

# Germantown/Mount Airy Properties

## Physical Conditions and Needs Assessment

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### Premises X

**5515 Lena Street**

Philadelphia, PA 19144

Submitted to

**PHDC**

1234 Market Street, 16th Floor

Philadelphia, PA 19107

March 2021



Construction Project Managers



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## 1 EXECUTIVE SUMMARY

### 1.1 General Description

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

5515 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 side 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
<b>Site Improvements</b>				
3.2.1 Topography				None
3.2.2 Storm Water Drainage				Not Accessible
3.2.3 Access and Egress		√		Some decking replacement and repainting required for front porch.
3.2.4 Paving, Curbing and Parking		√		None
3.2.5 Flatwork	√			None
3.2.6 Landscaping and Appurtenances			√	Address sinkholes and determine owner of damaged CMU wall.
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		√		Minor repairs and painting to vinyl siding.
3.3.4	Roofing and Roof Drainage		√		Replacement of shingles should be considered in the near future.
Mechanical, Plumbing, Fire Protection and Electrical Systems					
3.4.1	Plumbing			√	Investigate kitchen waste line leak.
3.4.2	Heating		√		All supply and return grills and filters should be replaced.
3.4.3	Air Conditioning and Ventilation		√		Kitchen and bathroom exhaust fans should be replaced.
3.4.4	Electrical	√			None
Vertical Transportation					
3.5.	Elevators				N/A
Life Safety/Fire Protection					
3.6.1	Sprinklers and Standpipes				N/A
3.6.2	Alarm Systems			√	Test all alarms; replace smoke detector cover
3.6.3	Other Systems		√		None
Interior Elements					
3.7.1	Common Areas				N/A
3.7.2	Tenant Spaces		√		<p>Minor repairs and painting throughout.</p> <p>Repair vinyl base in areas where no longer attached and/or missing.</p> <p>Replace second floor bathroom wood vanity and plastic laminate countertop. Address water infiltration at second-floor water closet.</p> <p>Replace vanity and shower surround and flooring in the third floor bathroom.</p> <p>Replace kitchen tiles and cabinets.</p>

### 1.3 Opinions of Probable Cost

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

## 2 PURPOSE & SCOPE

### 2.1 Purpose

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

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

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

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

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

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

### 2.2 Site Visit

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

### 2.3 Useful Life Estimate

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It is our observation that the 5515 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

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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

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##### 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 building is 2.5 stories tall. The unit has a living room, dining room, kitchen and washer/dryer closet 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

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##### 3.2.1 Topography

The building is located on a city block, entrance is 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 via a front porch. Some decking replacement and painting is required for the shared porch.

##### 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

Two (2) large sink holes were noted in the rear yard. These should be investigated further and could cause a tripping hazard and bodily harm.

There appears to be damage to the CMU wall along the left side of the property. It is unknown whether or not this wall belongs to this property or the adjoining property. Aerial imagery suggests the wall may belong to the adjoining property owner. Damaged portions of the wall are laying along the side yard walkway.

##### *Observations/Comments:*

*Address and fill sink holes.*

*Identify owner of CMU wall and repair/replace.*

##### 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*

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#### 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 between floors are wood construction with carpet finish. These are generally in good condition with sound structure.

##### *Observations/Comments:*

*Carpet on the stair to the third floor is no longer attached and may cause a tripping hazard; carpet must be repaired or replaced.*

*The handrail along the third floor is no longer attached and will require reinstallation.*

#### 3.3.2.8 Exterior Doors and Entry Systems

Front entry door has a storm door in fair condition with what is believed to be a steel entry door.

### 3.3.3 Facades or Curtain Wall

#### 3.3.3.1 Sidewall System

The front and left side of the building appear to be cementitious parge coat over an unknown substrate with painted wood trim. The rear consists of vinyl siding which is continuous with 5513 Lena Street.

##### *Observations/Comments:*

*General condition of the stucco is good to fair.*

*The vinyl siding is in good to fair condition. Some minor repairs and painting may be necessary.*

#### 3.3.3.2 Fenestration (Window) Systems

Windows throughout the unit are vinyl of unknown date. These are generally in good to fair condition.

### 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.

##### *Observations/Comments:*

*The shingles on all roofs (including shed roof) may be at the end of their useful life and replacement of shingles should be considered in the near future.*

## 3.4 MECHANICAL AND ELECTRICAL SYSTEM

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### 3.4.1 Plumbing

#### 3.4.1.1 Supply and Waste Piping

Domestic water was not able to be assessed. There are issues with the kitchen waste lines. Evidence of poor repair and continuing leakage was noted.

##### *Observations/Comments:*

*Kitchen waste lines should be repaired/replaced.*

#### 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 are 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

##### 3.4.1.1 Air Conditioning and Ventilation

There is no air conditioning in the building.

##### 3.4.1.2 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

There is a thermostat in fair condition.

#### 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.¶

#### *Observations/Comments:*

*GFI outlets are required in the kitchen and bathrooms.*

#### 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*

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3.5.1 There are no elevators in this building.

### 3.6 *LIFE SAFETY/FIRE PROTECTION*

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#### 3.6.1 Sprinklers and Standpipes

There is no sprinkler system in this building.

#### 3.6.2 Alarm Systems

There are no alarm systems in the building.

#### 3.6.3 Other Systems

##### 3.6.3.1 Intercom System

There is no intercom system in the building.

##### 3.6.3.2 Apartment Emergency Duress System

There is no emergency duress system in this building.

### 3.7 *INTERIOR ELEMENTS*

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#### 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 walls and ceilings. Floor finishes throughout the dwelling consist of carpeting with a vinyl base. Second and third floor bathroom have similar finishes. Kitchen flooring appears to be vinyl adhesive tile. Interior doors are 6-panel with knob style hardware.

##### *Observations/Comments:*

*Gypsum board walls and ceilings are generally in good to fair condition. Some minor repairs and general repainting is required.*

*Carpeting is generally in fair to poor condition and should be replaced in the near future.*

*The vinyl base is generally in fair to poor condition, with some areas that are no longer attached and/or missing. Vinyl base should be replaced soon.*

*Second floor bathroom finishes are poor and will require replacement. Damage was noted at the ceiling above the second-floor water closet due to water infiltration. Source of infiltration should be addressed as soon as possible.*

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

*Many vinyl kitchen tiles are peeled up and full floor replacement is recommended during time of cabinet replacement.*

*General condition of the doors is fair.*

*General condition of bedrooms is good to fair with typical recommendations for paint and repairs.*

#### 3.7.2.2 Appliances

The kitchen is equipped with an oven and range hood, refrigerator, and microwave. All appear to be functioning.

#### 3.7.2.3 Bath Fixtures and Specialties

Second and third floor bathrooms are equipped with a floor mounted water closet of an older vintage but still in good condition. A tub and fiberglass surround is provided in the second floor bathroom. A shower is provided in the third floor bathroom in lieu of a bathtub.

##### *Observations/Comments:*

*The floor mounted water closets appear to be new and may be reused in the second floor bathroom.*

*The fiberglass bathtub surround at the second floor is in poor condition and should be replaced during the bathroom remodel.*

*Replacement of the vanity and shower surround is highly recommended along with flooring in the third 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.

Second and third floor bathrooms have a wood vanity and plastic laminate countertop.

