

Germantown/Mount Airy Properties

Physical Conditions and Needs Assessment



Premises W

5513 Lena Street

Philadelphia, PA 19144

Submitted to

PHDC

1234 Market Street, 16th Floor

Philadelphia, PA 19107

March 2021



Construction Project Managers



TABLE OF CONTENTS

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

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

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

1 EXECUTIVE SUMMARY

1.1 General Description

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

5513 Lena Street is a two and a half (2.5) story, partially attached single-family residence owned by the Philadelphia Housing and Development Corporation (PHDC) and managed by the Philadelphia Housing Authority (PHA).

The site measures approximately twenty feet wide by fifty feet deep and is located in the middle of the block on the north side of Lena Street just west of Church Lane. The exterior of the building appears to be cementitious parge coat over an unknown substrate on the front and sides with painted wood trim. The rear is vinyl siding. The building is two and a half (2.5) stories and is a rectangular shape.

The unit was occupied at the time of assessment.

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

1.2 General Physical Condition

Building Type: Apartment

Property Age: ~96 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				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				Not Visible for Assessment
3.3.2	Building Frame	√			None
3.3.3	Facades or Curtain Wall		√		Power wash first floor rear vinyl siding recommended.
3.3.4	Roofing and Roof Drainage		√		None
Mechanical, Plumbing, Fire Protection and Electrical Systems					
3.4.1	Plumbing		√		None
3.4.2	Heating		√		All supply and return grills and filters should be replaced.
3.4.3	Air Conditioning and Ventilation				N/A
3.4.4	Electrical	√			None
Vertical Transportation					
3.5.	Elevators				N/A
Life Safety/Fire Protection					
3.6.1	Sprinklers and Standpipes		√		Sprinkler system should be tested; one (1) sprinkler head in the living room should be replaced.
3.6.2	Alarm Systems		√		All alarms should be tested
3.6.3	Other Systems				N/A
Interior Elements					
3.7.1	Common Areas				N/A
3.7.2	Tenant Spaces		√		Replacement of all finishes in the second floor bathroom recommended. Vinyl tiles and full floor replacement recommended in the kitchen. Linoleum flooring in living room should be replaced.

1.3 *Opinions of Probable Cost*

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

2 PURPOSE & SCOPE

2.1 Purpose

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

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

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

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

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

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

2.2 Site Visit

The initial building walkthrough was conducted on September 17, 2020. The entire single family home was inspected (100%).

2.3 Useful Life Estimate

It is our observation that the 5513 Lena Street constructed circa 1925, has experienced normal wear and tear for its type and age. Fixtures and finishes within the dwelling, in most cases, have exceeded their useful lives.

2.4 Tenant Pre-Survey Questionnaire

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

3 SYSTEM DESCRIPTIONS & OBSERVATIONS

3.1 OVERALL GENERAL DESCRIPTION

3.1.1 Apartment Unit Types and Unit Mix

The subject property is a single family home with three (3) bedrooms and two (2) bathrooms. The unit has a living room, dining and kitchen on the first floor. There are two (2) bedrooms that share a common bathroom on the second floor. A master bedroom with a master bath is located on the partial third floor.

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 Lena Street. There is no notable topography.

3.2.2 Storm Water Drainage

Aluminum gutters at roof perimeter to aluminum downspouts leading to below grade piping.

3.2.3 Access and Egress

Access to the building is from Lena Street, three steps up from grade.

3.2.4 Paving, Curbing and Parking

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

3.2.5 Flatwork

Sidewalks 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

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

3.2.8.3 Natural Gas

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

3.2.8.4 Sanitary Sewer

Not visible at time of assessment.

3.2.8.5 Special Utility Systems

There are no special utility systems in the building.

3.2.8.5.1 Site Lighting

There is no site lighting at this building.

3.3 *STRUCTURAL FRAME & BUILDING ENVELOPE*

3.3.1 Foundation

Not visible for assessment.

3.3.2 Building Frame

3.3.2.1 Floor Frame System

The building is a wood frame structure.

3.3.2.2 Crawl Spaces and Penetrations

N/A

3.3.2.3 Roof Frame

The building has a pitched roof with a reverse gable at the front façade.

3.3.2.4 Flashing & Moisture Protection

Not visible for assessment.

3.3.2.5 Attic Spaces, Draft Stops, Roof Vents & Penetrations

Not visible for assessment.

3.3.2.6 Insulation

Not visible for assessment.

3.3.2.7 Stairs, Railings & Balconies

Interior stairs are wood construction with carpet installed over treads and risers and appear to be in fair condition. Railings are intact

3.3.2.8 Exterior Doors and Entry Systems

Exterior doors are 6-panel and appear to be wood in fair condition.

3.3.3 Facades or Curtain Wall

3.3.3.1 Sidewall System

The front and sides of the building appear to be cementitious parge coat over an unknown substrate with painted wood trim. The rear consists of vinyl siding.

Observations/Comments:

The cementitious parge coat and painted wood trim appear to be in overall good to fair condition.

The vinyl siding is in good to fair condition. Some power washing of the first floor is recommended.

3.3.3.2 Fenestration (Window) Systems

The windows are vinyl construction.

Observations/Comments:

Windows are in fair to poor condition, do not seal well and should be replaced in the near future.

3.3.4 Roofing and Roof Drainage

The building has a pitched roof with a reverse gable at the front façade. Roofing consists of asphalt shingle in fair condition. Some aluminum fascia trim was missing and should be replaced. Roof drainage consists of aluminum gutters at roof perimeter to aluminum downspouts leading to below grade piping.

3.4 MECHANICAL AND ELECTRICAL SYSTEM

3.4.1 Plumbing

3.4.1.1 Supply and Waste Piping

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

3.4.1.2 Domestic Hot Water Production

Domestic hot water is provided by a gas-fired 30-gallon tank type water heater located in the unit.

Observations/Comments:

Flues were adequately connected and the system was working effectively.

3.4.1.3 Fixtures

Plumbing fixtures appear to be in good to fair condition.

3.4.2 Heating

3.4.2.1 Heating Generating Equipment

The unit includes a gas fired vertical furnace.

Observations/Comments:

The furnace flue is connected adequately. It is working effectively and seems to be in good shape.

All supply and return grills should be replaced.

All filters should be replaced.

3.4.3 Air Conditioning and Ventilation

3.4.3.1 Equipment

3.4.3.1.1 Air Conditioning and Ventilation

There is no air conditioning in the building.

3.4.3.1.2 Exhaust Systems

Kitchen and bathroom exhaust fans should be replaced.

3.4.3.2 Distribution

See Section 3.4.3.1 above.

3.4.3.3. Control Systems

N/A

3.4.3.4 Sprinkler and Standpipes

There is no sprinkler system in this building.

3.4.4 Electrical

3.4.4.1 Service, Metering, Distribution Panels

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

Observations/Comments:

Electricity was on and working in this unit.

3.4.4.2 Distribution

See 3.4.4.1 above

3.4.4.3 Distribution - Tenant Apartments

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

Lighting in the building appears functional.[]

3.4.4.6 Lighting - Site

See 3.4.4.4 above

3.4.4.7 Emergency Generator

A generator is not present in the building.

