzed for lead using an X-ray Fluorescence Spectrometer (XRF) manufactured by Thermo Scientific-NITON.

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

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

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

Sincerely,

Melissa Billingsley
Project Manager

Attachments

Testing Report Legend

Recommendations

HR – Hazard Reduction

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

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

AR – Abatement Replacement

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

A Encp – Abatement Encapsulation

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

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

A Encl – Abatement Enclosure

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

CA – Complete Abatement

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

OSHA

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

NA – Non-applicable

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

Surface/Condition

Surface

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

Condition

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

Wall

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

Criterion

Calibration Check Test Results

Client: BFW

Address: 5417 Lena Street - Units A and B
Philadelphia, PA

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

Project Number: 201379

Inspector: Craig Cortz

Inspector Signature:

Lead Paint Standards	Start of Job 1st Calibration Check		2nd Calibration Check		3rd Calibration Check		4th Calibration Check	
Surface Lead mg/cm²	Reading #	Result	Reading #	Result	Reading #	Result	Reading #	Result
<0.01	1	0.0	93	0.0				
1.04 ± 0.06	2	1.0	94	1.0				
0.71 ± 0.08	3	0.7	95	0.7				
3.58 ± 0.39								
1.53 ± 0.09								
0.31 ± 0.02								
Detector Resolution	381.2							

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

Criterion

XRF Testing Report

Client: BFW

Date: 9-17-20

Sampling Location: 5417 Lena Street Philadelphia, PA - Unit B

Signature:

Room Equivalent: 2nd Fl.

Project No.: 201379

Room #: Living Room

XRF Serial No.: 25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	4	A	Cnr	0.0	0.0	POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			5	B	|	0.0				
			6	C	|	0.0				
			7	D	V	0.0				
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	8	NA	Cnr	0.0	0.0	POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	9	A	Sill	0.0	0.0	POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			10	A	Apron	0.0				
White	Wood Brick Sheetrock Plaster Metal Concrete	door System	11	B	Casing	0.0	0.0	POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			12	B	door	0.0				
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A

Criterion

XRF Testing Report

Client: BFW

Sampling Location: 5417 Lena Street Philadelphia, PA - Unit B

Room Equivalent: 2nd Fl.

Room #: Kitch

Date: 9-17-20

Signature:

Project No.: 201379

XRF Serial No.: 25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition	Recommendation
White	(Wood) Brick Sheetrock Plaster Metal Concrete	ceiling	13	N/W	Center	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION / INTACT FAIR POOR	HR AR A ENCL / A ENCP CA OSHA N/A
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Wall	14	D	Center	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION / INTACT FAIR POOR	HR AR A ENCL / A ENCP CA OSHA N/A
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Window Sill	15	D	Sill	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION / INTACT FAIR POOR	HR AR A ENCL / A ENCP CA OSHA N/A
			16	D	Apron	2.0				
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION / INTACT FAIR POOR	HR AR A ENCL / A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION / INTACT FAIR POOR	HR AR A ENCL / A ENCP CA OSHA N/A

Criterion

XRF Testing Report

Client: BFW

Sampling Location: 5417 Lena Street Philadelphia, PA - Unit B

Room Equivalent: 3rd Floor

Room #: Rear Left Bedroom

Date: 9-17-20

Signature:

Project No.: 201379

XRF Serial No.: 25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition		Recommendation	
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Wall	17	A	Center	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			18	C	↓	0.0						
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Ceiling	19	NA	Center	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Window Sill	20	C	Center	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Door System	21	A	door	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			22	A	Casing	0.0						
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A

Criterion

XRF Testing Report

Client: BFW

Date: 9-17-20

Sampling Location: 5417 Lena Street Philadelphia, PA - Unit B

Signature:

Room Equivalent: 3rd Floor

Project No.: 201379

Room #: Rear Right Bedroom

XRF Serial No.: 25207

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

Criterion

XRF Testing Report

Client: BFW

Sampling Location: 5417 Lena Street Philadelphia, PA - Unit B

Room Equivalent: 3rd Flwr Front Bedroom

Room #:

Date: 9-17-20

Signature:

Project No.: 201379

XRF Serial No.: 25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition		Recommendation	
white	(Wood) Brick Sheetrock Plaster Metal Concrete	window sill	30	A	Cntr	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
white	Wood Brick (Sheetrock) Plaster Metal Concrete	ceiling	31	N/A	Cntr	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
white	Wood Brick (Sheetrock) Plaster Metal Concrete	wall	32	A	Cntr	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			33	C	↓	0.0						
			34	D	↓	0.0						
white	(Wood) Brick Sheetrock Plaster Metal Concrete	door frame	35	E	Casing	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			36	E	jamb	0.0						
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A

Criterion

XRF Testing Report

Client: BFW

Sampling Location: 5417 Lena Street Philadelphia, PA - Unit B

Room Equivalent: 3rd Fl.

Room #: Bathroom

Date: 9-17-20

Signature:

Project No.: 201379

XRF Serial No.: 25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition	Recommendation
White	Wood Brick ~~Sheetrock~~ Plaster Metal Concrete	Wall	37	B	Cmr	0.0	0.0	POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			38	A	↓	0.0				
White	Wood Brick Sheetrock Plaster Metal Concrete	door Frame	39	B	Casing	0.0	0.0	POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			40	B	jamb	0.0				
			41	B	door	0.0				
White	Wood Brick ~~Sheetrock~~ Plaster Metal Concrete	Ceiling	42	N/A	Cmr	0.0	0.0	POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A

Criterion

XRF Testing Report

Client: BFW

Date: 9-17-20

Sampling Location: 5417 Lena Street Philadelphia, PA - Unit B

Signature:

Room Equivalent:

Project No.: 201379

Room #: Stairway 5

XRF Serial No.: 25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition		Recommendation	
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Stair Stringer	43	D	1st	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			44	B	2nd	0.0						
White	Wood Brick (Sheetrock) Plaster Metal Concrete	Wall	45	B	Cmw	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
White	(Wood) Brick Sheetrock Plaster Metal Concrete	Hand Rail	46	NA	Top	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A

Criterion

XRF Testing Report

Client: BFW

Sampling Location: 5417 Lena Street Philadelphia, PA

Room Equivalent:

Room #: Exterior

Date: 9-17-20

Signature:

Project No.: 201379

XRF Serial No.: 25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition		Recommendation	
off-white	(Wood) Brick Sheetrock Plaster Metal Concrete	Hand Rail	47	N	Front	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
off-white	(Wood) Brick Sheetrock Plaster Metal Concrete	Porch Support	48	A	Side	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
off-white	(Wood) Brick Sheetrock Plaster Metal Concrete	Porch Beam	49	A	Conc	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
off-white	(Wood) Brick Sheetrock Plaster Metal Concrete	Porch ceiling	50	A	Conc	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
off-white	(Wood) Brick Sheetrock Plaster Metal Concrete	door Casing	51	N	Conc	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A

Criterion

XRF Testing Report

Client: BFW

Sampling Location: 5417 Lena Street Philadelphia, PA

Room Equivalent:

Room #: Exterior

Date: 9-17-20

Signature:

Project No.: 201379

XRF Serial No.: 25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition	Recommendation
Brown	(Wood) Brick Sheetrock Plaster Metal Concrete	Floor	52	A	Center	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION / INTACT FAIR POOR	HR AR A ENCL / A ENCP CA OSHA N/A
Brown	(Wood) Brick Sheetrock Plaster Metal Concrete	Stairs	53	A	Tread	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION / INTACT FAIR POOR	HR AR A ENCL / A ENCP CA OSHA N/A
			54	A	Stringer	0.0				
			55	A	Riser	0.0				
Tan	(Wood) Brick Sheetrock Plaster Metal Concrete	Over-Hang	56	D	Side - Unit A door	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION / INTACT FAIR POOR	HR AR A ENCL / A ENCP CA OSHA N/A
Tan	(Wood) Brick Sheetrock Plaster Metal Concrete	door (any)	57	D	Unit A door	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION / INTACT FAIR POOR	HR AR A ENCL / A ENCP CA OSHA N/A
Peach	Wood Brick Sheetrock Plaster Metal (Concrete)	Wall	58	D	Stucco	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION / INTACT FAIR POOR	HR AR A ENCL / A ENCP CA OSHA N/A

Criterion

XRF Testing Report

Client: BFW

Date: 9-17-20

Sampling Location: 5417 Lena Street Philadelphia, PA - Unit A

Signature:

Room Equivalent: 1st Floor

Project No.: 201379

Room #: Living Room / Kitchen

XRF Serial No.: 25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition	Recommendation
Tan	Wood Brick (Sheetrock) Plaster Metal Concrete	Wall	59	A	Door	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			60	B		0.0				
			61	C		0.0				
			62	D	V	0.0				
White	Wood Brick (Sheetrock) Plaster Metal Concrete	Ceiling	63	NA	Door	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	(Wood) Brick Sheetrock Plaster Metal Concrete	window Sill	64	D	Sill	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			65	D	Apron	0.0				
White	(Wood) Brick Sheetrock Plaster Metal Concrete	door System	66	A	door	0.0	0.0	POS (NEG) INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
			67	A	Casing	0.0				
			68	D	jamb	0.0				
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A

Criterion

XRF Testing Report

Client: BFW

Date: 9-17-20

Sampling Location: 5417 Lena Street Philadelphia, PA - Unit 1A

Signature:

Room Equivalent: 1st Fl.

Project No.: 201379

Room #: Front Bedroom

XRF Serial No.: 25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Classification	Surface/Condition		Recommendation	
Tan	Wood, Brick, Sheetrock, Plaster, Metal, Concrete	Wall	69	A	Center	0.0	0.0	POS, NEG, INC	FRICTION, NON-FRICTION	INTACT, FAIR, POOR	HR, AR, A ENCL	A ENCP, CA, OSHA, N/A
			70	B	↓	0.0						
			71	C	↓	0.0						
White	Wood, Brick, Sheetrock, Plaster, Metal, Concrete	Ceiling	72	NA	Center	0.0	0.0	POS, NEG, INC	FRICTION, NON-FRICTION	INTACT, FAIR, POOR	HR, AR, A ENCL	A ENCP, CA, OSHA, N/A
White	Wood, Brick, Sheetrock, Plaster, Metal, Concrete	Window Sill	73	D	Center	0.0	0.0	POS, NEG, INC	FRICTION, NON-FRICTION	INTACT, FAIR, POOR	HR, AR, A ENCL	A ENCP, CA, OSHA, N/A
White	Wood, Brick, Sheetrock, Plaster, Metal, Concrete	Door System	74	B	Casing	0.0	0.0	POS, NEG, INC	FRICTION, NON-FRICTION	INTACT, FAIR, POOR	HR, AR, A ENCL	A ENCP, CA, OSHA, N/A
			75	B	Jamb	0.0						
			76	B	Door	0.0						
	Wood, Brick, Sheetrock, Plaster, Metal, Concrete							POS, NEG, INC	FRICTION, NON-FRICTION	INTACT, FAIR, POOR	HR, AR, A ENCL	A ENCP, CA, OSHA, N/A

Criterion

XRF Testing Report

Client: BFW

Sampling Location: 5417 Lena Street Philadelphia, PA - Unit A

Room Equivalent: 1st Floor

Room #: Rear Bedroom

Date: 9-17-20

Signature:

Project No.: 201379

XRF Serial No.: 25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition		Recommendation	
Purple	Wood Brick ~~Sheetrock~~ Plaster Metal Concrete	Wall	77	A	Cnr	0.0	0.0	POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			78	B		0.0						
			79	C		0.0						
			80	D	✓	0.0						
White	~~Wood~~ Brick Sheetrock Plaster Metal Concrete	Window Sill	81	C	Sill	3.0	0.0	POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			82	C	Apron	0.0						
White	~~Wood~~ Brick Sheetrock Plaster Metal Concrete	door Sys	83	B	door	0.0	0.0	POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			84	B	Casing	0.0						
			85	B	jamb	0.0						
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A

Criterion

XRF Testing Report

Client: BFW

Sampling Location: 5417 Lena Street Philadelphia, PA - Unit A

Room Equivalent: 1st Fl.

Room #: Bathroom

Date: 9-17-20

Signature:

Project No.: 201379

XRF Serial No.: 25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm²	Results mg/cm²	Class-ification	Surface/Condition		Recommendation	
Brown	Wood Brick Sheetrock Plaster Metal Concrete	Wall	86	B	Center	0.0	0.0	POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			87	D	↓	0.0						
			88	A	↓	0.0						
white	Wood Brick Sheetrock Plaster Metal Concrete	ceiling	89	N/A	Center	0.0	0.0	POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
white	Wood Brick Sheetrock Plaster Metal Concrete	door System	90	~~B~~	door	0.0	0.0	POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			91	A	Casing	0.0						
			92	A	jamb	0.0						
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS NEG INC	FRICTION NON-FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A

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

October 9, 2020

Attention: PHDC Germantown CNA

Reference: Radon Testing Results
5417 Lena Street, Philadelphia, PA
Criterion's Project Number: **201379**

Enclosed are the laboratory results concerning the radon testing performed in Units A and B at the residence located at 5417 Lena Street in Philadelphia, PA. Sampling was performed by Safe Shelter Environmental from September 22- September 24, 2020.

The radon sample was collected from Unit A - First Floor, results indicated an average radon level of 2.6 picocuries per liter (pCi/L). This is **below** the United States Environmental Protection Agency's (US EPA) recommended indoor residential level of 4 pCi/L.

The radon sample was collected from Unit B – Second Floor, results indicated an average radon level of 0.8 picocuries per liter (pCi/L). This is **below** the United States Environmental Protection Agency's (US EPA) recommended indoor residential level of 4 pCi/L.

Sincerely,

Melissa Billingsley
Project Manager

Attachment

SSE SAFE SHELTER ENVIRONMENTAL

RADON TEST RESULTS

Test #T200913138

REPORT DATE: 09/25/2020

CLIENT INFORMATION		TEST LOCATION	
NAME	Ms. Melissa Billingsley	**NAME**	
ADDRESS	Criterion Labs, Inc.	**ADDRESS**	5417 Lena Street
	400 Street Road		Philadelphia, PA 19144
	Bensalem, PA 19020	**COUNTY**	Philadelphia
PHONE #	(215) 244-1300	**STRUCTURE**	three story single home
EMAIL	***mbillingsley@criterionlabs.com***		

TEST DEVICE - E-PERM

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

	DEVICE ID #	DEVICE LOCATION	START DATE	START TIME	FINISH DATE	FINISH TIME	RESULT	AVERAGE
1	SLU906	unit A - first floor	9/22/2020	9:50	9/24/2020	9:40	**2.9 pCi/L**	
1	SLU890	unit A - first floor DUP	9/22/2020	9:50	9/24/2020	9:40	**2.4 pCi/L**	**2.6 pCi/L**
2	SLU616	unit B - second floor	9/22/2020	9:45	9/24/2020	9:40	**0.6 pCi/L**	
2	SLU937	unit B - second floor DUP	9/22/2020	9:45	9/24/2020	9:40	**0.9 pCi/L**	**0.8 pCi/L**