#### *Observations/Comments:*

*The condition of the cabinets and countertop are poor and 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

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

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

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

A radon sample produced a level of 1.4 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*

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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

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

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

DIVISION	CAPITAL EXPENSE CATEGORY	DESCRIPTION / COMMENTS	CONDITION	ACTION	EUL (yr)	EFFECTIVE AGE (yr)	RUL (yr)	QUANTITY	UNIT OF MEASURE	UNIT COST	TOTAL COST	CRITICAL REPAIRS
General Requirement	Permitting	2% of the total cost of each respective project									\$1,484	\$978
	Contingency	10% of the total cost of each respective project									\$7,418	\$4,888
	Overhead and Profit	2.5% of the total cost of each respective project									\$1,854	\$1,222
	<b>SubTotal</b>										<b>\$10,756</b>	<b>\$7,088</b>
Site Construction/Existing Conditions	<b>General</b>	Wood frame shed roof porch	Fair	Replace decking and paint required; replace shingles	20	20	0	N/A	N/A	\$2,500.00	\$2,500	\$2,500
		Cementitious stucco (on front and left sides)	Fair	Repair, clean and repaint	50	20	30	400	SF	\$5.00	\$2,000	\$2,000
		Vinyl siding (rear)	Fair	Minor repairs and repaint	25	20	5	300	SF	\$5.00	\$1,500	\$1,500
		Two large sink holes in rear yard; could cause a tripping hazard and bodily harm	Poor	Investigate and repair	N/A	N/A	N/A	N/A	N/A	\$500.00	\$500	\$500
		Asphalt shingle roof; 3-tab	Poor	Replace shingles	20	20	0	600	SF	\$10.00	\$6,000	\$6,000
	<b>SubTotal</b>										<b>\$12,500</b>	<b>\$12,500</b>
Openings		6-panel wood doors (interior)	Good	Replace at EUL	25	20	5	10	EA	\$900.00	\$9,000	
		Windows (vinyl)	Fair-Good	Replace at EUL	30	20	10	10	EA	\$800.00	\$8,000	
		Front Entry Storm Door	Fair	Replace at EUL	5	20	0	1	EA	\$500.00	\$500	
		<b>SubTotal</b>									<b>\$17,500</b>	<b>\$0</b>
Finishes		Gypsum wallboard and ceiling finishes (throughout); water damage to ceiling above second floor water closet due to water infiltration	Poor	Repair and repaint damaged areas; investigate and repair water infiltration	35	20	15	250	SF	\$8.00	\$1,000	\$1,000
		Flooring carpet with vinyl base (throughout)	Poor-Fair	Demo and replace	5	10	0	500	SF	\$10.00	\$5,000	\$5,000
		Vinyl floor tile (kitchen)	Poor	Demo and replace	15	20	0	100	SF	\$8.00	\$800	\$800
		Bathroom floor	Poor	Demo and replace	15	20	0	100	SF	\$8.00	\$800	\$800
	<b>SubTotal</b>										<b>\$7,600</b>	<b>\$7,600</b>
Specialties		Bathroom tub, surround and fixtures; water may be infiltrating behind tub	Poor	Demo and replace	30	20	10	2	EA	\$2,000.00	\$4,000	\$4,000
		Stairs between floors wood construction; carpet on third floor no longer attached and may cause tripping hazard	Fair	Replace carpet	5	10	0	100	SF	\$10.00	\$1,000	\$1,000
		Handrail along the third floor no longer attached	Poor	Reinstallation required	20	15	0	20	LF	\$40.00	\$800	\$800
		<b>SubTotal</b>										<b>\$5,800</b>
Furnishings		Bathroom Vanity	Fair	Demo and replace	20	20	0	2	EA	\$400.00	\$800	
		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
		<b>SubTotal</b>										<b>\$8,675</b>
Mechanical, Plumbing and Fire Alarm/Suppression	<b>HVAC</b>	Gas-fired furnace	Good	Replace at EUL	35	20	0	1	EA	\$5,000.00	\$5,000	
		Supply and return grills	Poor	Replace	15	20	0	20	EA	\$100.00	\$2,000	\$2,000
		Kitchen and Bathroom Exhaust Fans	Poor	Replace exhaust fans	20	20	0	2	EA	\$500.00	\$1,000	\$1,000
	<b>Plumbing</b>	Kitchen waste lines; evidence of poor repair and continuing leakage	Poor	Investigate leaks and repair	50	N/A	N/A	N/A	N/A	\$500.00	\$500	\$500
		Domestic Hot Water 30-gallon 240v	Good	Replace at EUL	20	5	15	1	EA	\$2,000.00	\$2,000	
	<b>SubTotal</b>										<b>\$10,500</b>	<b>\$3,500</b>
Electrical	<b>Electrical System</b>	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
		Lighting	Poor-Good	Replace where necessary	20	20	20	10	EA	\$120.00	\$1,200	\$1,200
		GFI outlets	N/A	Required in kitchen and bathrooms	35	20	15	2	EA	\$200.00	\$400	\$400
	<b>SubTotal</b>										<b>\$11,600</b>	<b>\$11,600</b>
	<b>Total</b>										<b>\$84,931</b>	<b>\$55,963</b>



## 8.1.2 SF Cost Estimate for Full Renovation

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### **Basis of estimate**

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

<b>1,350 SF Renovation - Premises X 5515 Lena Street</b>		
<b>ITEM</b>	<b>Total</b>	<b>\$/SF</b>
DEMOLITION	\$ 16,200.00	\$ 12.00
SITework	\$ -	\$ -
LANDSCAPE & IRRIGATION	\$ 1,012.50	\$ 0.75
CONCRETE	\$ -	\$ -
MASONRY	\$ 2,700.00	\$ 2.00
STRUCTURAL STEEL	\$ -	\$ -
METAL FABRICATIONS	\$ -	\$ -
ROUGH CARPENTRY	\$ 10,800.00	\$ 8.00
ARCHITECTURAL WOODWORK	\$ -	\$ -
THERMAL & MOISTURE PROTECTION	\$ 10,800.00	\$ 8.00
FIREPROOFING	\$ 675.00	\$ 0.50
SEALANTS	\$ 1,350.00	\$ 1.00
WINDOWS	\$ 6,750.00	\$ 5.00
DOORS / FRAMES / HARDWARE	\$ 9,450.00	\$ 7.00
STOREFRONT / GLAZING	\$ -	\$ -
INTERIOR GLASS	\$ -	\$ -
DRYWALL	\$ 13,500.00	\$ 10.00
TILE	\$ -	\$ -
ACOUSTIC CEILINGS	\$ -	\$ -
CARPET	\$ 5,400.00	\$ 4.00
PAINTING	\$ 4,050.00	\$ 3.00
WALL COVERINGS	\$ -	\$ -
SPECIALTIES	\$ 4,050.00	\$ 3.00
EQUIPMENT	\$ 2,700.00	\$ 2.00
FURNISHINGS	\$ 5,400.00	\$ 4.00
CONVEYING	\$ -	\$ -
FIRE PROTECTION	\$ 675.00	\$ 0.50
PLUMBING	\$ 4,050.00	\$ 3.00
HVAC	\$ 8,100.00	\$ 6.00
ELECTRICAL	\$ 6,075.00	\$ 4.50
COMMUNICATIONS	\$ 675.00	\$ 0.50
ELECTRONIC SAFETY & SECURITY	\$ -	\$ -
GENERAL REQUIREMENTS	\$ 5,400.00	\$ 4.00
<b>Subtotal</b>	<b>\$ 119,812.50</b>	<b>89</b>
Construction Contingency - 10%	\$ 11,981.25	\$ 8.88
Subcontractor Insurance - 2%	\$ 2,396.25	\$ 1.78
Design Contingency - 2%	\$ 2,396.25	\$ 4.44
Overhead & Profit - 2.5%	\$ 2,995.31	\$ 2.22
Permits - 1.5%	\$ 1,797.19	\$ 1.78
Performance & Payment Bonds - 2%	\$ 2,396.25	\$ 1.78
<b>Grand Total</b>	<b>\$ 143,775.00</b>	<b>110</b>