3.5 VERTICAL TRANSPORTATION

3.5.1 There are no elevators in this building.

3.6 LIFE SAFETY/FIRE PROTECTION

3.6.1 Sprinklers and Standpipes

There is no sprinkler system in this building.

3.6.2 Alarm Systems

There are fire alarms and carbon monoxide detectors in the unit.

Observations/Comments:

All alarm systems should be tested.

3.6.3 Other Systems

3.6.3.1 Intercom System

There is no intercom system in the building.

3.7 INTERIOR ELEMENTS

3.7.1 Common Areas

This is a single family home.

3.7.2 Tenant Spaces

3.7.2.1 Finishes, Wall, Floors

Interior finishes consist of gypsum board wall and ceiling. Floor finishes throughout the dwelling consist of linoleum vinyl tile and carpet. Vinyl base is provided throughout the dwelling. Finishes in the second floor bathroom are in poor condition. Vinyl flooring is provided in the kitchen. Interior doors are 6-panel with knob style hardware.

Observations/Comments:

Gypsum board wall and ceiling are in good to fair condition.

Some areas of repairs were noted.

General painting is required.

Floor finishes are generally in fair to poor condition.

The linoleum flooring in the living room has damage adjacent to the couch; there is a large section of peeled up sheet vinyl.

Replacement of all finishes in the second floor bathroom is recommended.

Many vinyl kitchen tiles are peeled up and full floor replacement is recommended.

General condition of the doors is fair.

Areas of missing vinyl base should be replaced.

3.7.2.2 Appliances

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

3.7.2.3 Bath Fixtures and Specialties

Bath fixtures consist of a tub and fiberglass surround.

Observations/Comments:

Replacement of all fixtures, including tub and fiberglass surround, is recommended for the second floor bathroom.

3.7.2.4 Kitchen Fixtures and Specialties

Kitchen consists of a stainless steel sink and faucet.

3.7.2.5 Millwork, Casework, Cabinets and Countertops

The first floor kitchen has wood cabinets with plastic laminate countertop.

Observations/Comments:

The condition of the cabinets and countertop are poor and will require replacement.

3.7.2.6 Closet Systems

There is a washer/dryer hookup in a closet on the first floor at the rear of the dwelling at the dining room.

4 ADDITIONAL CONSIDERATIONS

4.1 ENVIRONMENTAL HAZARDS

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

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

A radon sample produced a level of 0.4 picocuries per liter (pCi/L) which is below the United States Environmental Protection Agency's (US EPA) recommended indoor residential level of 4 pCi/L.

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

5 OPINIONS OF PROBABLE COSTS TO REMEDY PHYSICAL DEFICIENCIES

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

6 OUT OF SCOPE CONSIDERATIONS

6.1 *Accessibility for Persons with Disabilities*

This building does not meet requirements for ADA accessibility.

7 LIMITING CONDITIONS

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

8.1.1 20 Year Table of Quantities & Annual Estimated Costs

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

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

DIVISION	CAPITAL EXPENSE CATEGORY	DESCRIPTION / COMMENTS	CONDITION	Action	EUL (yr)	EFFECTIVE AGE (yr)	RUL (yr)	QUANTITY	UNIT OF MEASURE	UNIT COST	TOTAL COST	CRITICAL REPAIRS
Division 01 -General Requirement	Permitting	2% of the total cost of each respective project									\$1,249	\$869
	Contingency	10% of the total cost of each respective project									\$6,247	\$4,343
	Overhead and Profit	2.5% of the total cost of each respective project									\$1,562	\$468
	SubTotal										\$9,058	\$5,680
		Vinyl siding (rear)	Fair-Good	Power washing may be warranted	25	20	5	1	EA	\$200.00	\$200	
	SubTotal										\$200	\$0
Division 06-Woods, Plastics and Composites		Kitchen Cabinets (wood)	Poor	Demo and replace cabinetry	20	20	0	40	LF	\$150.00	\$6,000	\$6,000
		Kitchen plastic laminate countertop	Poor	Demo and replace countertop	15	20	0	25	LF	\$75.00	\$1,875	\$1,875
	SubTotal										\$7,875	\$7,875
Division 08-Openings		Doors (interior; 6-panel)	Poor	Demo and replace	20	20	0	17	EA	\$500.00	\$8,500	\$8,500
		Windows (vinyl)	Good	Replace and end of EUL	30	20	10	9	EA	\$800.00	\$7,200	
	SubTotal										\$15,700	\$8,500
Division 09-Finishes		Flooring (Carpet) throughout	Poor-Fair	Demo and replace flooring	5	5	0	1000	SF	\$10.00	\$10,000	\$10,000
		Flooring (Linoleum Vinyl Tile) throughout	Poor-Fair	Demo and replace flooring throughout unit	15	20	0	350	SF	\$7.00	\$2,450	\$2,450
		Gypsum wallboard and ceiling finishes (throughout)	Fair-Good	Repair and repaint damaged areas	35	20	15	400	SF	\$4.00	\$1,600	
	SubTotal										\$14,050	\$12,450
Division 10-Specialties		Bathroom tub, surround and fixtures	Poor	Replace fixtures	30	20	10	1	EA	\$2,000.00	\$2,000	\$2,000
		Kitchen sink and fixtures	Poor	Replace	40	20	20	1	EA	\$500.00	\$500	\$500
	SubTotal										\$2,500	\$0
Division 15-Mechanical, Electrical, Plumbing and Fire Alarm/Suppression	HVAC Equipment	Gas fired furnace	Good	Replace at EUL or if not operational	20	20	20	1	EA	\$5,000	\$5,000	
		Bathroom exhaust fan	Poor	Replace exhaust fan and grill	15	20	0	1	EA	\$500.00	\$500	\$500
		Thermostat	Good	Replace at EUL	15	20	0	1	EA	\$300.00	\$300	
	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 throuought	50	20	30	N/A	N/A	\$10,000.00	\$10,000	\$10,000
	Plumbing system	Toilet	Poor	Replace	40	20	20	2	EA	\$1,300	\$2,600	\$2,600
		Hot Water Heater - Gas	Good	Replace at EUL or if not operational	12	20	0	1	EA	\$2,000	\$2,000	
		Plumbing fixtures; functioning but very dirty	Fair	Replace fixture	15	20	0	3	EA	\$500.00	\$1,500	\$1,500
	Fire Alarm/Suppression	Basic hardwire fire alarms	Good	Replace at EUL	50	20	30	4	EA	\$60.00	\$240	
	SubTotal										\$22,140	\$14,600
	Total										\$71,523	\$49,105

