

# Germantown/Mount Airy Properties

## Physical Conditions and Needs Assessment

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### Premises Y

**5423-27 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.

5423-27 Lena Street is a two-story, ten unit residential building owned by the Philadelphia Housing and Development Corporation (PHDC) and managed by the Philadelphia Housing Authority (PHA).

The site measures approximately fifty feet wide by one hundred and ninety feet deep and is mid-block on a street with a mixture of residential and warehouse buildings. The building has a masonry exterior construction and a heavy timber frame. The site includes a driveway that runs the full length of the building and a small parking lot in the back.

At the time of the writing of this report the building was vacant.

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

### 1.2 General Physical Condition

Building Type: converted warehouse  
Property Age: ~100 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		√		None
3.2.4 Paving, Curbing and Parking		√		Repave and re-stripe parking area, repair/replace curbing as required. Install curb at grade windows to prevent water run-off from entering building.
3.2.5 Flatwork		√		Replace broken/heaved sections of concrete walkways.
3.2.6 Landscaping and Appurtenances		√		Trim adjoining trees, clear perimeter fence of vegetation.
3.2.7 Recreational Facilities	N/A	N/A	N/A	N/A
3.2.8 Utilities			√	Vandalized piping, at least 50% should be replaced

Structural Frame and Building Envelope		Good	Fair	Poor	Action
3.3.1	Foundation		√		None
3.3.2	Building Frame		√		None
3.3.3	Facades or Curtain Wall		√		Windows should be replaced. Repoint brick façade.
3.3.4	Roofing and Roof Drainage			√	Asbestos should be abated
Mechanical, Plumbing, Fire Protection and Electrical Systems					
3.4.1	Plumbing			√	Fixtures in units should be replaced. Vandalized plumbing should be replaced.
3.4.2	Heating			√	Replace horizontal split systems with gas furnace.
3.4.3	Air Conditioning and Ventilation			√	Condensers operating on outdated refrigerants should be replaced
3.4.4	Electrical		√		Outdated fixtures should be replaced with LED
Vertical Transportation					
3.5.	Elevators		√		Confirm proper function, including recall and interconnection with fire alarm system. Bring inspection to current compliance.
Life Safety/Fire Protection					
3.6.1	Sprinklers and Standpipes		√		Should be tested and inspected
3.6.2	Alarm Systems		√		Install hardwired smoke detectors
3.6.3	Other Systems		√		None
Interior Elements					
3.7.1	Common Areas		√		Finishes and kitchen should be replaced. Remediate mold.
3.7.2	Tenant Spaces		√		Finishes and kitchen should be replaced. Remediate mold.

### 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 building walkthrough was conducted on August 18, 2020. A total of ten (10) dwelling units were inspected (100%) along with common areas, stairwells and corridors.

### 2.3 Useful Life Estimate

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It is our observation that the 5423-27 Lena Street constructed circa 1920, has experienced normal wear and tear for its type and age. Fixtures and finishes within the dwellings and in the common areas, in most cases, have exceeded their useful lives.

### 3 SYSTEM DESCRIPTIONS & OBSERVATIONS

#### 3.1 OVERALL GENERAL DESCRIPTION

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

The ten (10) units in the building have one-bedroom and one-bathroom. There is one ADA accessible unit on the first 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. Site slopes down from northeast to southwest.

##### 3.2.2 Storm Water Drainage

Not visible for assessment.

##### 3.2.3 Access and Egress

The building shares a common egress stair along the northwest corner of the west side with the 5429 Lena Street four-story building. It also has an egress stair at the south end west side of the building.

##### 3.2.4 Paving, Curbing and Parking

There is an asphalt driveway that runs the full length of the building and a small area for parking in the back. The asphalt appears to be in fair condition. Asphalt area should be repaved to maintain stormwater flow to catch basins.

##### 3.2.5 Flatwork

Curbs and sidewalk in the front of the building appear to be in fair to poor condition. Replace sections of damaged/heaved sidewalks.

##### 3.2.6 Landscaping and Appurtenances

Areas directly northeast and southeast of the site are heavily wooded. There is no landscaping on the site. Trim trees located adjacent to west side of structure.

##### 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 piping was not visible in the majority of the units, visually the piping in the building that was not vandalized is in good to fair condition. Hot water is provided by a gas fired 30-gallon storage type water heater located in each dwelling unit. Depending on the unit the hot water heater and flue connections are in excellent to poor conditions.

##### *Observations/Comments:*

*Vandalized and missing pipes (estimated at 50%) should be replaced.*

#### 3.2.8.2 Electricity

There is one service entrance serving two-meter rooms. Service voltage and capacity could not be confirmed at time of survey. Entrance service and meter banks looked to be in fair to good condition. Distribution panels and disconnect switches all are in good to fair condition.

Each unit had 60amp panels 120/240 powered from PECO meters for lighting and power which are in good to poor condition depending on the unit.

##### *Observations/Comments:*

*Panels in poor condition should be upgraded to 100 amp panels.*

#### 3.2.8.3 Natural Gas

Incoming gas service from PGW is intact and in good condition. There is a gas meter bank with individual meters for each unit which looks to be in good condition.

#### 3.2.8.4 Sanitary Sewer

Not visible for assessment.

#### 3.2.8.5 Special Utility Systems

There are no special utility systems in the building.

##### 3.2.8.5.1 Site Lighting

City light poles on Lena Street and surface mounted fixtures along the length of the building provide site lighting.

### 3.3 STRUCTURAL FRAME & BUILDING ENVELOPE

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#### 3.3.1 Foundation

Likely masonry (not visible for assessment).

#### 3.3.2 Building Frame

##### 3.3.2.1 Floor Frame System

The building is masonry and heavy timber construction. It is a two-story building with load bearing exterior walls.

##### 3.3.2.2 Crawl Spaces and Penetrations

N/A

##### 3.3.2.3 Roof Frame

The roof was not visible for inspection, but is a low sloped roof with a white coating.

##### 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

Stairs at the northwest corner and south end of the building appear to be in fair condition.

#### 3.3.2.8 Exterior Doors and Entry Systems

Doors appear to be fire rated hollow metal doors.

### 3.3.3 Facades or Curtain Wall

#### 3.3.3.1 Sidewall System

The building is masonry and heavy timber construction. It is a two-story with load bearing exterior walls.

#### *Observations/Comments:*

*Star bolt in façade to address bowing is common in a building of this age.*

*Repoint exterior brick façade and stone lintels/sills.*

#### 3.3.3.2 Fenestration (Window) Systems

Exterior windows appear to be wood double hung, single pane. The window sills appear to be painted wood in fair condition.

Within the apartments exterior windows were replaced with aluminum double hung insulated glass.

#### *Observations/Comments:*

*Window replacement is recommended.*

### 3.3.4 Roofing and Roof Drainage

Roof could not be fully assessed due to lack of access.

## 3.4 MECHANICAL AND ELECTRICAL SYSTEM

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### 3.4.1 Plumbing

#### 3.4.1.1 Supply and Waste Piping

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

#### 3.4.1.2 Domestic Hot Water Production

Domestic hot water is provided by a gas fired 30 gallon tank located within each unit.

#### 3.4.1.3 Fixtures

Plumbing fixtures are antiquated and should be replaced.