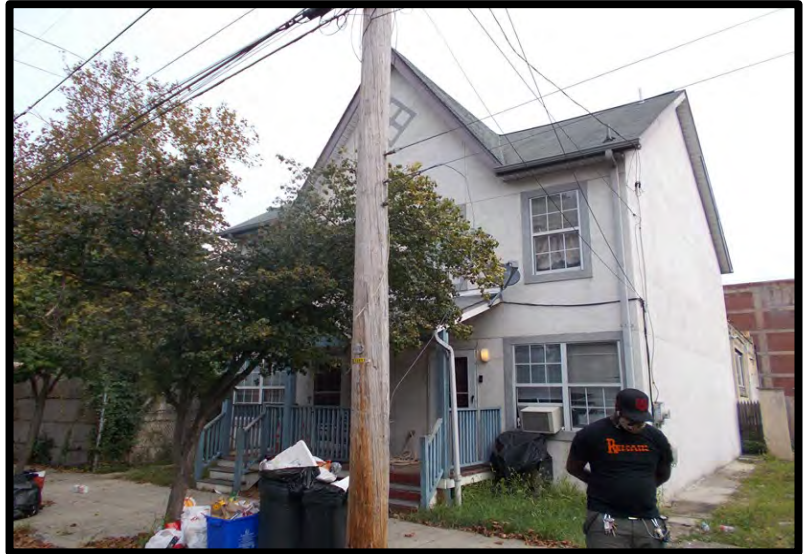




Photos by: VP on 9/17/20

**Photo No. 1**

Depicts overall view of 5515 (left) and 5513 (right).



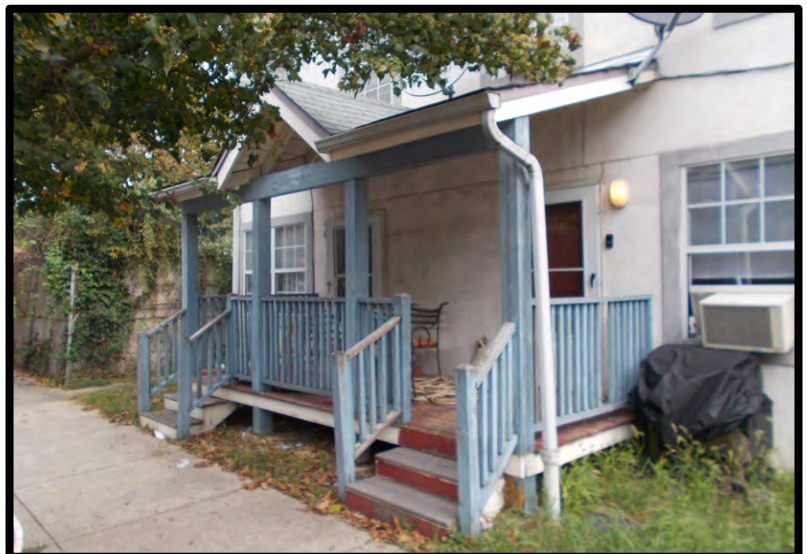
**Photo No. 2**

Depicts overall view of 5515 (left) and 5513 (right).



**Photo No. 3**

Depicts overall view of shared entry porch.



Photos by: VP on 9/17/20

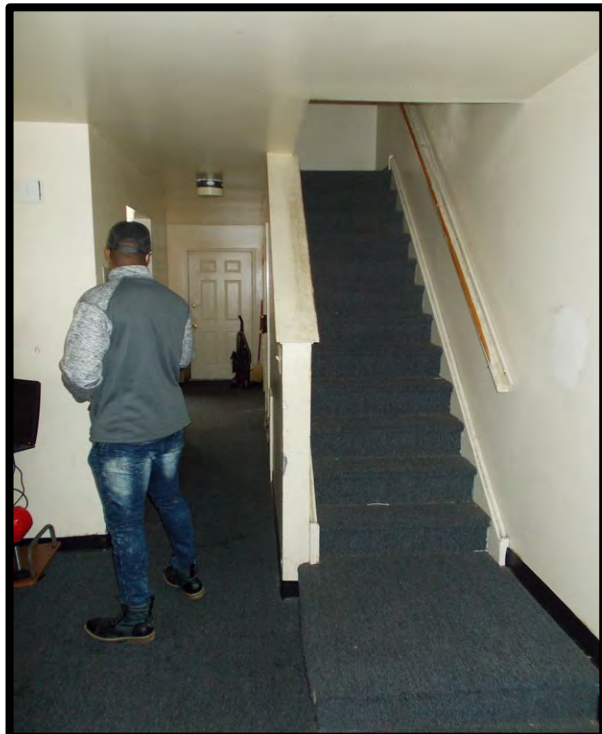
**Photo No. 4**

Depicts entry door.



**Photo No. 5**

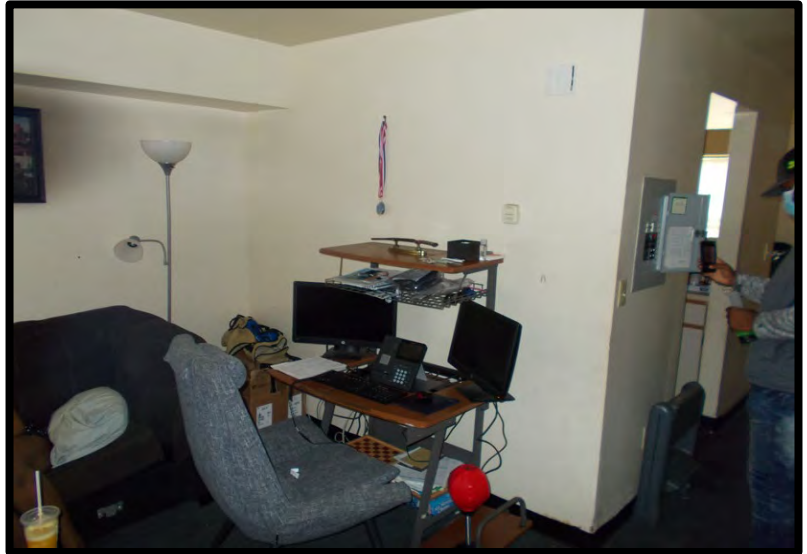
Depicts view of stairs to second floor, as well as hallway towards rear of dwelling housing the dining area and kitchen.



Photos by: VP on 9/17/20

**Photo No. 6**

Depicts view of shared wall between living room and kitchen. This wall also houses the apartment panel.



**Photo No. 7**

Panning left from previous photo. Depicts view of dwelling entry in living room. Note damaged portion of gypsum wallboard at right of photo.



Photos by: VP on 9/17/20

**Photo No. 8**

Depicts view of kitchen area as seen from hallway.