8.1.2 SF Cost Estimate for Full Renovation

Basis of estimate

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

1,350 SF Renovation - Premises W 5513 Lena St		
ITEM	Total	\$/SF
DEMOLITION	\$ 24,300.00	\$ 18.00
SITework	\$ -	\$ -
LANDSCAPE & IRRIGATION	\$ 1,350.00	\$ 1.00
CONCRETE	\$ 2,700.00	\$ 2.00
MASONRY	\$ 6,750.00	\$ 5.00
STRUCTURAL STEEL	\$ -	\$ -
METAL FABRICATIONS	\$ -	\$ -
ROUGH CARPENTRY	\$ 16,200.00	\$ 12.00
ARCHITECTURAL WOODWORK	\$ -	\$ -
THERMAL & MOISTURE PROTECTION	\$ 16,200.00	\$ 12.00
FIREPROOFING	\$ 2,700.00	\$ 2.00
SEALANTS	\$ 1,350.00	\$ 1.00
WINDOWS	\$ 8,100.00	\$ 6.00
DOORS / FRAMES / HARDWARE	\$ 8,100.00	\$ 6.00
STOREFRONT / GLAZING	\$ -	\$ -
INTERIOR GLASS	\$ -	\$ -
DRYWALL	\$ 10,800.00	\$ 8.00
TILE	\$ 2,700.00	\$ 2.00
ACOUSTIC CEILINGS	\$ -	\$ -
CARPET	\$ 10,800.00	\$ 8.00
PAINTING	\$ 2,700.00	\$ 2.00
WALL COVERINGS	\$ -	\$ -
SPECIALTIES	\$ 4,050.00	\$ 3.00
EQUIPMENT	\$ 4,050.00	\$ 3.00
FURNISHINGS	\$ -	\$ -
CONVEYING	\$ -	\$ -
FIRE PROTECTION	\$ 2,700.00	\$ 2.00
PLUMBING	\$ 6,750.00	\$ 5.00
HVAC	\$ 1,350.00	\$ 1.00
ELECTRICAL	\$ 4,050.00	\$ 3.00
COMMUNICATIONS	\$ 1,350.00	\$ 1.00
ELECTRONIC SAFETY & SECURITY	\$ -	\$ -
GENERAL REQUIREMENTS	\$ 5,400.00	\$ 4.00
Subtotal	\$ 144,450.00	107
Construction Contingency - 10%	\$ 14,445.00	\$ 10.70
Subcontractor Insurance - 2%	\$ 2,889.00	\$ 2.14
Design Contingency - 2%	\$ 2,889.00	\$ 5.35
Overhead & Profit - 2.5%	\$ 3,611.25	\$ 2.68
Permits - 1.5%	\$ 2,166.75	\$ 2.14
Performance & Payment Bonds - 2%	\$ 2,889.00	\$ 2.14
Grand Total	\$ 173,340.00	132

Photos by: VP on 9/17/20

Photo No. 1

Depicts entry into dwelling.



Photo No. 2

Depicts damaged linoleum floor in living room.



Photos by: VP on 9/17/20

Photo No. 3

Depicts overall view of living room upon entry.

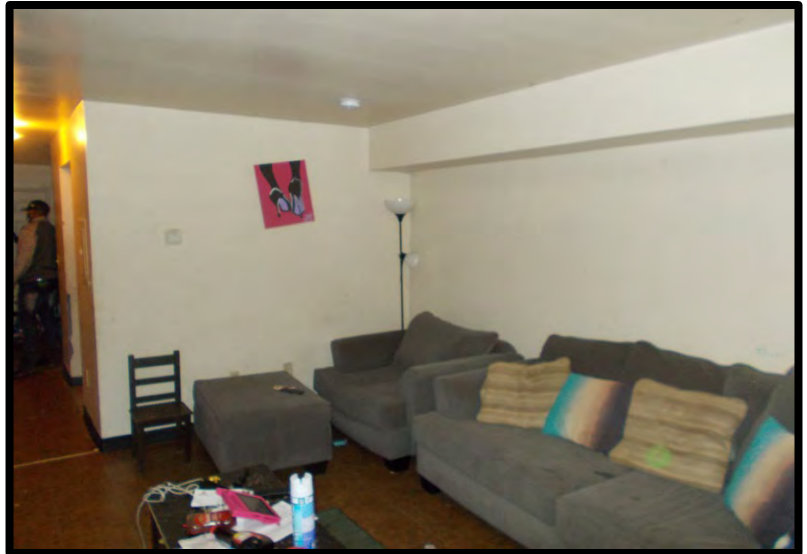


Photo No. 4

Panning left from previous photo. View of hallway leading to rear kitchen and stairs to second floor.

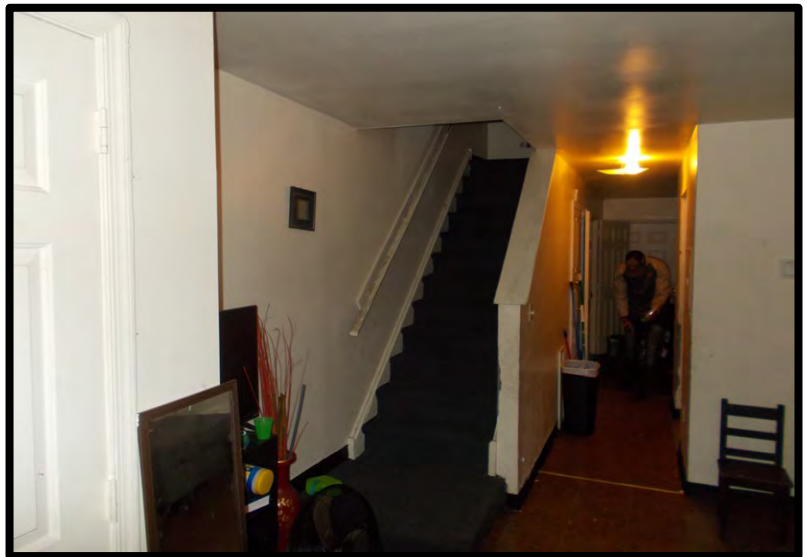


Photo No. 5

View looking at dwelling entry and living room at first floor. Note damaged floor section at the bottom left corner of photo.



Photos by: VP on 9/17/20

Photo No. 6

Depicts view of kitchen and damaged vinyl floor tile.



Photo No. 7

Additional view of kitchen and associated floor tile.



Photos by: VP on 9/17/20

Photo No. 8

View of dining area and door to rear yard.



Photo No. 9

View of washer/dryer closet located at dining room.



Photo No. 10

Overall view of kitchen from dining area.



Photos by: VP on 9/17/20

Photo No. 11

View of stairs to second floor.