**** indicates radon levels above the EPA action level of 4.0 pCi/L***

Radon Health Risk Information

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

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

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

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

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

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

8.3.3 *Tenant Questionnaires*

The Maple Corporation and Germantown Housing Justice

Germantown / Mt. Airy Resident Questionnaire (PCNA)

Date Interviewed:	8/27/2020
Name:	**CYNTHIA BROOKS**
Address:	**5417 LENA ST APT A**
Number of occupants:	**2**
Length of Occupancy:	5 YEARS
Bedrooms:	2
Baths:	1
Unit Type: Single, Duplex, Triplex, Multifamily	DUPLEX
Proposed Inspection date:	**9/18/2020**
Did you receive letter?	NO
Do you have any health concerns in relation to inspection/Covid-19? Comments	NO
*Radon process notification	YES
Are there mobility or ease of use concerns related to entering your unit, bathroom and kitchen?	NO
Do you notice any unusual odors in or directly outside your home or unit?	NO
Is mold present in your unit?	YES WHEN IT RAINS HEAVILY MOLD BECOMES PRESENT IN THE BEDROOM AND BATHROOM
If so, has it been reported?	NO
Have you had any recent repairs or replacements in your unit?	TREE FELL ON HOUSE DID BAD DAMAGE CAUSED ROOF TO LEAK AND OTHER ISSUES
If so, what was repaired or replaced?	NOT SURE PHA CAME OUT WENT ON ROOF BUT NOT SURE WHAT THEY DID
Basement, if applicable Condition - Very good , Good, Poor, Very Poor Comment	NA
Living Room Condition - Very good , Good, Poor, Very Poor Comment	GOOD
Dining room Condition - Very good , Good, Poor, Very Poor Comment	NA
Kitchen Condition - Very good , Good, Poor, Very Poor Comment	POOR CABINETS NEED REPLACING AND OTHER REPAIRS
Bedroom 1 Condition - Very good , Good, Poor, Very Poor Comment	POOR FLOORING AND WALLS NEED REPAIRING
Interior Railing Condition - Very good , Good, Poor, Very Poor Comment	NA
Bedroom 2 Condition - Very good , Good, Poor, Very Poor Comment	POOR FLOORING AND WALLS NEED REPAIRING

Bedroom 3 Condition - Very good , Good, Poor, Very Poor Comment	NA
Bathroom(s) Condition - Very good , Good, Poor, Very Poor Comment	POOR ENTIRE BATHROOM NEEDS REPLACING
Exterior doors Condition - Very good , Good, Poor, Very Poor Comment	VERY POOR DOOR NEED REPLACING
Exterior stairs Condition - Very good , Good, Poor, Very Poor Comment	NA
Exterior walls Condition - Very good , Good, Poor, Very Poor Comment	GOOD NO ISSUES
Exterior railings Condition - Very good , Good, Poor, Very Poor Comment	NA
Roof Condition - Very good , Good, Poor, Very Poor Comment	POOR NOT SURE WHAT REPAIRS PHA DID WHEN THEY CAME OUT DUE TO TREE DAMAGE
Gutter Condition - Very good , Good, Poor, Very Poor Comment	POOR WHEN IT RAINS BAD THERE IS FLOODING IN THE UNIT AND THE FLOOR BUBBLES
Plumbing system Condition - Very good , Good, Poor, Very Poor Comment	VERY GOOD
Water pressure Condition - Very good , Good, Poor, Very Poor Comment	VERY GOOD
What type of heating system do you have? Condition - Very good , Good, Poor, Very Poor Comment	GAS GOOD
Do you have central air? Condition - Very good , Good, Poor, Very Poor Comment	NO
Do you have smoke detectors?	YES
Do you have carbon monoxide detectors?	YES
Is their evidence of infestation in your home?	MICE - GOT CAT HAVENT SEEN ANY
If yes, did you report it to management?	NO
If you were relocated in a rehabilitation would you return?	YES
Do you currently need special modification to your home/unit?	NO