**Photo No. 9**

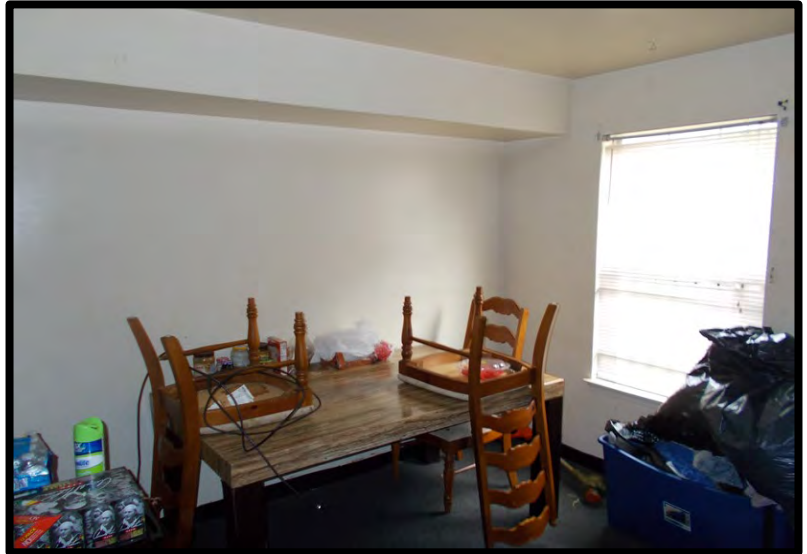
Depicts overall view of kitchen from dining area.



Photos by: VP on 9/17/20

**Photo No. 10**

View of dining area at rear of dwelling first floor.



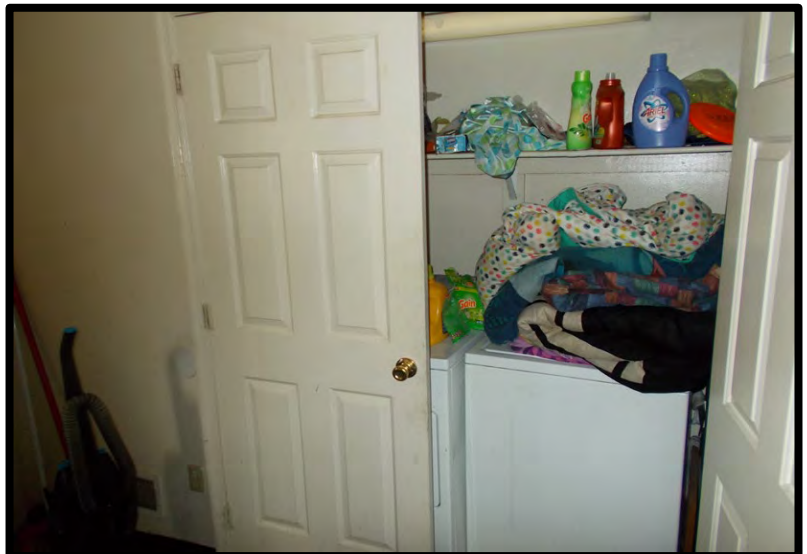
**Photo No. 11**

Close up view of kitchen.



**Photo No. 12**

View of washer/dryer closet located at the first floor  
opposite the dining area.





Photos by: VP on 9/17/20

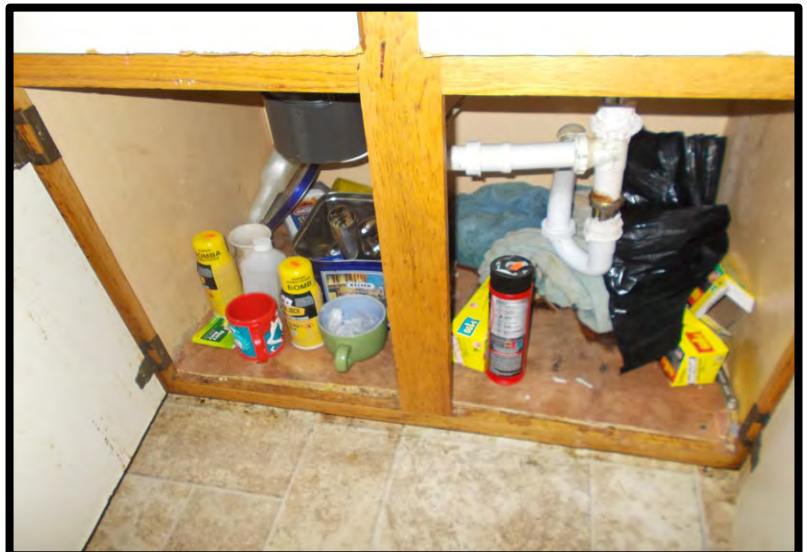
**Photo No. 13**

View of kitchen sink and cabinets.



**Photo No. 14**

View of underside of kitchen sink with kitchen grinder and waste lines.



Photos by: VP on 9/17/20

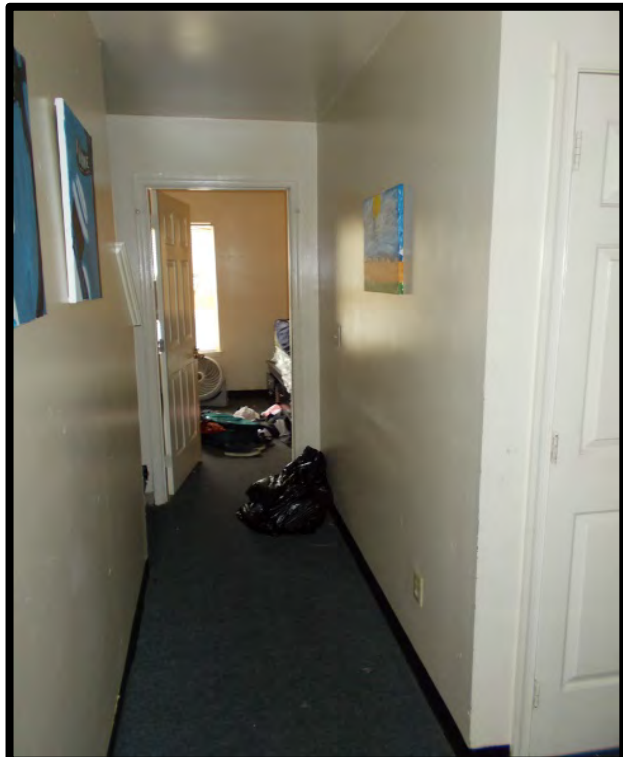
**Photo No. 15**

View of stairs leading to second floor.



**Photo No. 16**

View of second floor hallway.