### 3.4.2 Heating

#### 3.4.2.1 Heating Generating Equipment

Stair towers are heated via electric unit heaters. Hallways are heated via central direct outside air unit (DOAS) located in the mechanical room; bathrooms and community center are heated via horizontal split system with gas furnace.

### 3.4.3 Air Conditioning and Ventilation

#### 3.4.3.1 Equipment

##### 3.4.1.1 Air Conditioning and Ventilation

The dwelling units are designed to be heated and air conditioned via ceiling mounted horizontal gas fired split system units. Each apartment has a roof mounted air cool condenser which is piped to the cooling coil in the indoor horizontal air handling unit.

##### *Observations/Comments:*

*Horizontal split systems indoor units are in fair to good condition, but the outdoor condensing units are in poor condition and are operating on outdated refrigerants.*

*Recommend that horizontal split systems are replaced with gas furnace.*

##### 3.4.1.2 Exhaust Systems

There is an exhaust fan in each bathroom.

#### 3.4.3.2 Distribution

See Section 3.4.3.1 above.

#### 3.4.3.3. Control Systems

A thermostat is provided in each unit.

#### 3.4.3.4 Sprinkler and Standpipes

The building is fully sprinkled; the system has a 6" – 8" incoming water service. Heads are exposed and ceiling mounted.

### 3.4.4 Electrical

#### 3.4.4.1 Service, Metering, Distribution Panels

All units have 60amp 120/240 panels powered by PECO meters for lighting and power. Electrical outlets are spaced out throughout the apartments; wiring was not visible to asses condition.

#### 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

Corridor lighting consists of surface mounted fixtures located approximately every 8' on center running down the hallway.

Lighting in the community room is provided via surface mounted 2x4 fluorescent fixtures as well as several 1x8 fluorescent fixtures that have been recessed into the ceiling along the perimeter of the tray ceilings.

Lighting in the maintenance office is provided via surface mounted 4x8 fluorescent with what appear to be 4-lamp T-8 bulbs. There appear to be approximately five (5) receptacles around the perimeter of the office space.

#### 3.4.4.5 Lighting - Resident Apartment

Light fixtures in the units are surface mounted. Kitchen lighting consists of a surface mounted 4x4 fluorescent fixture in need of replacement. There is a 6" round fixture located at the entry to each unit. A wall sconce is provided in the bedroom area.

*Observations/Comments:*

*Recommend replacing with LED light fixtures.*

#### 3.4.4.6 Lighting - Site

Exterior lighting consists of surface mounted fixtures along the length of the building. Fixtures are old and worn.

*Observations/Comments:*

*Recommend replacing existing fixtures.*

#### 3.4.4.7 Emergency Generator

There is no emergency generator in the building. Emergency lighting is provided via emergency battery wall pack along egress path and stair towers.

### 3.5 VERTICAL TRANSPORTATION

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#### 3.5.1

The building is served by a single elevator.

### 3.6 LIFE SAFETY/FIRE PROTECTION

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#### 3.6.1 Sprinklers and Standpipes

All units are fully sprinklered.

*Observations/Comments:*

*Sprinkler systems should be tested and inspected.*

#### 3.6.2 Alarm Systems

##### 3.6.2.1 In Common Areas

A fire alarm system is provided throughout this building. Pull stations, notifications and smoke detectors have been noted throughout. Fire extinguishers are wall mounted in cabinets that are not ADA compliant.

*Observations/Comments:*

*Carbon monoxide detectors should be installed.*

*Battery powered smoke detectors installed in corridors are not hard wired. All smoke detectors should be replaced.*

*Fire extinguishers cabinets should be replaced with ADA compliant models.*

##### 3.6.2.2 In Tenant Spaces

Fire alarm and smoke detectors are provided in tenant units.

*Observations/Comments:*

*Battery powered smoke detectors installed in dwelling units are not hard wired. All smoke detectors should be replaced.*

#### 3.6.3 Other Systems

##### 3.6.3.1 Intercom System

An intercom handset is provided at the apartment entry doors.

##### 3.6.3.2 Apartment Emergency Duress System

Pull stations were noted throughout.

### 3.7 INTERIOR ELEMENTS

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#### 3.7.1 Common Areas

##### General

Hallways are approximately 5' wide with vinyl tile floors. Corridor finishes appear to be gypsum wallboard painted with a gypsum ceiling. On the first floor a men's and a women's bathroom can be accessed from the corridor. An office space with reception and two (2) offices is also accessed from the first floor hallway. There is a gas and electric meter room located south of the offices, followed by a maintenance shop.

There is a maintenance office on the north end of the second floor. It appears that the flooring system at the second floor is a concrete topping slab with finishes consisting of vinyl tile and carpet.

##### Community Room

A community room is located on the north side of the building. It wraps around the elevator and elevator machine room. The floors are vinyl tile; walls and ceilings are gypsum wallboard.

The Community Room includes a kitchen with a double stainless sink, wood cabinets, a refrigerator and stove and a P-lam countertop. Kitchen floors appear to be a self-stick vinyl tile.

Three (3) tray ceilings have been provided within the space.

##### *Observations/Comments:*

*Finishes are in poor condition.*

*Recommended that the common kitchen is replaced.*

*Floors/carpets should be replaced.*

*Areas of mold around the kitchen area at the exterior wall were noted and should be remediated appropriately.*

*Renovation of common toilet rooms is recommended.*

*Renovate community room, including all finishes.*

*Remediate/replace common area drywall due to mold.*

#### 3.7.2 Tenant Spaces

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##### 3.7.2.1 Finishes, Wall, Floors

Apartment finishes are gypsum wallboard walls and ceiling with what appears to be metal stud framing. Floors throughout the units are 12x12 vinyl tile in poor condition.

##### *Observations/Comments:*

*General conditions of the units are poor with noted areas of spalled sheetrock, mold around most walls and doors.*

*Finishes throughout should be replaced. Mold remediation is required.*

##### 3.7.2.2 Appliances

An electric range and refrigerator are provided.

##### *Observations/Comments:*

*All appliances should be replaced.*

### 3.7.2.3 Bath Fixtures and Specialties

There is a single bathroom in each unit with vinyl tile, a tank style toilet, floor mounted wood vanity with P-lam top, a porcelain sink and a fiberglass tub with one-piece surround.

#### *Observations/Comments:*

*Bathroom fixtures are in fair to poor condition and should be replaced.*

### 3.7.2.4 Kitchen Fixtures and Specialties

Kitchens are furnished with a single stainless steel sink.

#### *Observations/Comments:*

*Replace kitchen sink and faucet.*

### 3.7.2.5 Millwork, Casework, Cabinets and Countertops

Kitchens consist of wood cabinets, plastic laminate countertop.

#### *Observations/Comments:*

*Cabinets and countertops are in poor condition and should be replaced.*

## 4 ADDITIONAL CONSIDERATIONS

### 4.1 ENVIRONMENTAL HAZARDS

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

Asbestos was identified in a sample of silver roof flashing. Approximately 9,500 sf of roof and flashing were identified during inspection.

No lead based paint was detected.

*Observations/Comments:*

*Asbestos should be abated by a licensed contractor.*

## 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, and 8.1.2. 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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Units and common areas should be updated to meet current standards for clearances and safety.