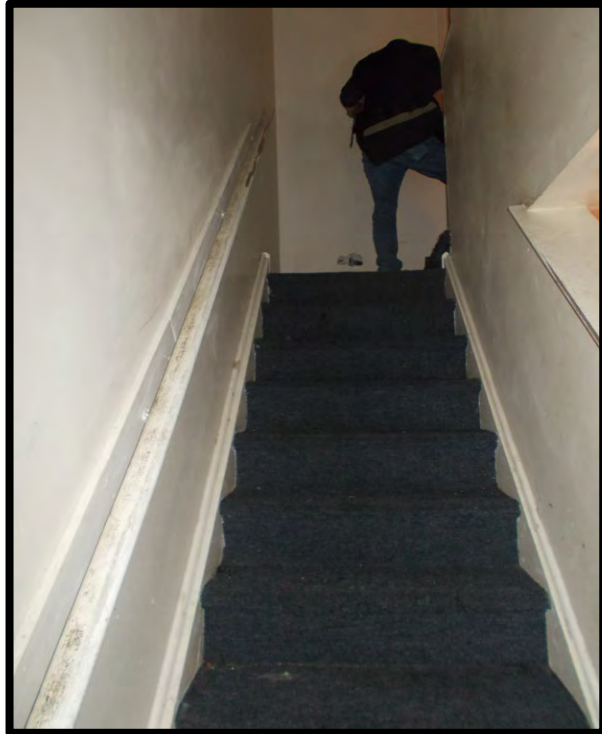


Photo No. 12

Detailed view of damaged wall at second floor stair landing.



Photos by: VP on 9/17/20

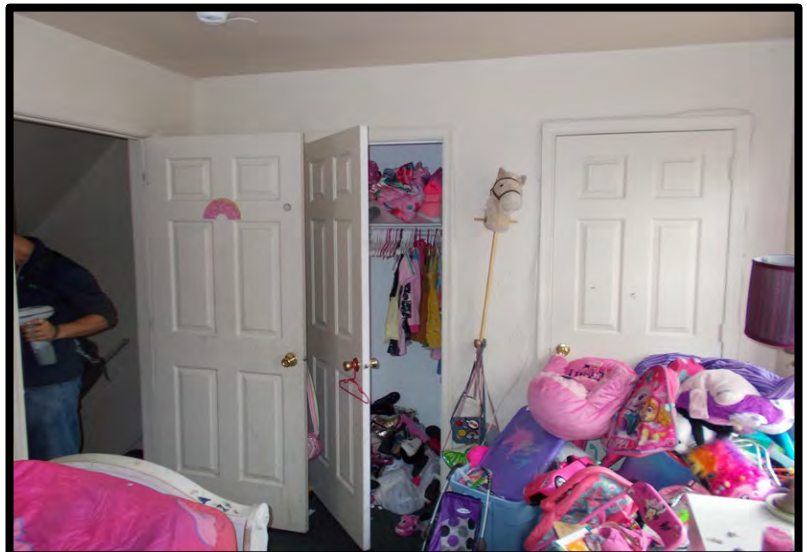
Photo No. 13

View of bedroom #1 at second floor from hallway.



Photo No. 14

View of bedroom closets and entry. This bedroom is at the rear of the dwelling.



Photos by: VP on 9/17/20

Photo No. 15

View of missing wall base within bedroom.

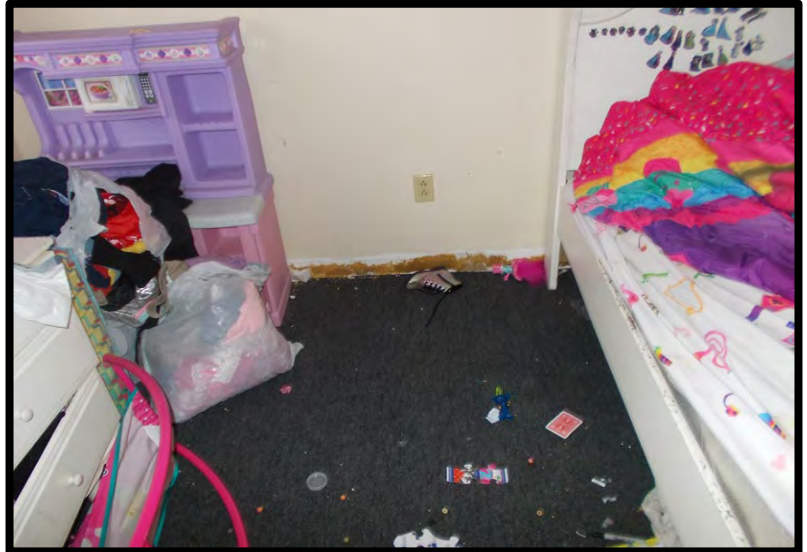


Photo No. 16

View of second floor hallway facing front of dwelling.



Photos by: VP on 9/17/20

Photo No. 17

View of second floor bathroom as seen from hallway.

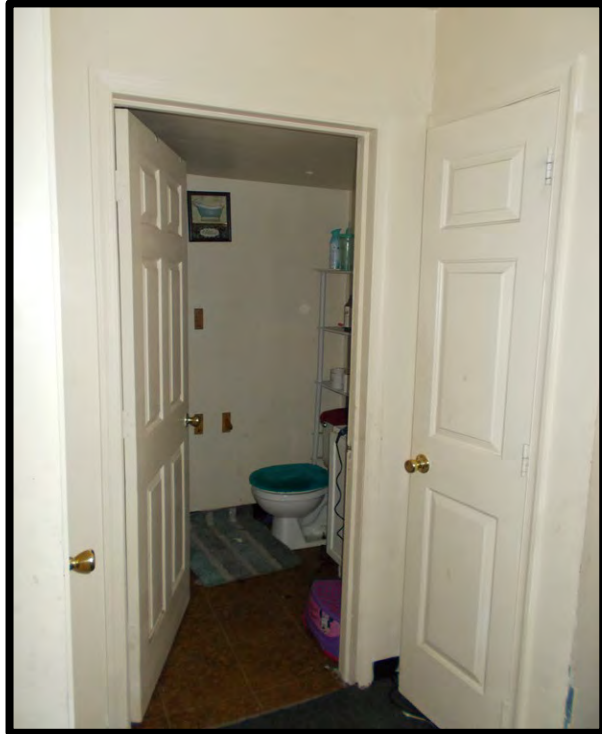


Photo No. 18

Detailed view of second floor bathroom vanity and water closet.



Photos by: VP on 9/17/20

Photo No. 19

Depicts missing ventilation fan in second floor bathroom.



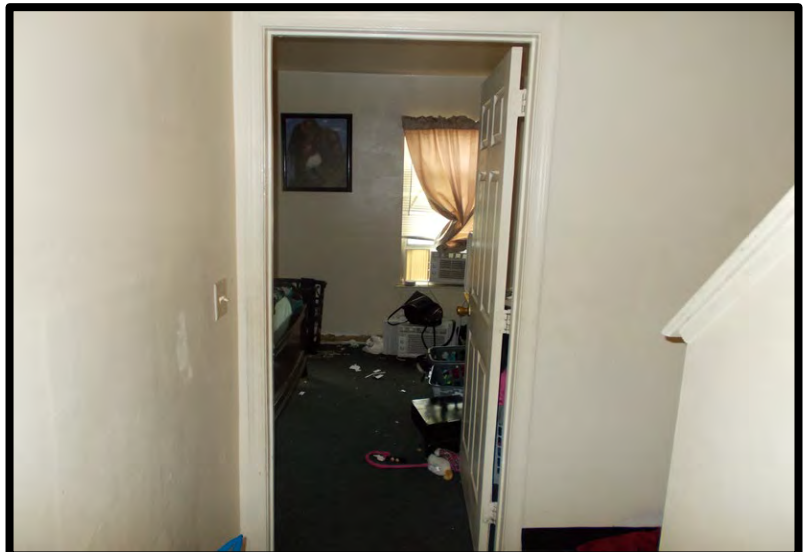
Photo No. 20

Depicts view of bathtub and fiberglass tub surround.