Photos by: VP on 9/17/20

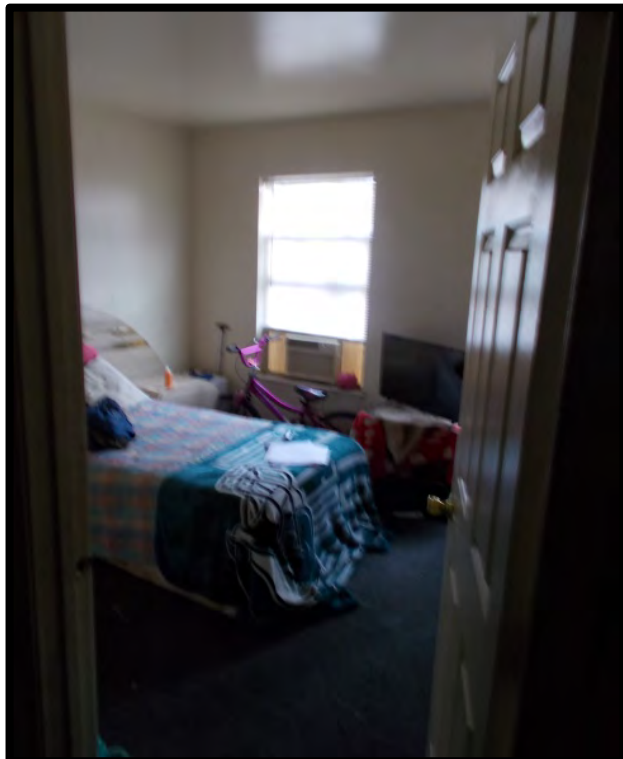
**Photo No. 17**

View of second floor bathroom as seen from top of stairs.



**Photo No. 18**

View of second floor rear bedroom.



Photos by: VP on 9/17/20

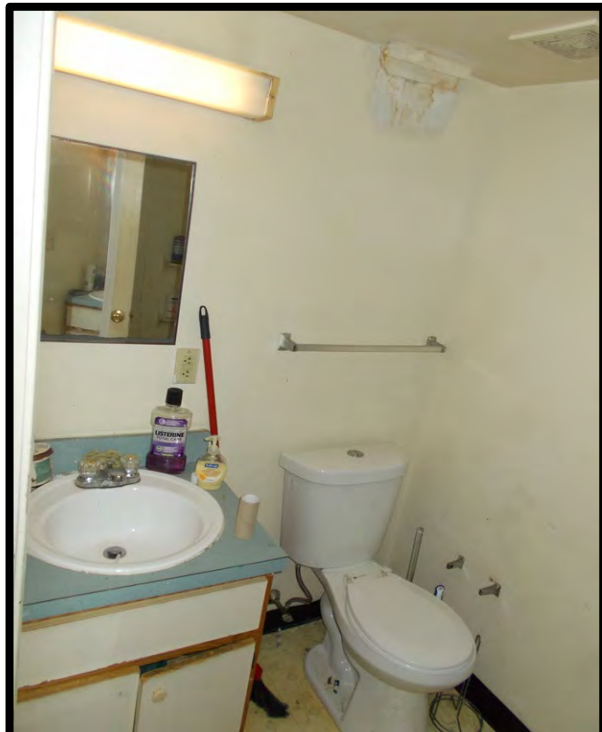
**Photo No. 19**

Depicts closets within second floor rear bedroom.



**Photo No. 20**

View of vanity and water closet at second floor bathroom. Note damage to ceiling from probable water infiltration from above.



Photos by: VP on 9/17/20

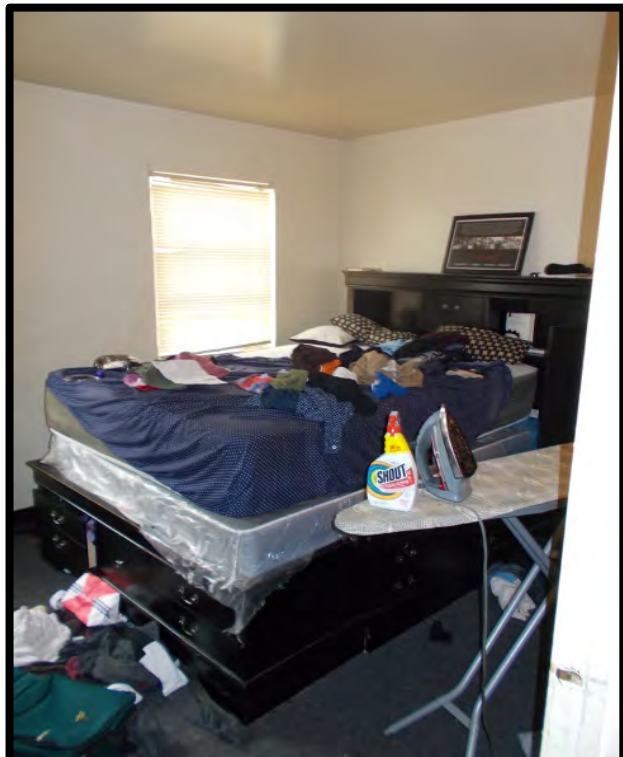
**Photo No. 21**

View of bathtub and fiberglass surround at second floor bathroom.



**Photo No. 22**

View of front bedroom second floor.



Photos by: VP on 9/17/20

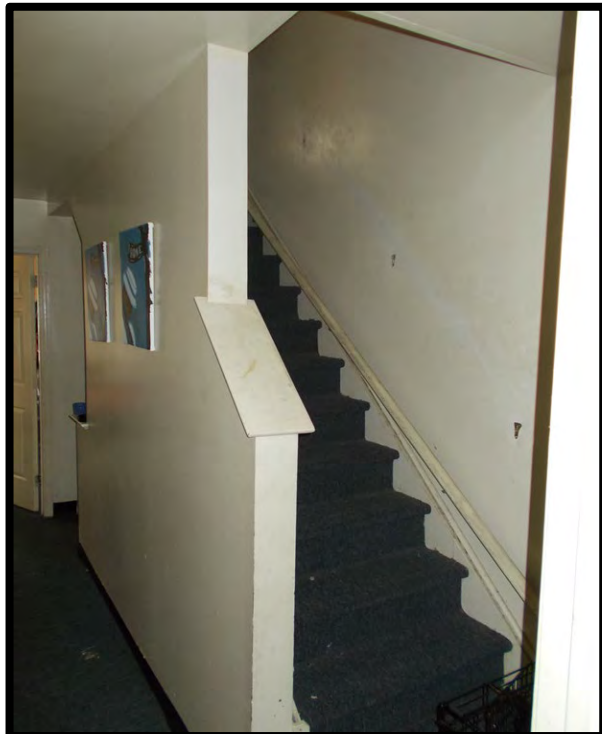
**Photo No. 23**

View of bedroom closets in front bedroom second floor.



**Photo No. 24**

View of stairs leading to third floor from second floor. Note missing handrail.



Photos by: VP on 9/17/20

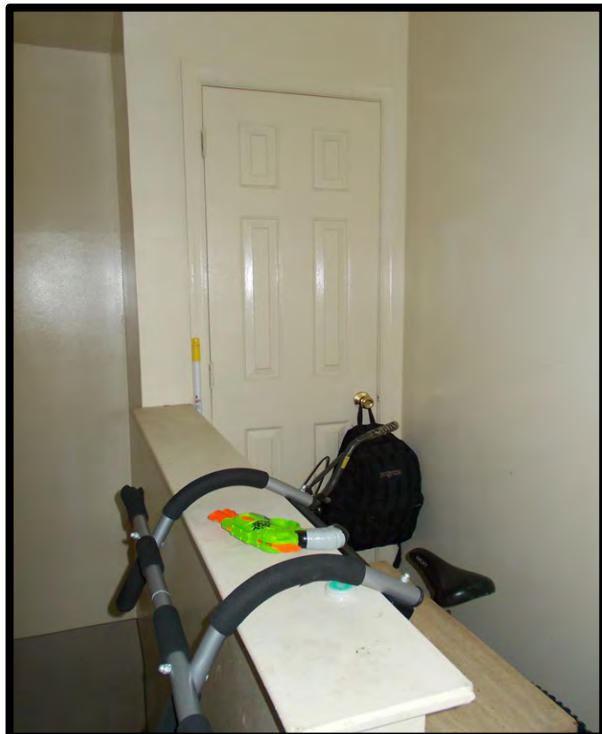
**Photo No. 25**

View of third floor landing and loose carpeting which is a tripping hazard. Also noted is the missing handrail which is laying on the stairs.