## 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
Division 01 -General Requirement	Permitting	2% of the total cost of each respective project									\$25,422	\$3,407
	Contingency	10% of the total cost of each respective project									\$127,108	\$12,711
	Overhead and Profit	2.5% of the total cost of each respective project									\$31,777	\$4,259
	<b>SubTotal</b>										<b>\$184,307</b>	<b>\$20,377</b>
Division 02-Site Construction/Existing Conditions	<b>Asbestos</b>	Identified in sample of silver roof flashing from around the roof drain	Poor	Asbestos remediation	N/A	N/A	N/A	100	SF	\$20.00	\$2,000	\$2,000
	<b>Debris Removal (Allowance)</b>	All apartments and common areas should be cleared of debris for safe entry of perspective buyers	Poor	Clear all loose debris throughout the building	N/A	N/A	N/A	300	CY	\$50.00	\$15,000	\$15,000
	<b>Selective Demolition (Allowance)</b>	All apartments and common areas need to be made safe for perspective buyers to enter	Poor	Carpeting should be removed throughout (mold/dust hazard), and any gypsum board with mold should be removed to the studs and area encapsulated	N/A	N/A	N/A	14736	SF	\$10.00	\$147,360	\$147,360
	<b>Water Infiltration (Allowance)</b>	Some windows are missing panels or broken	Poor	Place sheathing on windows missing panels or ones that are broken	N/A	N/A	N/A	N/A	N/A	\$6,000.00	\$6,000	\$6,000
	<b>SubTotal</b>										<b>\$170,360</b>	<b>\$170,360</b>
Division 06-Woods, Plastics and Composites	<b>Apartments</b>	Kitchen Cabinets	Poor	Demo and replace cabinetry	20	20	0	30 (16)	LF	\$150.00	\$72,000	\$72,000
		Bathroom	Poor	Demo and replace vanity and mirror	20	20	0	16	EA	\$400.00	\$6,400	
		Kitchen plastic laminate countertop	Poor	Demo and replace countertop	15	20	0	15 (16)	LF	\$85.00	\$20,400	
	<b>Community Room</b>	Kitchen Cabinets	Poor	Demo and replace cabinetry	20	20	0	30 (16)	LF	\$150.00	\$72,000	
		Bathroom	Poor	Replace vanity and mirror	20	20	0	16	EA	\$400.00	\$6,400	
		Kitchen plastic laminate countertop	Poor	Demo and replace countertop	15	20	0	15 (16)	LF	\$150.00	\$72,000	
	<b>SubTotal</b>										<b>\$249,200</b>	<b>\$0</b>
Division 08-Openings	<b>Apartments</b>	Doors	Poor	Demo and replace	20	20	0	5 (16)	EA	\$900.00	\$72,000	
		Windows (aluminum, double hung, insulated glass)	Poor	Demo and replace windows	30	20	0	16	EA	\$800.00	\$12,800	
	<b>Corridor</b>	Windows (wood, double hung, single pane)	Poor	Demo and replace windows	30	20	10	3 (16)	EA	\$800.00	\$3,840	
	<b>SubTotal</b>										<b>\$123,200</b>	<b>\$0</b>
Division 09-Finishes	<b>Apartments</b>	Flooring (Carpet) throughout	Poor	Demo and replace flooring throughout unit	5	5	0	400 (16)	SF	\$10.00	\$64,000	
		Flooring (vinyl tile and wall base)	Poor	Demo and replace flooring throughout unit	15	20	0	200 (16)	SF	\$10.00	\$10,000	
		Gypsum wallboard and ceiling finishes (throughout)	Poor	Install drywall throughout	35	20	15	1400 (16)	SF	\$8.00	\$179,200	
	<b>Community Room</b>	Flooring (Vinyl Tile)	Poor	Demo and replace flooring	15	20	0	300	SF	\$10.00	\$3,000	
		Gypsum wallboard and ceiling finishes (throughout)	Poor	Install drywall throughout	35	20	15	560	SF	\$8.00	\$4,480	
	<b>Corridor</b>	Flooring (Vinyl Tile)	Poor	Demo and replace flooring	15	20	0	600	SF	\$10.00	\$6,000	
		Gypsum wallboard and ceiling finishes (throughout)	Poor	Install drywall throughout	35	20	150	1698	SF	\$8.00	\$13,584	
<b>SubTotal</b>										<b>\$270,274</b>	<b>\$0</b>	
Division 10-Specialties	<b>Apartments</b>	Bathroom tub and fixtures	Fair	Replace fiberglass tub surround and plumbing fixtures	30	20	10	16	EA	\$2,000.00	\$32,000	
	<b>SubTotal</b>										<b>\$32,000</b>	<b>\$0</b>
Division 11-Equipment	<b>Apartments</b>	New kitchen appliances (refrigerator, stove, range hood)	Fair	Replace in the next year	15	20	0	16	EA	\$2,000.00	\$3,200	
	<b>Community Room</b>	New kitchen appliances (refrigerator, stove, range hood)	Poor	Install new appliances	15	20	0	1	EA	\$2,000.00	\$2,000	
	<b>SubTotal</b>										<b>\$5,200</b>	<b>\$0</b>
Division 15-Mechanical, Plumbing and Fire Alarm/Suppression	<b>HVAC Equipment</b>	Gas fired furnace	Good	Replace at EUL or if not operational	20	20	0	16	EA	\$5,000.00	\$8,000	
		Bathroom exhaust fan	Poor	Replace exhaust fan	15	20	0	16	EA	\$500.00	\$8,000	
		Thermostat	Poor	Replace thermostat	15	20	0	16	EA	\$300.00	\$4,800	
		Air conditioning condenser system - old and rusted	Poor	Demo and replace	15	20	0	16	EA	\$3,000.00	\$48,000	
	<b>Plumbing system</b>	Toilet	Poor	Replace toilet	40	20	20	16	EA	\$1,300.00	\$20,800	
		Bathroom plumbing fixtures	Poor	Replace Plumbing fixtures, piping, and shutoff valves at sinks	15	20	0	16	EA	\$500.00	\$8,000	
		Apartment Domestic Hot Water Heater - Gas	Poor-Fair	Demo and replace	12	20	0	16	EA	\$2,000.00	\$32,000	
	<b>Fire Alarm/Suppression (Entire Building)</b>	Building system equipped with pull stations, notifications; could not test function	Good	Replace at EUL	50	20	30	14736	\$14,736.00	\$4.00	\$58,944	
		Smoke Detectors	Poor	Replace	5	5	0	16	EA	\$200.00	\$3,200	
		Sprinkler system	Replace	Replace	50	20	30	14736	N/A	\$4.00	\$58,944	
	<b>Fire Extinguishers</b>	Mounted in non-ADA compliant cabinets	Good	Remount for ADA compliance	10	20	0	15	EA	\$200.00	\$3,000	
	secondary electrical	Poor	Replace	20	20	0	16	EA	\$48,000.00	\$48,000		
<b>SubTotal</b>										<b>\$301,688</b>	<b>\$0</b>	
Division 16-Electrical	<b>Maintenance Office Lighting</b>	Light fixtures (4x8 fluorescent w/4-lamp T-8 bulbs)	Poor	Replace	15	20	0	4	EA	\$120.00	\$480	
	<b>Estimated Scope/Cost to Remedy MEP Physical</b>	secondary mechanical and plumbing	Poor	Replace	20	20	0	16	EA	\$15,000.00	\$15,000	
	<b>Corridor Lighting</b>	Light fixtures - every 8'	Poor	Replace	15	20	0	12	EA	\$120.00	\$1,440	
	<b>Community Room Lighting</b>	Surface mounted 2x4 fluorescent fixtures; several 1x8 fluorescent fixtures	Poor	Replace	15	20	0	8	EA	\$120.00	\$960	
	<b>Apartment Lighting</b>	Light fixtures	Poor	Replace	15	20	0	5 (16)	EA	\$120.00	\$9,600	
	<b>Apartment Intercom</b>	Intercom handset at every entry door	Poor	Replace	20	20	0	N/A	N/A	\$80,000.00	\$80,000	
	<b>Exit Signs</b>	Illuminated emergency exit signs	Poor	Demo and replace	5	20	0	10	EA	\$400.00	\$4,000	
	<b>Corridor</b>	Light fixtures	Poor	Replace	15	20	0	4 (16)	EA	\$120.00	\$7,680	
<b>SubTotal</b>										<b>\$119,160</b>	<b>\$0</b>	
<b>Total</b>											<b>\$1,455,389</b>	<b>\$190,737</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>14,736 SF SF Renovation - Premises Y 5423-5427 Lena Street</b>		
<b>ITEM</b>	<b>Total</b>	<b>\$/SF</b>
DEMOLITION	\$ 147,360.00	\$ 10.00
SITework	\$ 14,736.00	\$ 1.00
LANDSCAPE & IRRIGATION	\$ 14,736.00	\$ 1.00
CONCRETE	\$ 14,736.00	\$ 1.00
MASONRY	\$ 73,680.00	\$ 5.00
STRUCTURAL STEEL	\$ -	\$ -
METAL FABRICATIONS	\$ -	\$ -
ROUGH CARPENTRY	\$ 73,680.00	\$ 5.00
ARCHITECTURAL WOODWORK	\$ -	\$ -
THERMAL & MOISTURE PROTECTION	\$ 44,208.00	\$ 3.00
FIREPROOFING	\$ 29,472.00	\$ 2.00
SEALANTS	\$ 29,472.00	\$ 2.00
WINDOWS	\$ 58,944.00	\$ 4.00
DOORS / FRAMES / HARDWARE	\$ 117,888.00	\$ 8.00
STOREFRONT / GLAZING	\$ -	\$ -
INTERIOR GLASS	\$ -	\$ -
DRYWALL	\$ 73,680.00	\$ 5.00
TILE	\$ 58,944.00	\$ 4.00
ACOUSTIC CEILINGS	\$ 58,944.00	\$ 4.00
CARPET	\$ 88,416.00	\$ 6.00
PAINTING	\$ 44,208.00	\$ 3.00
WALL COVERINGS	\$ -	\$ -
SPECIALTIES	\$ 44,208.00	\$ 3.00
EQUIPMENT	\$ 73,680.00	\$ 5.00
FURNISHINGS	\$ 73,680.00	\$ 5.00
CONVEYING	\$ -	\$ -
FIRE PROTECTION	\$ 58,944.00	\$ 4.00
PLUMBING	\$ 147,360.00	\$ 10.00
HVAC	\$ 176,832.00	\$ 12.00
ELECTRICAL	\$ 147,360.00	\$ 10.00
COMMUNICATIONS	\$ 29,472.00	\$ 2.00
ELECTRONIC SAFETY & SECURITY	\$ 73,680.00	\$ 5.00
GENERAL REQUIREMENTS	\$ 58,944.00	\$ 4.00
<b>Subtotal</b>	<b>\$ 1,827,264.00</b>	<b>124</b>
Construction Contingency - 10%	\$ 182,726.40	\$ 12.40
Subcontractor Insurance - 2%	\$ 36,545.28	\$ 2.48
Design Contingency - 2%	\$ 36,545.28	\$ 6.20
Overhead & Profit - 2.5%	\$ 45,681.60	\$ 3.10
Permits - 1.5%	\$ 27,408.96	\$ 2.48
Performance & Payment Bonds - 2%	\$ 36,545.28	\$ 2.48
<b>Grand Total</b>	<b>\$ 2,192,716.80</b>	<b>153</b>