Photo No. 21

View of front bedroom at second floor.



Photos by: VP on 9/17/20

Photo No. 22

Interior view of bedroom at second floor at the front of the dwelling.

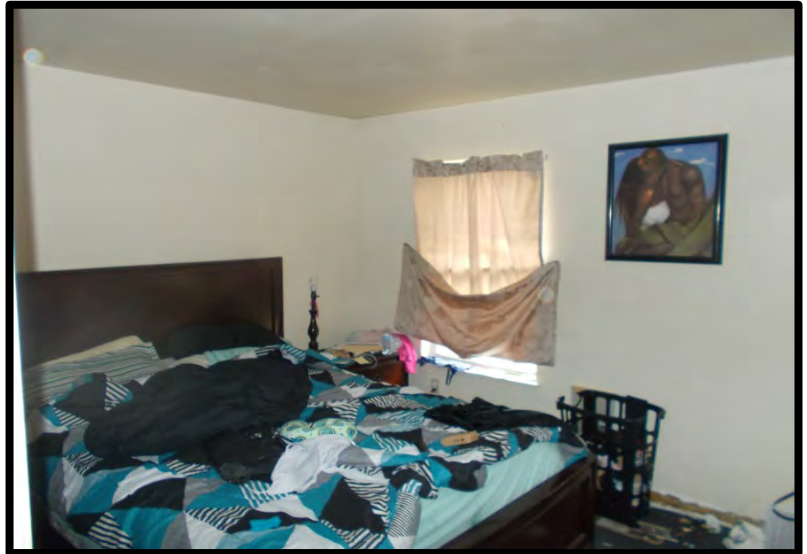


Photo No. 23

Panning 180 degrees, view of bedroom closets and entry.

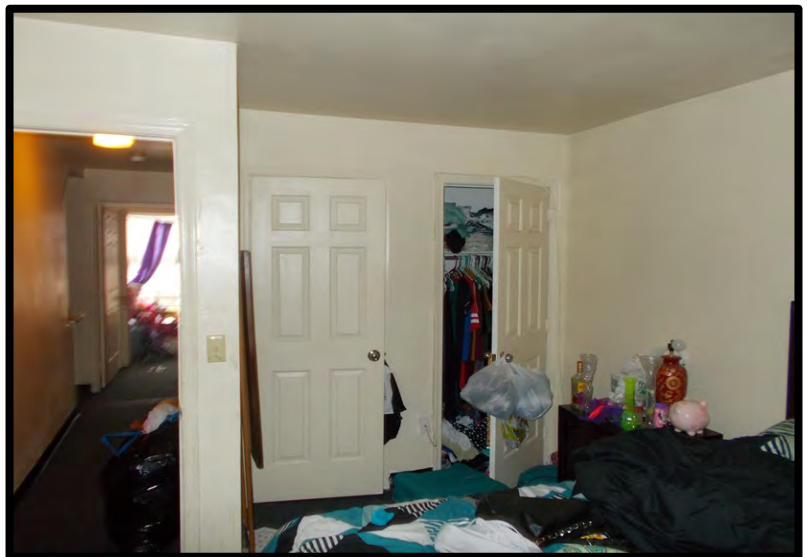
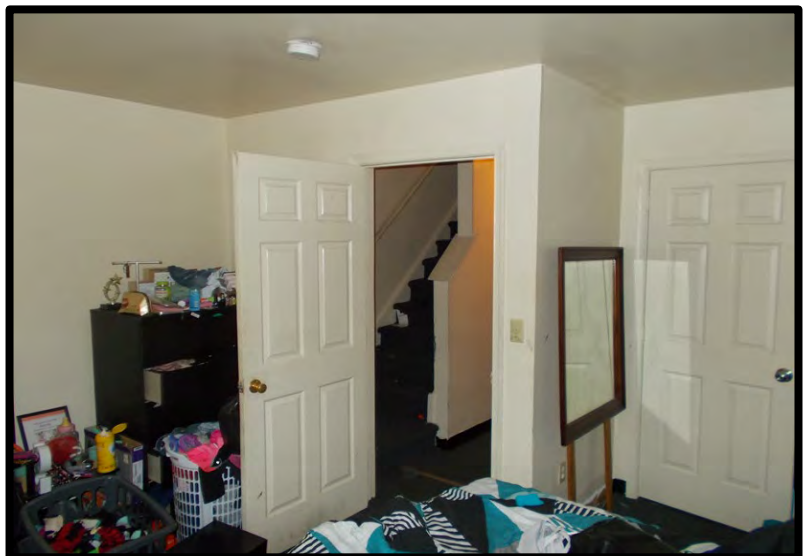


Photo No. 24

Overall view of bedroom entry to bedroom at front of dwelling. Stairs to the third floor are beyond.



Photos by: VP on 9/17/20

Photo No. 25

Depicts stairs to third floor from second floor.

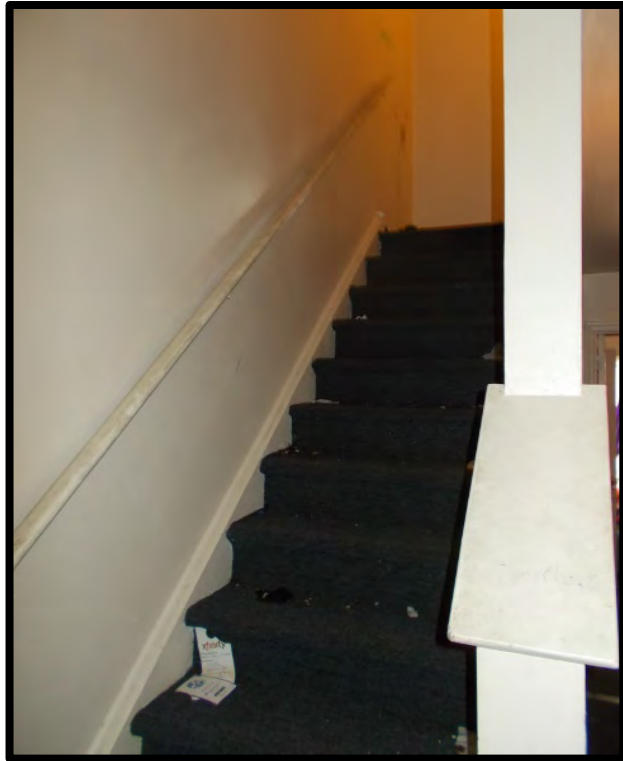
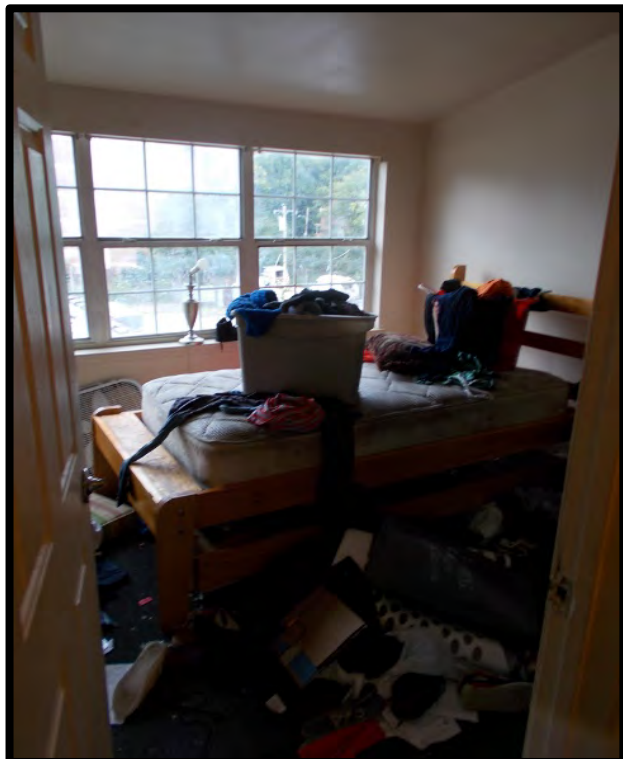