**Photo No. 26**

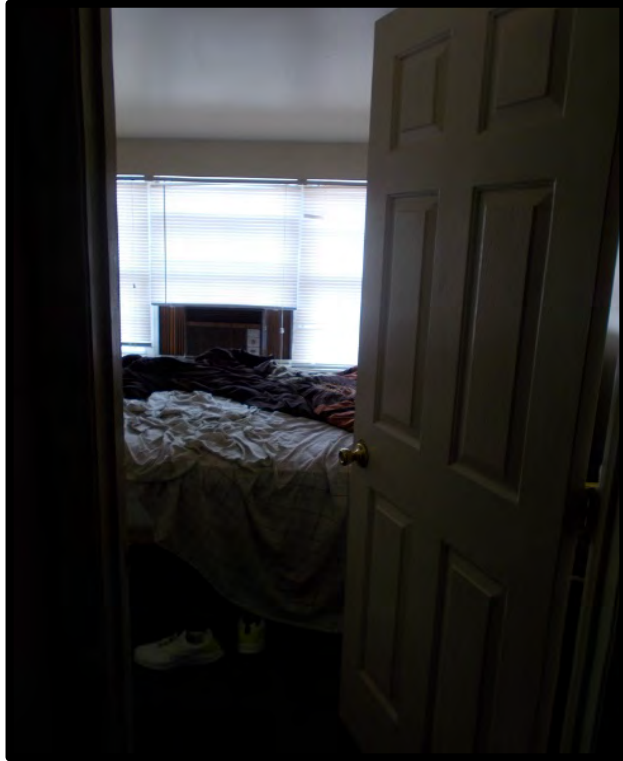
View of third floor rear bedroom entry.



Photos by: VP on 9/17/20

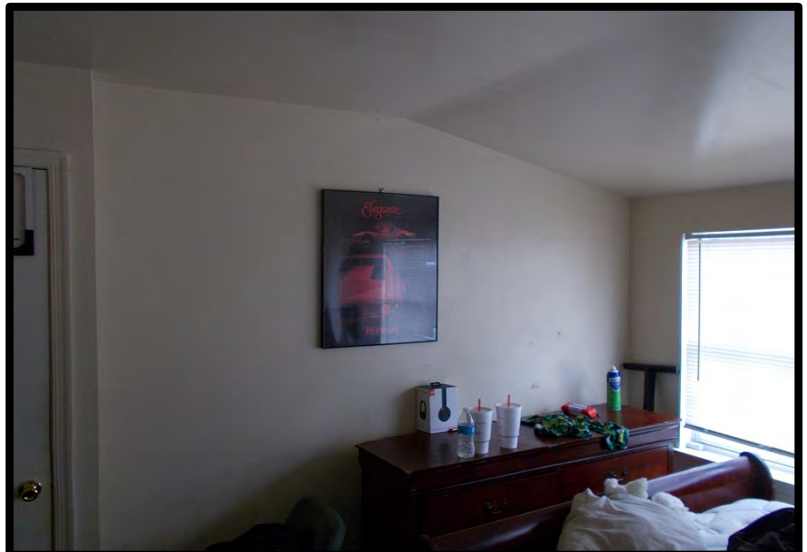
**Photo No. 27**

View inside third floor rear bedroom.



**Photo No. 28**

Panning right from previous photo.





Photos by: VP on 9/17/20

**Photo No. 29**

Panning right from previous photo.



**Photo No. 30**

View of bathroom at third floor bedroom.



Photos by: VP on 9/17/20

**Photo No. 31**

Detailed view of vanity and water closet.



**Photo No. 32**

View of third floor shower.



Photos by: VP on 9/17/20

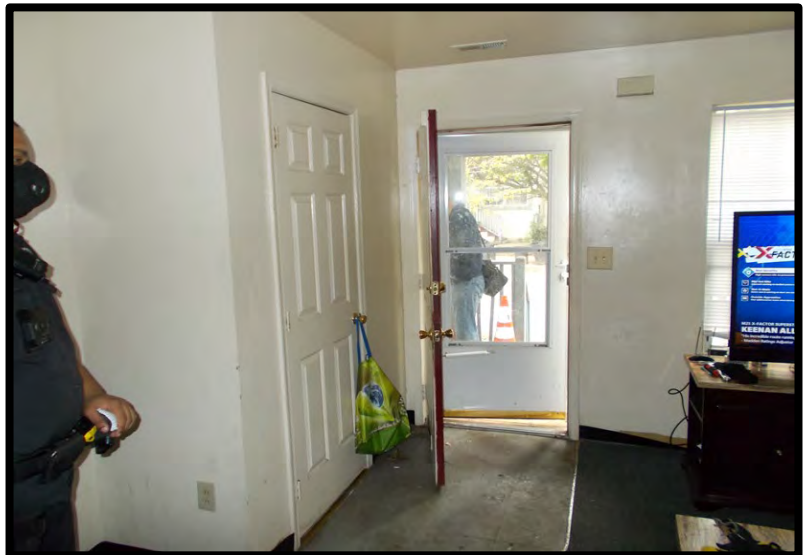
**Photo No. 33**

Detailed view of kitchen plumbing that is obviously leaking and poorly repaired.



**Photo No. 34**

View of dwelling unit entry first floor.



**Photo No. 35**

Detailed view of porch wood stairs from grade.



Photos by: VP on 9/17/20

**Photo No. 36**

View of large sink hole at rear yard.



**Photo No. 37**

Depicts additional view of sink hole in rear yard.



Photos by: VP on 9/17/20

**Photo No. 38**

Depicts view of rear of 5515 Lena Street.



**Photo No. 39**

Depicts view of CMU wall located on the north side of the property. It is believed that this wall actually belongs to the adjacent property.



Photos by: VP on 9/17/20

**Photo No. 40**

Depicts view along left side of property walkway.



**Photo No. 41**

View of left side of dwelling.



LAN Associates, EPAS, Inc.

LAN No.: 2.20341.01  
BFW Group, LLC/PHDC PCNA of Germantown/Mount  
Airy Properties Premises X - 5515 Lena Street

Photos by: VP on 9/17/20

**Photo No. 42**

Additional view of left side of dwelling.



cc: File #2.20341.01

8.2.2 PHOTO EXHIBITS  
MEP



Gas stove.



Typical vent.



Thermostat.



Gas fired furnace in good condition.



Hot water heater label.

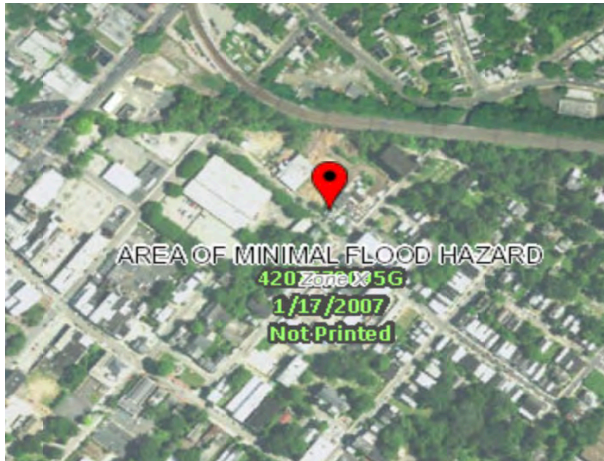


Top of hot water heater in good condition.