Photos by: VP on 8/18/20

**Photo No. 1**

Unit 2K.



**Photo No. 2**

View looking at living room.



Photos by: VP on 8/18/20

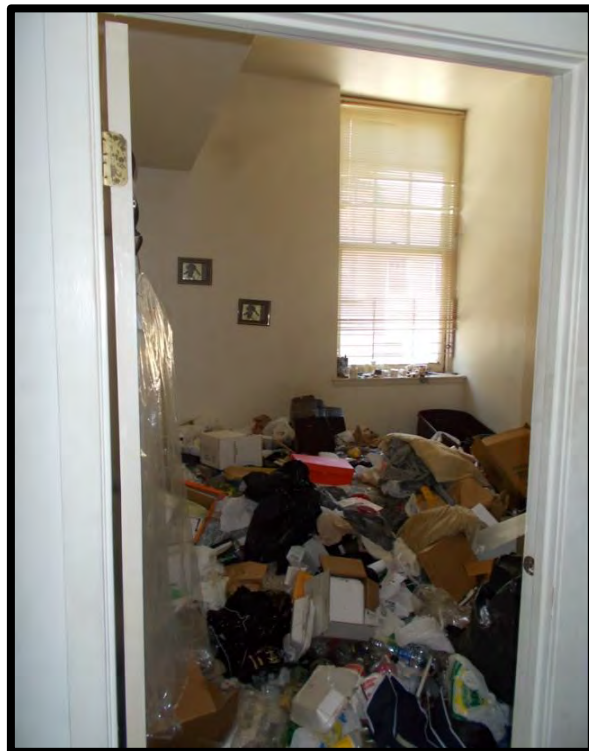
**Photo No. 3**

View of bathroom. (typical)



**Photo No. 4**

View looking inside bedroom.



Photos by: VP on 8/18/20

**Photo No. 5**

View of installed hot water heater.



**Photo No. 6**

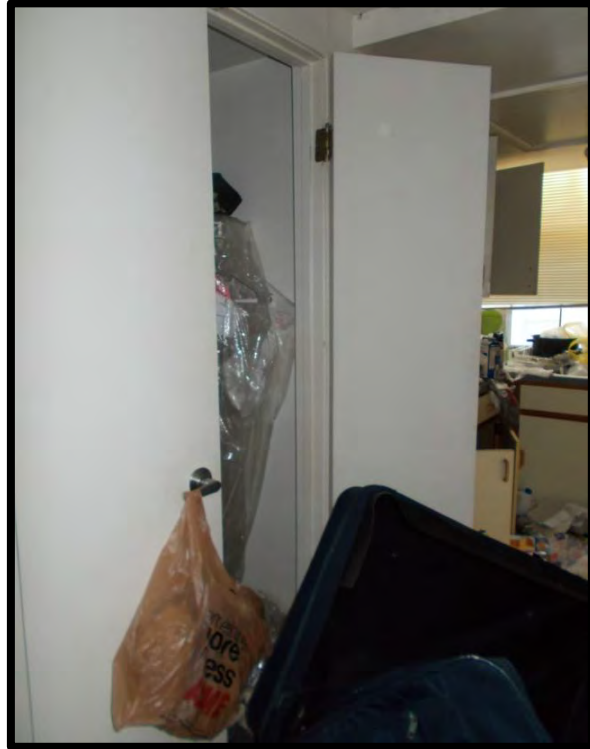
View looking towards kitchen.