The Maple Corporation and Germantown Housing Justice

Germantown / Mt. Airy Resident Questionnaire (PCNA)

Date Interviewed:	**9/14/2020**
Name:	**Karen McCutchen**
Address:	**5417 Lena St, Apt. B**
Number of occupants:	**2**
Length of Occupancy:	**11 yrs**
Bedrooms:	**3**
Baths:	**1.5**
Unit Type: Single, Duplex, Triplex, Multifamily	**Duplex**
Proposed Inspection date	**9/17/2020**
Did you receive letter?	**Y**
*Radon process notification	**Y**
Are there any health concerns in relation to inspection/Covid-19? Comments	**Mask and booties-no shoes on floors please**
Are there mobility or ease of use concerns related to entering your unit, bathroom, and kitchen?	**No**
Do you notice any unusual odors in or directly outside your home?	**No**
Is mold present in your unit?	**Believe there is mold in bathroom and underneath sink in kitchen**
If so, has it been reported?	
Have you had any recent repairs or replacements in your unit?	**Yes**
If so, what was repaired or replaced?	**Stove recently replaced**
Basement, if applicable Condition - Very good , Good, Poor, Very Poor Comment	**N/A**
Living Room Condition - Very good , Good, Poor, Very Poor Comment	**Good**
Dining room Condition - Very good , Good, Poor, Very Poor Comment	**Good**
Kitchen Condition - Very good , Good, Poor, Very Poor Comment	**Good/Poor** **Suspected mold under sink from past leak issue, needs updating**
Bedroom 1 Condition - Very good , Good, Poor, Very Poor Comment	**Good**
Bedroom 2 Condition - Very good , Good, Poor, Very Poor Comment	**Good/Poor** **Leak around windows with rain and leak in closet from tree damage**
Bedroom 3 Condition - Very good , Good, Poor, Very Poor Comment	**Good** **has a leak during heavy rain b/c of tree hitting the property in May/June 2020**
Bathroom(s) Condition - Very good , Good, Poor, Very Poor	**Very Poor**

Comment	**1. Tub, commode and flooring left unfinished since damage** **1/2 bath needs flooring replaced**
Interior railings Condition - Very good , Good, Poor, Very Poor Comment	**Good** **Needs sanding**
Exterior doors Condition - Very good , Good, Poor, Very Poor Comment	**Poor** **Ill fitting, no insulation, have to place a blanket around door in winter**
Exterior stairs Condition - Very good , Good, Poor, Very Poor Comment	**Very Poor** **Steps need replacing-PHA nailed down existing steps w/o replacing**
Exterior walls Condition - Very good , Good, Poor, Very Poor Comment	**Very Poor** **Tree hit house in back and damaged walls and roof**
Exterior railings Condition - Very good , Good, Poor, Very Poor Comment	**Good**
Roof Condition - Very good , Good, Poor, Very Poor Comment	**Poor** **Tree hit roof**
Gutter Condition - Very good , Good, Poor, Very Poor Comment	**Poor** **Tree pulled off part of gutter**
Plumbing system Condition - Very good , Good, Poor, Very Poor Comment	**Poor** **Somewhere there is a drip/leaking in walls that has never been addressed**
Water pressure Condition - Very good , Good, Poor, Very Poor Comment	**Very Poor**
What type of heating system do you have? Condition - Very good , Good, Poor, Very Poor Comment	**Gas** **Good**
Do you have central air? Condition - Very good , Good, Poor, Very Poor Comment	**N/A**
Do you have smoke detectors?	**Yes, but some need replacing**
Do you have carbon monoxide detectors?	**Yes**
Is their evidence of infestation in your home?	**No, but no extermination in last 5 yrs**
If yes, did you report it to management?	
Do you currently need special modification to your home?	**No**
If so, please explain	
General Questions or Concerns	**Porch needs work and tenant paid for tree removal from window. Damage from**

	vines and weeds in back. Need landscaping and tree falling.