Photo No. 26

View of bedroom at rear of dwelling at third floor.



Photos by: VP on 9/17/20

Photo No. 27

View of bathroom located immediately off of the third floor bedroom.

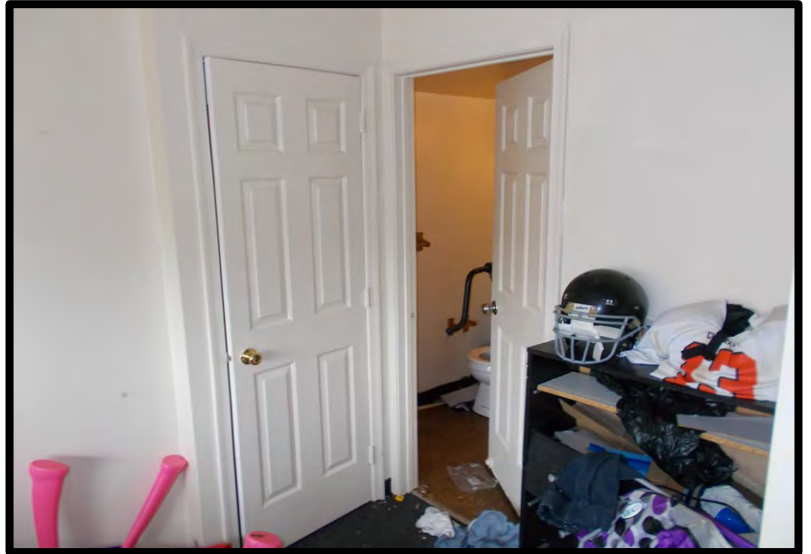
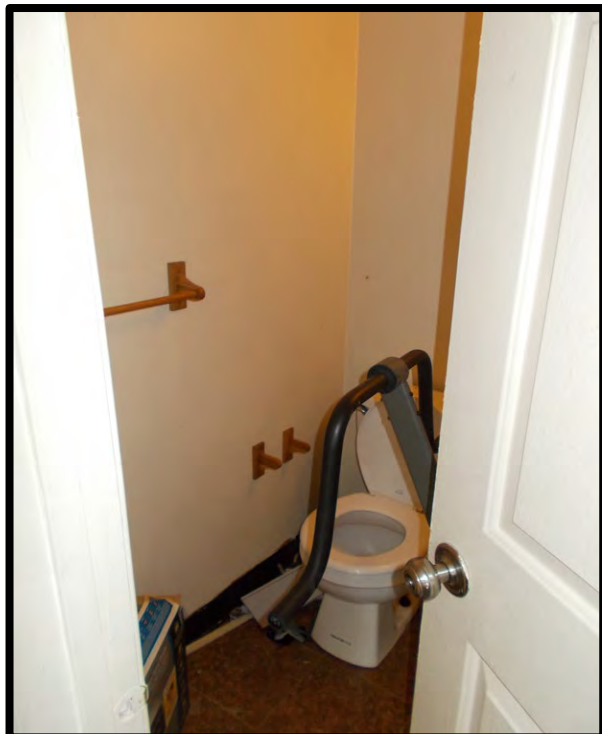


Photo No. 28

Detailed view of water closet.



Photos by: VP on 9/17/20

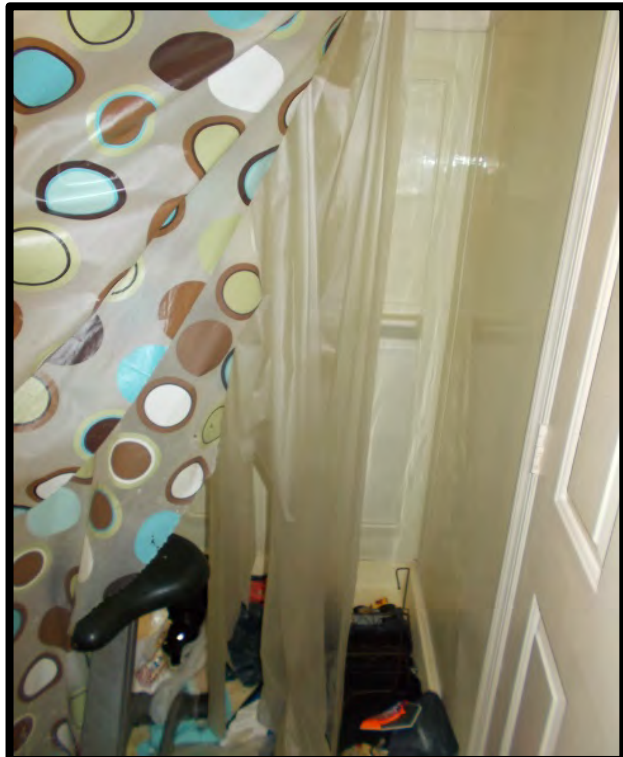
Photo No. 29

View of vanity in third floor bathroom.



Photo No. 30

View of bathtub and fiberglass surround at third floor bathroom.



Photos by: VP on 9/17/20

Photo No. 31

Depicts bedroom entry to third floor bedroom. Note missing door knob to bedroom.