Photos by: VP on 8/18/20

**Photo No. 7**

View of closet outside kitchen.



**Photo No. 8**

View looking into kitchen from living room.



Photos by: VP on 8/18/20

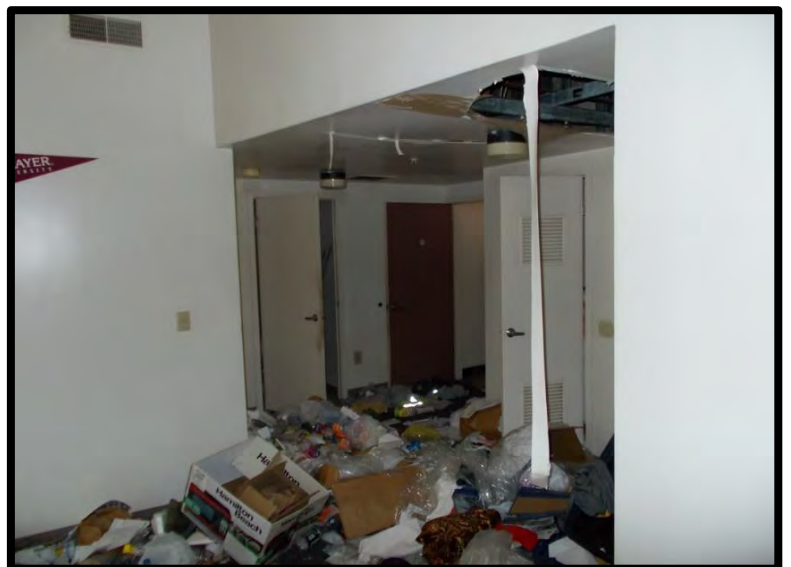
**Photo No. 9**

Panning right from previous photo. Additional view of kitchen.



**Photo No. 10**

View looking towards apartment entry from living room.



Photos by: VP on 8/18/20

**Photo No. 11**

Unit 2J.



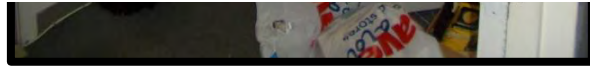
**Photo No. 12**

View looking towards living room from entry.





Photos by: VP on 8/18/20



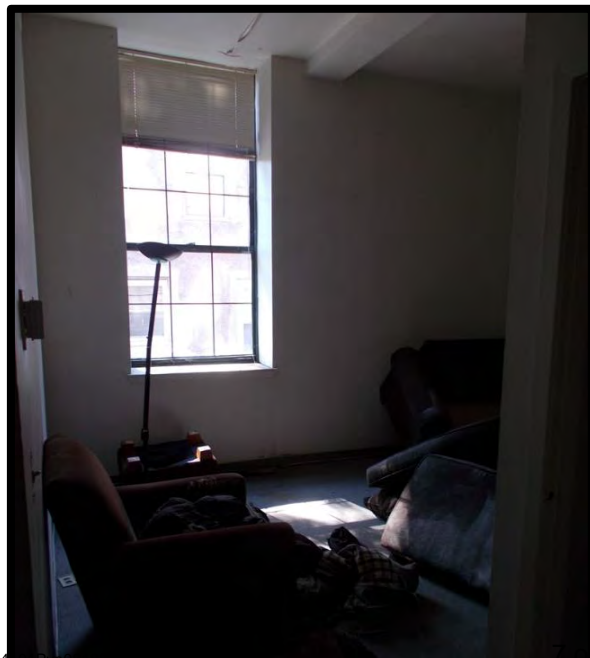
**Photo No. 13**

View of installed gas fired hot water heater.



**Photo No. 14**

View looking into living room.

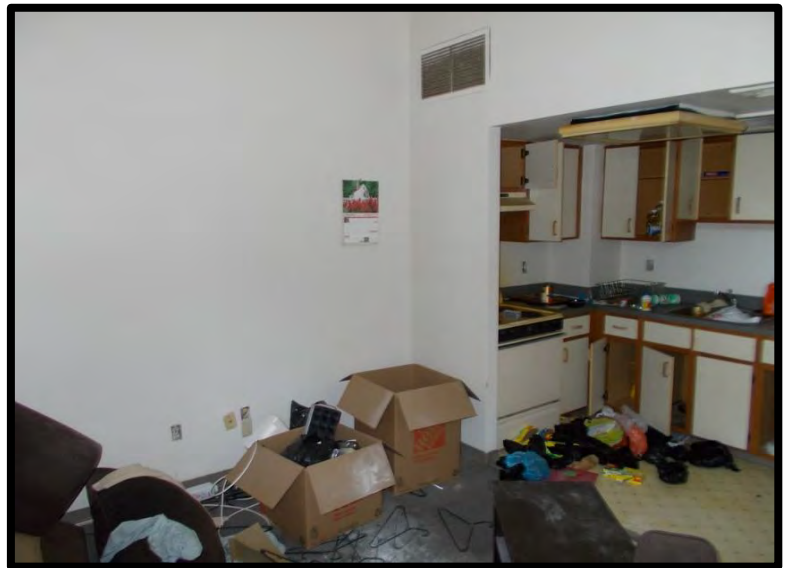


Photos by: VP on 8/18/20



**Photo No. 15**

View of kitchen as seen from living room



**Photo No. 16**

Panning right from previous photo. Overall view of kitchen.

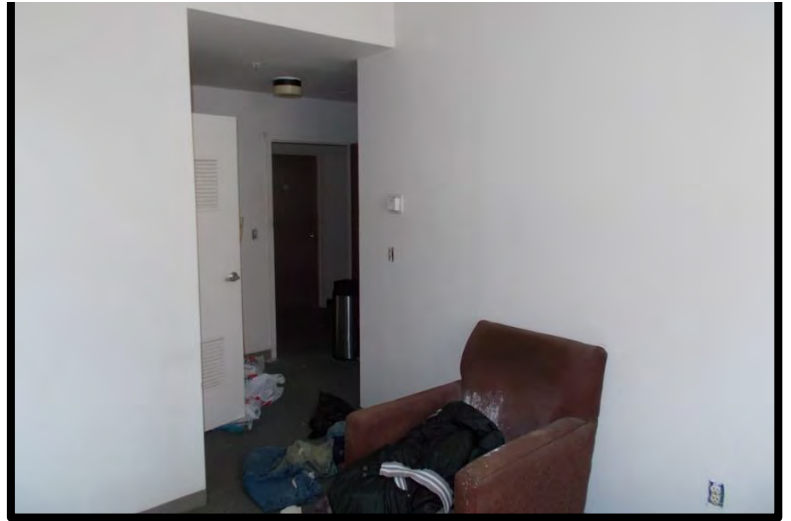


**Photo No. 17**



Photos by: VP on 8/18/20

View looking towards entry from living room.



**Photo No. 18**

View of above ceiling air handling unit in the kitchen.