### 8.3 SUPPORTING DOCUMENTATION

### FEMA Flood Zone Map



### FEMA Flood Zone Information

5515 Lena Street is located in Flood Zone X which represents areas determined to be outside the 0.2% annual chance floodplain as identified by Flood Insurance Rate (FIRM) map number 4207570095G issued by the National Flood Insurance Program (NFIP). 5515 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.





October 9, 2020

**Attention:** PHDC Germantown CNA

**Reference:** Radon Testing Results  
5515 Lena Street, Philadelphia, PA  
Criterion's Project Number: **201379**

Enclosed are the laboratory results concerning the radon testing performed at the residence located at 5515 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 1.4 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 # 200913137**

**REPORT DATE: 9/25/2020**

**CLIENT INFORMATION**

**TEST LOCATION**

<b>NAME</b>	Ms. Melissa Billingsley			<b>NAME</b>	
<b>ADDRESS</b>	Criterion Labs, Inc.			<b>ADDRESS</b>	5515 Lena Street
	400 Street Road				Philadelphia, PA 19144
	Bensalem, PA 19020			<b>COUNTY</b>	Philadelphia
<b>PHONE #</b>	(215) 244-1300	<b>FAX #</b>	(215) 244-4349	<b>STRUCTURE</b>	two story rowhome
<b>EMAIL</b>	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
SLM206	first floor	9/22/2020	9:40	9/24/2020	9:25	1.4	pCi/L
SLM210	first floor DUP	9/22/2020	9:40	9/24/2020	9:25	1.3	pCi/L

**AVERAGE RADON LEVEL 1.4 pCi/L**

The average radon level of **1.4 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  
5515 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 5515 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 ( $\geq 1.0$  mg/cm<sup>2</sup>).

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<sup>2</sup> 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 over a light blue horizontal line.

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: 5515 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 <sup>2</sup>	Start of Job 1 <sup>st</sup> Calibration Check		2 <sup>nd</sup> Calibration Check		3 <sup>rd</sup> Calibration Check		4 <sup>th</sup> Calibration Check	
	Reading #	Result	Reading #	Result	Reading #	Result	Reading #	Result
<0.01	1	0.0	61	0.0				
1.04 ± 0.06	2	1.0	62	1.0				
0.71 ± 0.08	3	0.7	63	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:

BELV

### XRF Testing Report

Date:

9-17-20

Sampling Location:

5515 Lena Street  
Philadelphia, PA

Signature:

Room Equivalent:

1st Floor

Project No.: 201879

Room #:

Living Room

XRF Serial No.:

25207

Color	Substrate	Component	Reading		Test Location	XRF Reading mg/cm <sup>2</sup>	Results mg/cm <sup>2</sup>	Classification	Surface/Condition	Recommendation
			No.	Wall						
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	4	A	Down	0.0	0.0	POS	FRICTION NON-FRICTION POOR	HR AR A ENCL A ENCP CA OSHA N/A
			5	B		0.0				
			6	C		0.0				
			7	D		0.0				
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	8	N/A	Down	0.0	0.0	POS	FRICTION NON-FRICTION POOR	HR AR A ENCL A ENCP CA OSHA N/A
			9	A		0.0				
			10	A		0.0				
			11	D		0.0				
White	Wood Brick Sheetrock Plaster Metal Concrete	Door System	12	N/A	Down	0.0	0.0	POS	FRICTION NON-FRICTION POOR	HR AR A ENCL A ENCP CA OSHA N/A
			13	N/A		0.0				
White	Wood Brick Sheetrock Plaster Metal Concrete	Hand Rail	13	N/A	Down	0.0	0.0	POS	FRICTION NON-FRICTION POOR	HR AR A ENCL A ENCP CA OSHA N/A



Criterion

Client:

BFLW

# XRF Testing Report

Date:

9-17-20

Sampling Location:

5515 Leona Street  
Philadelphia, PA

Signature:

Room Equivalent:

1st Fl.

Project No.:

201879

Room #:

Living Room

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm <sup>2</sup>	Results mg/cm <sup>2</sup>	Classification	Surface/Condition	Recommendation
White	Wood Brick Sheetrock Plaster Metal Concrete	Stair Skirt	14	NA	Dr	0.3	0.3	POS <del>NEG</del>	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION NON- FRICITION INTACT FAIR POOR	HR AR A ENCL A ENCP CA OSHA N/A



Criterion

Client:

BFLW

# XRF Testing Report

Date:

9-17-20

Page 3 of 9

Sampling Location:

5515 Leona Street  
Philadelphia, PA

Signature:

Room Equivalent:

1st Floor

Project No.:

201879

Room #:

Kitchen / Dining Room

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm <sup>2</sup>	Results mg/cm <sup>2</sup>	Classification	Surface/Condition	Recommendation		
white	Wood Brick Sheetrock Plaster Metal Concrete	Wall	15	A	Car	0.0	0.0	POS	FRICTION NON- FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			16	B	J	0.0	0.0	NEG	FRICTION NON- FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			17	C	J	0.0	0.0	NEG	FRICTION NON- FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			18	D	J	0.0	0.0	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	19	NA	Car	0.0	0.0	POS	FRICTION NON- FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			20	L	Car	0.0	0.0	POS	FRICTION NON- FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			21	L	Car	0.0	0.0	POS	FRICTION NON- FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
white	Wood Brick Sheetrock Plaster Metal Concrete	door Casey	22	C	Apn	0.0	0.0	NEG	FRICTION NON- FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			22	C	Apn	0.0	0.0	NEG	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	21	C	Sill	0.0	0.0	POS	FRICTION NON- FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			22	C	Apn	0.0	0.0	NEG	FRICTION NON- FRICTION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A



Criterion

Client:

BFLW

# XRF Testing Report

Date:

9-17-20

Page

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Sampling Location:

5515 Lena Street  
Philadelphia, PA

Signature:

Room Equivalent:

2nd Fl.