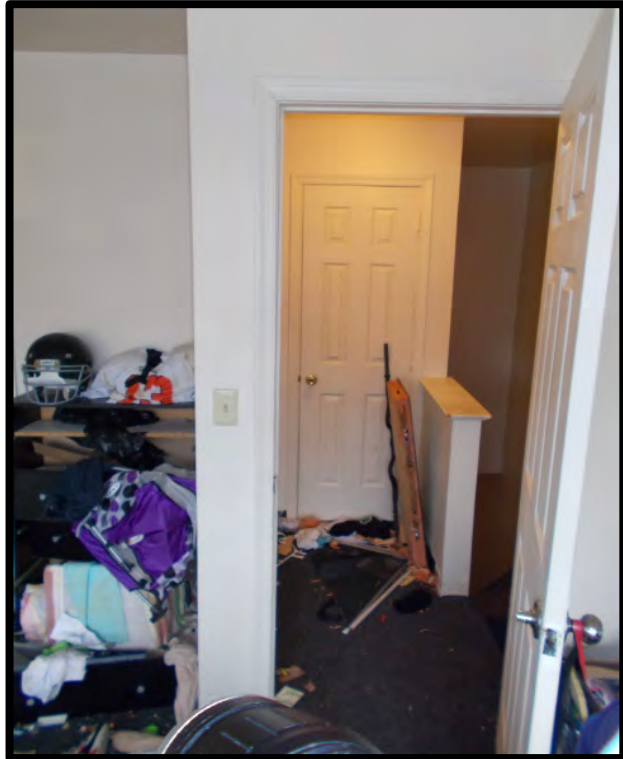


Photo No. 32

Depicts side elevation.



LAN Associates, EPAS, Inc.

LAN No.: 2.20341.01
BFW Group, LLC/PHDC PCNA of Germantown/Mount
Airy Properties Premises W - 5513 Lena Street

Photos by: VP on 9/17/20

Photo No. 33

Depicts rear elevation of dwelling.



Photo No. 34

Depicts rear elevation of 5513 Lena Street on left and
5515 Lena Street on right of photo.



cc: File #2.20341.01

8.2.2 PHOTO EXHIBITS

MEP



Gas hot water heater.



Return vent that needs to be replaced.



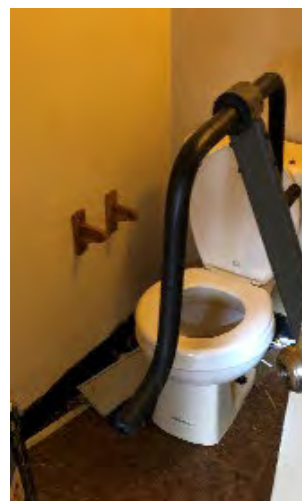
Carbon monoxide detector.



Gas fired furnace in good condition.



Bathroom exhaust fan (not working).



Bathroom on the top floor (not working).

8.3 SUPPORTING DOCUMENTATION

8.3.1 FLOOD AND ZONING MAPS

FEMA Flood Zone Map



FEMA Flood Zone Information

5513 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). 5513 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 View



City of Philadelphia Zoning Map



Zoned RM - 1

RM-1 districts are primarily intended to accommodate moderate-to-high density, multi-unit residential buildings in areas where such development already exists or where it is desired in the future. Single-family dwellings do not require zoning approval.

8.3.1 ENVIRONMENTAL REPORTS



October 9, 2020

Attention: PHDC Germantown CNA

Reference: Radon Testing Results
5513 Lena Street, Philadelphia, PA
Criterion's Project Number: **201379**

Enclosed are the laboratory results concerning the radon testing performed at the residence located at 5513 Lena Street in Philadelphia, PA. Sampling was performed by Safe Shelter Environmental from September 22- September 24, 2020.

A radon sample was collected from the First Floor of the home. Sample results indicated an average radon level of 0.4 picocuries per liter (pCi/L). This is **below** the United States Environmental Protection Agency's (US EPA) recommended indoor residential level of 4 pCi/L.

Sincerely,

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

Melissa Billingsley
Project Manager

Attachment



SAFE SHELTER ENVIRONMENTAL

RADON TEST RESULTS

Test # 200913136

REPORT DATE: 9/25/2020

CLIENT INFORMATION

TEST LOCATION

NAME	Ms. Melissa Billingsley			NAME	
ADDRESS	Criterion Labs, Inc.			ADDRESS	5513 Lena Street
	400 Street Road				Philadelphia, PA 19144
	Bensalem, PA 19020			COUNTY	Philadelphia
PHONE #	(215) 244-1300	FAX #	(215) 244-4349	STRUCTURE	two story rowhome
EMAIL	mbillingsley@criterionlabs.com				

COMMENTS: Pre-Mitigation (yes) Tested under closed house conditions (yes)
Occupied () Crawl Space vents open: (N/A)

TEST DEVICE - E-PERM

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

DEVICE ID #	DEVICE LOCATION	START DATE	START TIME	FINISH DATE	FINISH TIME	RESULT	UNIT
SLM004	first floor	9/22/2020	9:35	9/24/2020	9:30	0.4	pCi/L
SLM218	first floor - DUP	9/22/2020	9:35	9/24/2020	9:30	0.4	pCi/L

AVERAGE RADON LEVEL 0.4 pCi/L

The average radon level of **0.4 pCi/L** falls **BELOW** the EPA recommended action level of 4.0 pCi/L

Radon Health Risk Information

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

TEST PLACED BY:
Rick Haag PA-DEP# 0199

TEST RETRIEVED BY:
Rick Haag PA-DEP# 0199

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

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

346 N. Pottstown Pike

Exton, PA 19341
www.safeshelter.com

610-594-0350



October 22, 2020

Attention: PHDC Germantown CNA

Reference: Lead XRF Testing Results
5513 Lean Street, Philadelphia, PA
Criterion's Project Number: **201379**

As per your request, Criterion Laboratories, Inc. (Criterion) performed a lead-based paint inspection of the residence located at 5513 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 paint 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 (≥ 1.0 mg/cm²).

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

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

Sincerely,

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

Melissa Billingsley
Project Manager

Attachments

Testing Report Legend

Recommendations

HR – Hazard Reduction

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

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

AR – Abatement Replacement

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

A Encp – Abatement Encapsulation

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

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

A Encl – Abatement Enclosure

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

CA – Complete Abatement

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

OSHA

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

NA – Non-applicable

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

Surface/Condition

Surface

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

Condition

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

Wall

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



Calibration Check Test Results

Client: BFW
 Address: 5513 Lena Street
Philadelphia, PA
 Date: 9-17-20 XRF Serial #: 25207
 Project Number: 201379
 Inspector: Craig Coetz
 Inspector Signature: [Signature]

Lead Paint Standards Surface Lead mg/cm ²	Start of Job 1 st Calibration Check		2 nd Calibration Check		3 rd Calibration Check		4 th Calibration Check	
	Reading #	Result	Reading #	Result	Reading #	Result	Reading #	Result
<0.01	1	0.0	62	0.0				
1.04 ± 0.06	2	0.9	63	1.0				
0.71 ± 0.08	3	0.7	64	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

Client:

BFLW

XRF Testing Report

Date:

9-17-20

Page

1 of 8

Sampling Location:

5513 Lenox Street
Philadelphia, PA

Signature:

Room Equivalent:

1st Floor Living Room

Project No.:

201379

Room #:

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation		
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	4	A	Living Room	0.0	0.0	POS	FRICITION NON-FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			5	B		0.0	0.0	NEG	FRICITION NON-FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			6	S		0.0	0.0	INC	FRICITION NON-FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	8	N/A	Living Room	0.0	0.0	POS	FRICITION NON-FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			9	A	Living Room	0.0	0.0	NEG	FRICITION NON-FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			10	A	Living Room	0.0	0.0	INC	FRICITION NON-FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	11	A	Living Room	0.0	0.0	POS	FRICITION NON-FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			12	A	Living Room	0.0	0.0	NEG	FRICITION NON-FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			13	A	Living Room	0.0	0.0	INC	FRICITION NON-FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A



Criterion

Client:

BFLW

XRF Testing Report

Sampling Location:

5513 Leira Street
Philadelphia, PA

Room Equivalent:

Stairing

Room #:

XRF Serial No.:

25207

Date:

9-17-20

Signature:

Project No.:

201379

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Hand Post	21	NA	Top	U.D	U.D	POS	FRICITION NON-FRICITION POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Stair String	22	N	Cur	U.D	U.D	POS	FRICITION NON-FRICITION POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	23	D	Cur	U.D	U.D	POS	FRICITION NON-FRICITION POOR	HR AR A ENCL A ENCP CA OSHA N/A



Criterion

Client:

BFLW

XRF Testing Report

Date:

9-17-20

Page 4 of 8

Sampling Location:

5513 Lenox Street
Philadelphia, PA

Signature:

Room Equivalent:

2nd Floor
Bathroom

Project No.:

201379

Room #:

25207

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Class-ification	Surface/Condition	Recommendation		
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	24	A	Appt	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			25	B		0.0		NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			26	C		0.0		NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	27	NH	Car	0.0	0.0	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
								NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	door Sinks	28	B	Carpentry door door	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			29	B		0.0		NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			30	B		0.0		NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A



Criterion

Client:

BFLW

XRF Testing Report

Date:

9-17-20

Page 6 of 8

Sampling Location:

5513 Lenu Street
Philadelphia, PA

Signature:

Room Equivalent:

2nd Floor Bedroom

Project No.:

201879

Room #:

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Class-ification	Surface/Condition	Recommendation		
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	41	A	door	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			42	A	door	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			43	B	door	0.0	0.0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	44	C	door	0.0	0.0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			45	D	door	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			46	E	door	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	door Sill	47	C	Cash door	0.0	0.0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			48	C	Cash door	0.0	0.0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			49	C	Cash door	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A



Criterion

Client:

BFLW

XRF Testing Report

Date:

9-17-20

Page 7 of 8

Sampling Location:

5513 Lenox Street
Philadelphia, PA

Signature:

Room Equivalent:

3rd Floor
Belvaan

Project No.:

201379

Room #:

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	49	A	Cor	0.0	0.0	POS	FRICITION INTACT	HR A ENCP
			50	B		0.0	0.0	NEG	FRICITION FAIR	HR AR A ENCL
			51	C		0.0	0.0	INC	FRICITION POOR	HR AR A ENCL N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	53	NA	Cor	0.0	0.0	POS	FRICITION INTACT	HR A ENCP
								NEG	FRICITION FAIR	HR AR CA OSHA
								INC	FRICITION POOR	A ENCL N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Window Sill	54	E	Sill	0.0	0.0	POS	FRICITION INTACT	HR A ENCP
			55	C	Apr	0.0	0.0	NEG	FRICITION FAIR	HR AR CA OSHA
								INC	FRICITION POOR	A ENCL N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door Sill	56	A	Casing	0.0	0.0	POS	FRICITION INTACT	HR A ENCP
			57	B	Apr	0.0	0.0	NEG	FRICITION FAIR	HR AR CA OSHA
								INC	FRICITION POOR	A ENCL N/A



XRF Testing Report

Criterion

Client:

BFW

Date:

9-17-20

Page 8 of 8

Sampling Location:

5513 Lenox Street
Philadelphia, PA

Signature:

Room Equivalent:

Project No.:

201379

Room #:

5700

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm ²	Results mg/cm ²	Classification	Surface/Condition	Recommendation
Red	Wood Brick Sheetrock Plaster Metal Concrete	Flur	S8	A	Car	0.0	0.0	POS	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
Black	Wood Brick Sheetrock Plaster Metal Concrete	Hand Rust	S7	A	Car	0.01	0.01	POS	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
Blk	Wood Brick Sheetrock Plaster Metal Concrete	Surch Supper	E0	A	Car	0.0	0.0	POS	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Over- Painting	G1	A	Rust	0.0	0.0	POS	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICION NON- FRICION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A

8.3.3 TENANT QUESTIONNAIRES

The Maple Corporation and Germantown Housing Justice

Germantown / Mt. Airy Resident Questionnaire (PCNA)

Date Interviewed:		9/10/2020
Name:		Shakia Miller
Address:		5513 Lena St.
Length of Occupancy:		9 yrs.
Bedrooms:		3
Baths:		2
Unit Type: Single, Duplex, Triplex, Multifamily		Twin
Proposed Inspection date		9/17/2020
Did you receive letter?		
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 in regards to entering your unit, home building, bathroom and kitchen?		
		No
Do you notice unusual odors in or directly outside your home or unit?		
		No
Is mold present in your unit		
		No
If, so has it been reported to management		
		N/A
Are there recent repairs or replacements in the home?		Resident purchased new hot water heater, washer/dryer and refrigerator
Basement, if applicable Condition - Very good , Good, Poor, Very Poor Comment		
		N/A
Living Room Condition - Very good , Good, Poor, Very Poor Comment		Good but noticeable cracks in foundation and linoleum flooring damaged
Dining room Condition - Very good , Good, Poor, Very Poor Comment		Good
Kitchen Condition - Very good , Good, Poor, Very Poor Comment		Poor- Needs renovation. Flooring damaged
Bedroom 1 Condition - Very good , Good, Poor, Very Poor Comment		Good but noticeable cracks in foundation
Bedroom 2 Condition - Very good , Good, Poor, Very Poor Comment		Poor, rubber sealing around windows fell off and do not close properly
Bedroom 3 Condition - Very good , Good, Poor, Very Poor Comment		Good but has broken window
Bathroom(s)		#1 Good

Condition - Very good , Good, Poor, Very Poor Comment	#2 Poor - Closed off
Exterior doors Condition - Very good , Good, Poor, Very Poor Comment	Good; Need screen door
Exterior stairs Condition - Very good , Good, Poor, Very Poor Comment	Rear needs to be replaced. Porch floor weak
Exterior walls Condition - Very good , Good, Poor, Very Poor Comment	Good
Exterior railings Condition - Very good , Good, Poor, Very Poor Comment	Weak, need repair but functional
Roof Condition - Very good , Good, Poor, Very Poor Comment	Good
Gutter Condition - Very good , Good, Poor, Very Poor Comment	Good
Plumbing system Condition - Very good , Good, Poor, Very Poor Comment	Good
Water pressure Condition - Very good , Good, Poor, Very Poor Comment	Good
What type of heating system do you have? Is it working properly? Condition - Very good , Good, Poor, Very Poor Comment	Spotty Floor Vents
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 there evidence of infestation in your home?	Ants
If yes, did you report it to management?	Yes
General Questions or Concerns	