**Photo No. 19**



Photos by: VP on 8/18/20

View of missing fire extinguisher, intercom and  
missing light switch cover plate outside kitchen.



**Photo No. 20**

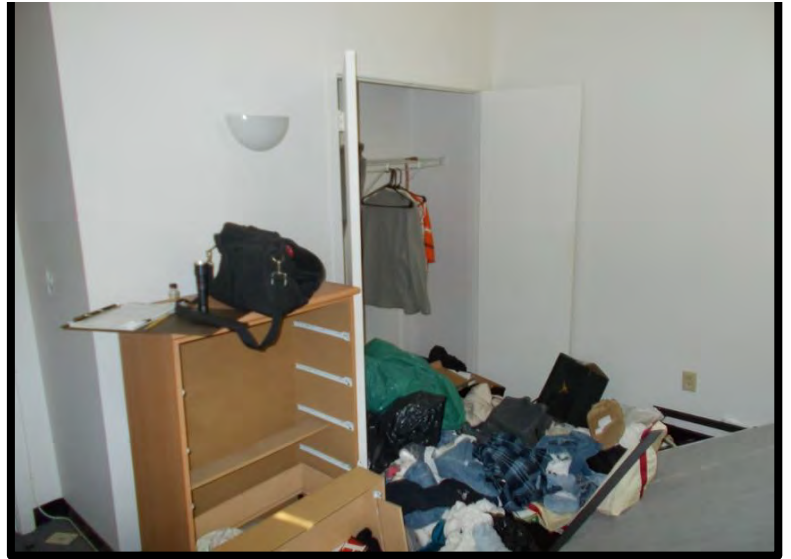
View looking inside bedroom.



Photos by: VP on 8/18/20

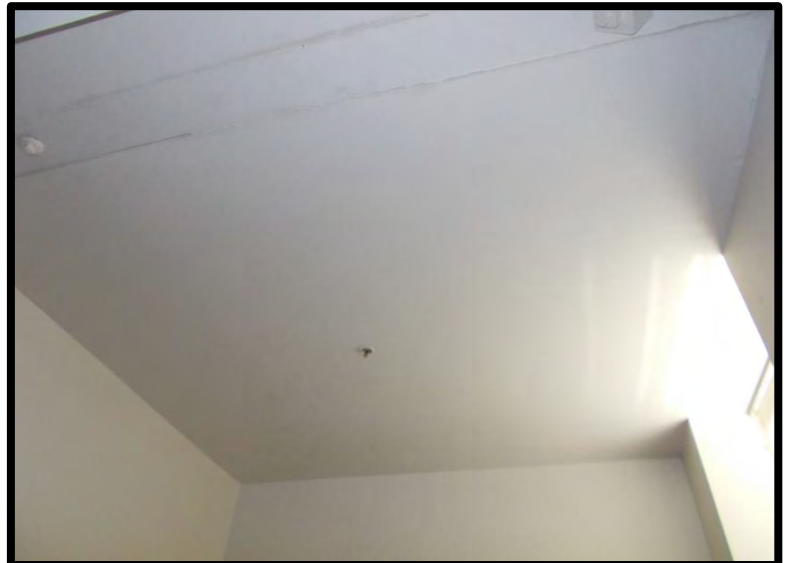
**Photo No. 21**

View of closet within bedroom.



**Photo No. 22**

Ceiling of bedroom with visible sprinkler head.

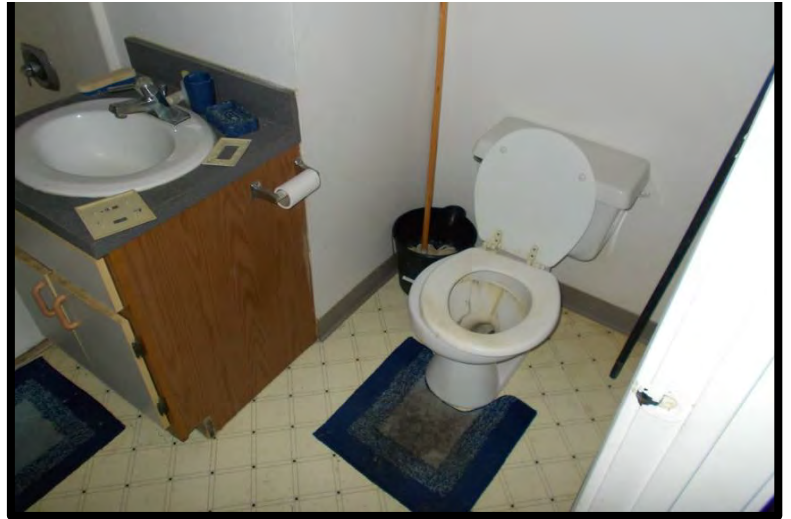


**Photo No. 23**



Photos by: VP on 8/18/20

View of water closet and vanity.



**Photo No. 24**

View of bathtub and vanity.



**Photo No. 25**



Photos by: VP on 8/18/20

Additional view of bathtub surround and typical ceiling fixture.



**Photo No. 26**

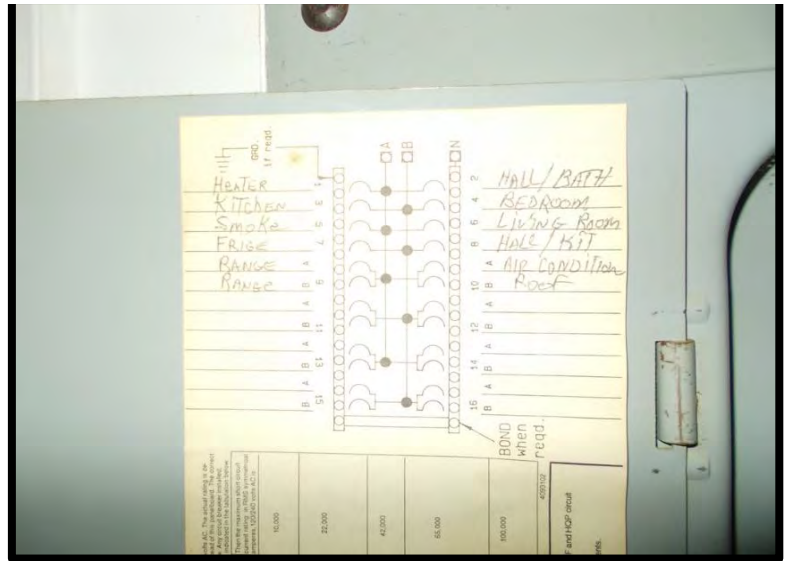
View of typical apartment electrical panel.