Project No.:

201379

Room #:

Len Bedson

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm <sup>2</sup>	Results mg/cm <sup>2</sup>	Classification	Surface/Condition	Recommendation		
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	23	A	Cor	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			24	B		0.0	0.0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			25	C		0.0	0.0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			26	D		0.0	0.0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Ceiling	27	NA	Cor	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			28	E	Grill	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			29	C	Apr	0.0	0.0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Door	30	A	door	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			31	A	curt	0.0	0.0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
			32	A	curt	0.0	0.0	NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A









Criterion

Client:

BELV

# XRF Testing Report

Date:

9-17-20

Page

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Sampling Location:

5515 Leona Street  
Philadelphia, PA

Signature:

Room Equivalent:

Project No.:

201879

Room #:

Stairway

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm <sup>2</sup>	Results mg/cm <sup>2</sup>	Classification	Surface/Condition	Recommendation		
White	Wood Brick Sheetrock Plaster Metal Concrete	Stair Steps	47	2	Low	0.02	0.02	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
White	Wood Brick Sheetrock Plaster Metal Concrete	Wall	48	D	Car	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	Stair	49	WA	Low	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							NEG	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
	Wood Brick Sheetrock Plaster Metal Concrete							POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A





Criterion

Client:

BFLW

# XRF Testing Report

Date:

9-17-20

Page 4 of 9

Sampling Location:

5515 Leona Street  
Philadelphia, PA

Signature:

Room Equivalent:

Project No.:

201379

Room #:

EX-201

XRF Serial No.:

25207

Color	Substrate	Component	Reading No.	Wall	Test Location	XRF Reading mg/cm <sup>2</sup>	Results mg/cm <sup>2</sup>	Classification	Surface/Condition	Recommendation		
Red	Wood Brick Sheetrock Plaster Metal Concrete	Flur	57	A	Down	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
Black	Wood Brick Sheetrock Plaster Metal Concrete	Hard Floor	58	A	Top	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A
Black	Wood Brick Sheetrock Plaster Metal Concrete	Hard Floor	57	A	Down	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	Hard Floor	60	A	Down	0.0	0.0	POS	FRICITION NON- FRICITION	INTACT FAIR POOR	HR AR A ENCL	A ENCP CA OSHA N/A



October 9, 2020

**Attention:** PHDC Germantown CNA

**Reference:** Water Sampling for Lead  
5515 Lena Street, Philadelphia, PA  
Criterion's Project Number: **201379**

On September 17, Criterion Laboratories, Inc. (Criterion) collected a water sample 5515 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 5515 Lena Street indicated a lead concentration of <2.5 ppb, which is **below** the EPA Action Level.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melissa Billingsley', is written over a light gray, semi-transparent signature strip.

Melissa Billingsley  
Project Manager

Attachment



## Results of Lead in Drinking Water

Client	<u>BFW Group, LLC</u>	Site Address	<u>5515 Lena Street, Philadelphia, PA</u>	Sample Date	<u>9/17/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>9/21/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Hudson, Craig</u>	Sample Analysis Date(s)	<u>9/25/2020</u>

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

Sample Count 4

James A. Weltz, CIH, Technical Director

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

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

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

**THIS IS THE LAST PAGE OF THE REPORT**



# Chain of Custody

**Matrix** Water - Potable  
**Analyte** Lead  
**Analysis Type** Graphite Furnace  
**Container** Bottle 250 ml  
**Project** 201379  
**Client** BFW Group, LLC  
**Site Address** 5515 Lena Street, Philadelphia, PA  
**Turnaround** 1 Week  
**Field Tech** Craig Gratz  
**Sample Notes**  
**Chain of Custody Notes**

## Additional Analytes

Sample Number	Location	Description	Received Condition	Date	Notes
201379-07-023-07-01	1st Floor, Kitchen Sink	First Draw	Good	9/18/2020	
201379-07-023-07-02	1st Floor, Kitchen Sink	Flush Sample	Good	9/18/2020	
201379-07-023-07-03	2nd Floor, Bathroom Sink	First Draw	Good	9/18/2020	
201379-07-023-07-04	2nd Floor, Bathroom Sink	Flush Sample	Good	9/18/2020	

**Sample Count** 4

Handling Chain Type	Handled By	Date	Time	Notes
Report Results To	Melissa Billingsley	9/17/2020	11:52	
Send Reports To	BFW Group, LLC	9/17/2020	11:52	
Samples Taken By	Craig Gratz	9/17/2020	11:15	
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	08:57	
Analyzed By	Craig Hudson	9/25/2020	16:00	



## The Maple Corporation and Germantown Housing Justice

### Germantown / Mt. Airy Resident Questionnaire (PCNA)

Date Interviewed:	<b>9/4/2020</b>
Name:	<b>Bernard Corbett</b>
Address:	<b>5515 Lena St</b>
Number of occupants:	<b>1 occupant- 2 children very other week</b>
Length of Occupancy:	<b>10 years</b>
Bedrooms:	<b>3</b>
Baths:	<b>2</b>
Unit Type: Single, Duplex, Triplex, Multifamily	<b>Single</b>
Proposed Inspection date	<b>9/21/2020</b>
Did you receive letter?	<b>Y</b>
*Radon process notification	<b>Y</b>
Are there any health concerns in relation to inspection/Covid-19? <b>No</b>	
Comments	
Are there mobility or ease of use concerns related to entering your unit, bathroom, and kitchen?	<b>No</b>
Do you notice any unusual odors in or directly outside your home?	<b>No</b>
Is mold present in your unit?	<b>Y-however resident remediated it</b>
If so, has it been reported?	<b>No</b>
Have you had any recent repairs or replacements in your unit?	<b>Yes</b>
	<b>Tenant replaced refrigerator, oven, washer and dryer</b>
If so, what was repaired or replaced?	<b>and dryer</b>
Basement, if applicable Condition - Very good , Good, Poor, Very Poor Comment	<b>N/A</b>
Living Room Condition - Very good , Good, Poor, Very Poor Comment	<b>Good Carpet is 10 years old, needs replacing</b>
Dining room Condition - Very good , Good, Poor, Very Poor Comment	<b>Good</b>
Kitchen Condition - Very good , Good, Poor, Very Poor Comment	<b>Good Clog in kitchen sink</b>
Bedroom 1 Condition - Very good , Good, Poor, Very Poor Comment	<b>Good</b>
Bedroom 2 Condition - Very good , Good, Poor, Very Poor Comment	<b>Good</b>
Bedroom 3 Condition - Very good , Good, Poor, Very Poor Comment	<b>Good</b>
Bathroom(s) Condition - Very good , Good, Poor, Very Poor Comment	<b>Good/Poor 3rd floor okay 2fl has leak in ceiling, possibly from 3rd</b>



Interior railings Condition - Very good , Good, Poor, Very Poor Comment	<b>Good/Poor</b> <b>1st floor good</b> <b>3rd floor is broken and no hooks</b>
Exterior doors Condition - Very good , Good, Poor, Very Poor Comment	<b>Good</b>
Exterior stairs Condition - Very good , Good, Poor, Very Poor Comment	<b>Poor</b> <b>Steps need work</b>
Exterior walls Condition - Very good , Good, Poor, Very Poor Comment	<b>Good</b>
Exterior railings Condition - Very good , Good, Poor, Very Poor Comment	<b>Good</b>
Roof Condition - Very good , Good, Poor, Very Poor Comment	<b>Good-no sign of leaks in bedrooms</b>
Gutter Condition - Very good , Good, Poor, Very Poor Comment	<b>Good</b>
Plumbing system Condition - Very good , Good, Poor, Very Poor Comment	<b>Good</b>
Water pressure Condition - Very good , Good, Poor, Very Poor Comment	<b>Good</b>
What type of heating system do you have? Condition - Very good , Good, Poor, Very Poor Comment	<b>Gas</b> <b>Good</b> <b>water heating pipes replaced by tenant</b>
Do you have central air? Condition - Very good , Good, Poor, Very Poor Comment	<b>No</b>
Do you have smoke detectors?	<b>Yes</b>
Do you have carbon monoxide detectors?	<b>Yes</b>
Is there evidence of infestation in your home?	<b>fruit flies-tenant addressing it himself</b>
If yes, did you report it to management?	<b>No</b>
Do you currently need special modification to your home?	<b>No</b>
If so, please explain	
General Questions or Concerns	