Photos by: VP on 8/18/20

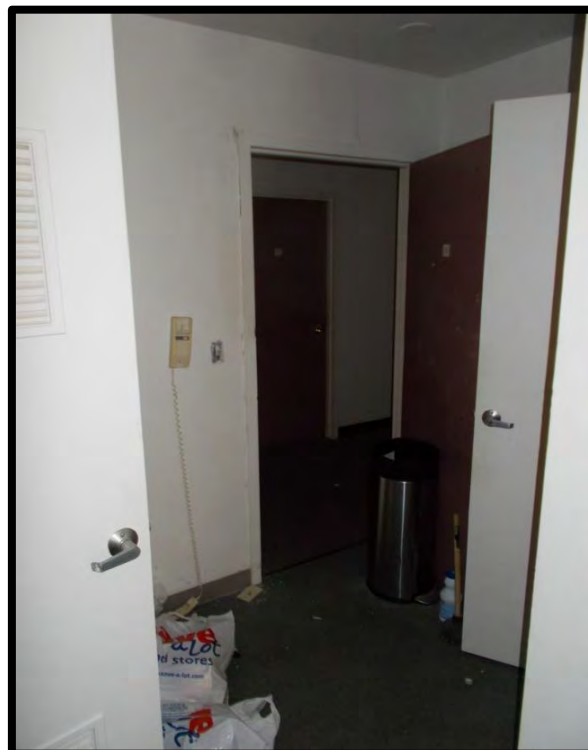
**Photo No. 27**

View of apartment electric panel breaker descriptions.



**Photo No. 28**

View looking at apartment entry.





Photos by: VP on 8/18/20

**Photo No. 29**

View of typical thermostat.



**Photo No. 30**

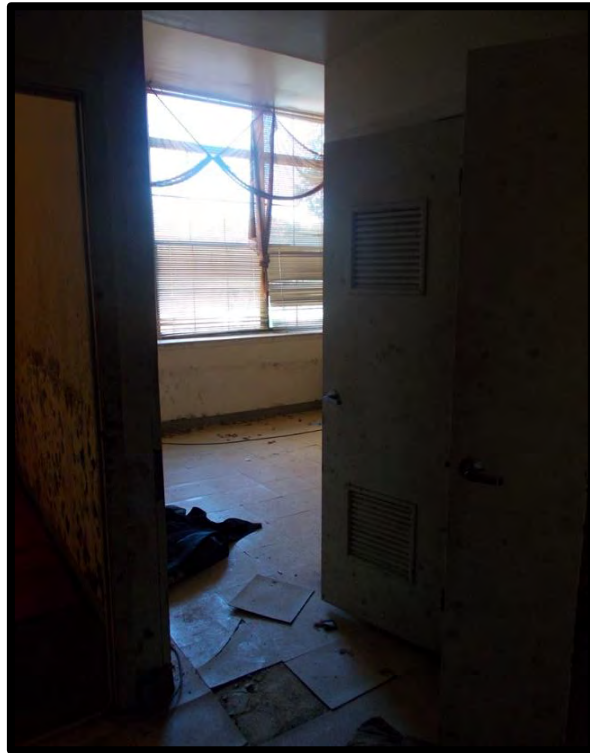
Unit 2A.



Photos by: VP on 8/18/20

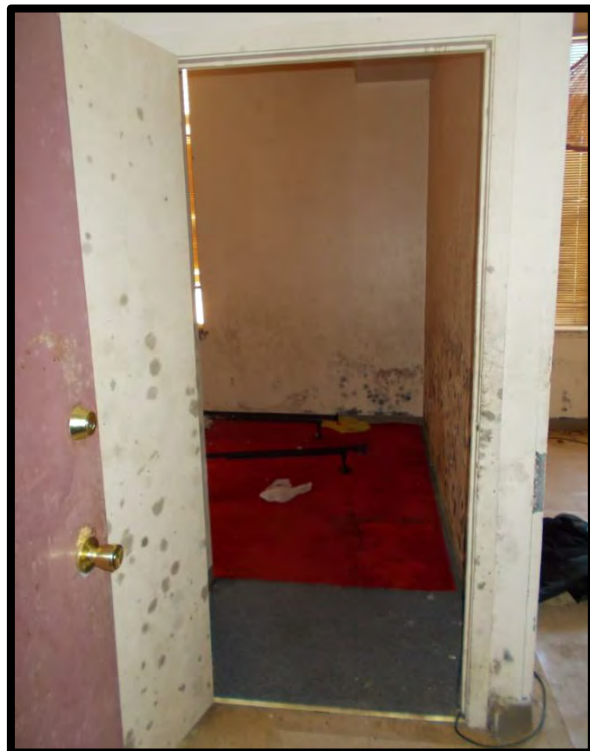
**Photo No. 31**

View of living room as seen from entry.



**Photo No. 32**

View looking at bedroom entry.



Photos by: VP on 8/18/20

**Photo No. 33**

View inside bedroom.



**Photo No. 34**

Panning left from previous photo. View at bedroom closet and entry.



Photos by: VP on 8/18/20

**Photo No. 35**

View looking into apartment bathroom.



**Photo No. 36**

View of water closet within bathroom.



Photos by: VP on 8/18/20

**Photo No. 37**

View of living room.



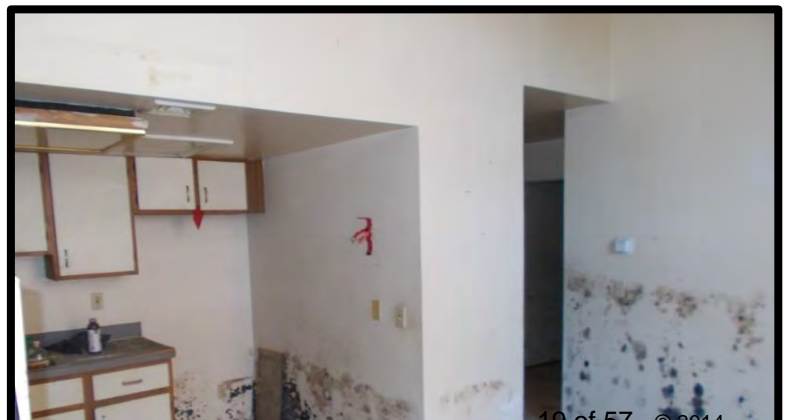
**Photo No. 38**

Panning right from previous photo looking at apartment kitchen.

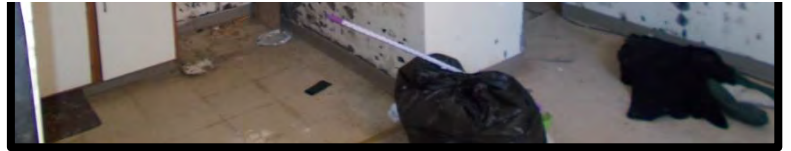


**Photo No. 39**

Panning right from previous photo. Additional view of kitchen and living room entry.



Photos by: VP on 8/18/20



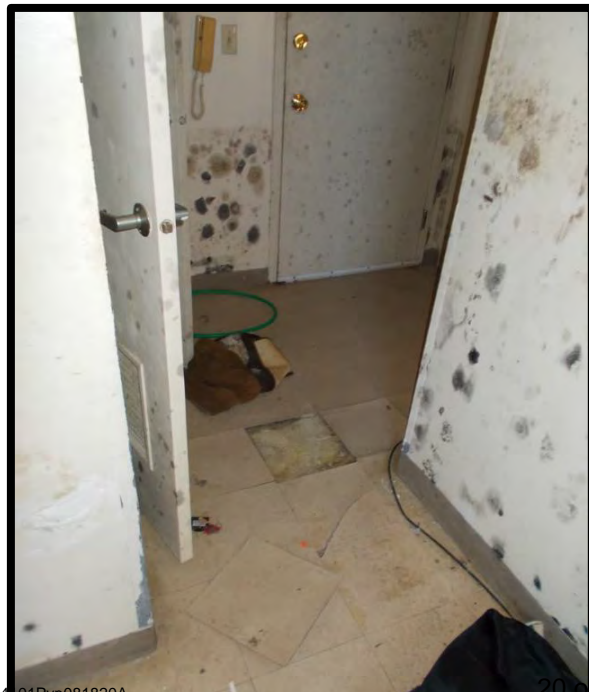
**Photo No. 40**

Panning right view of shared wall between bedroom and living room.



**Photo No. 41**

View of entry tile flooring.



Photos by: VP on 8/18/20



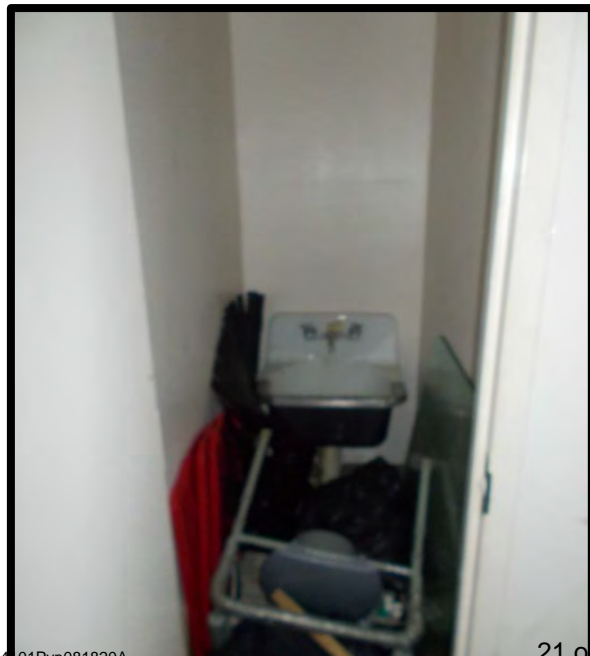
**Photo No. 42**

View of installed hot water heater.



**Photo No. 43**

View inside of janitor's closet on the second floor.



LAN Associates, EPAS, Inc.

LAN No.: 2.20341.01  
BFW Group, LLC/PHDC PCNA of Germantown/Mount  
Airy Properties - Premises Y - 5423 Lena Street

Photos by: VP on 8/18/20



**Photo No. 44**

Unit 2E.



**Photo No. 45**





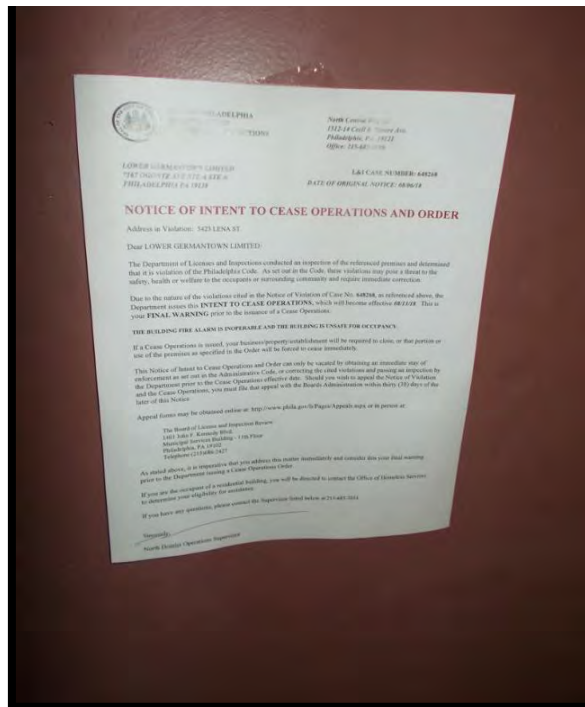
LAN Associates, EPAS, Inc.

LAN No.: 2.20341.01

BFW Group, LLC/PHDC PCNA of Germantown/Mount Airy Properties - Premises Y - 5423 Lena Street

Photos by: VP on 8/18/20

Photo of Notice posted. Notice indicated fire alarm was inoperable. Notice date was 08/06/18 by L&I.



**Photo No. 46**

View looking into living room from entry.



Photos by: VP on 8/18/20

**Photo No. 47**

View looking at bathroom and apartment electrical panel from entry.



**Photo No. 48**

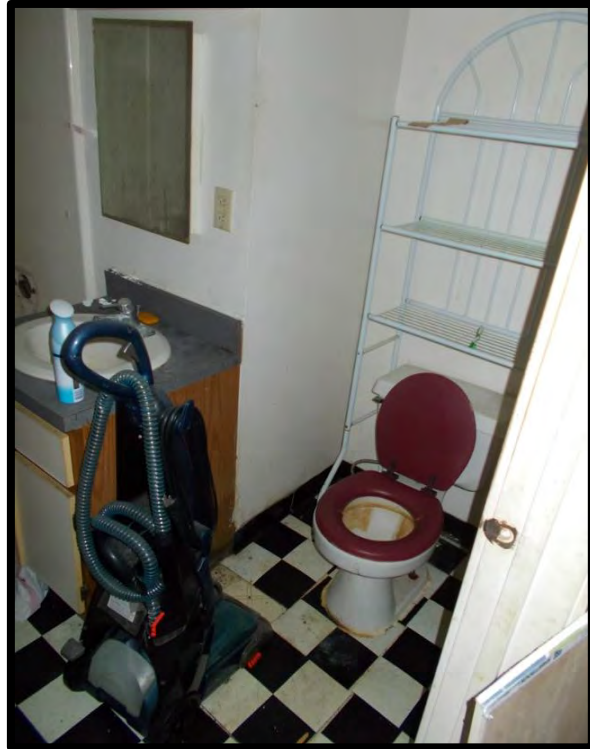
Additional view looking into bathroom.



Photos by: VP on 8/18/20

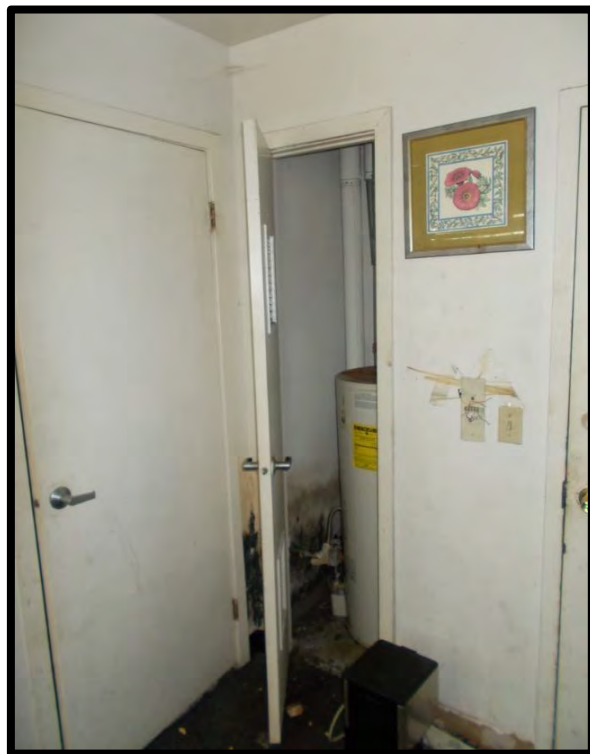
**Photo No. 49**

View of water closet within bathroom.



**Photo No. 50**

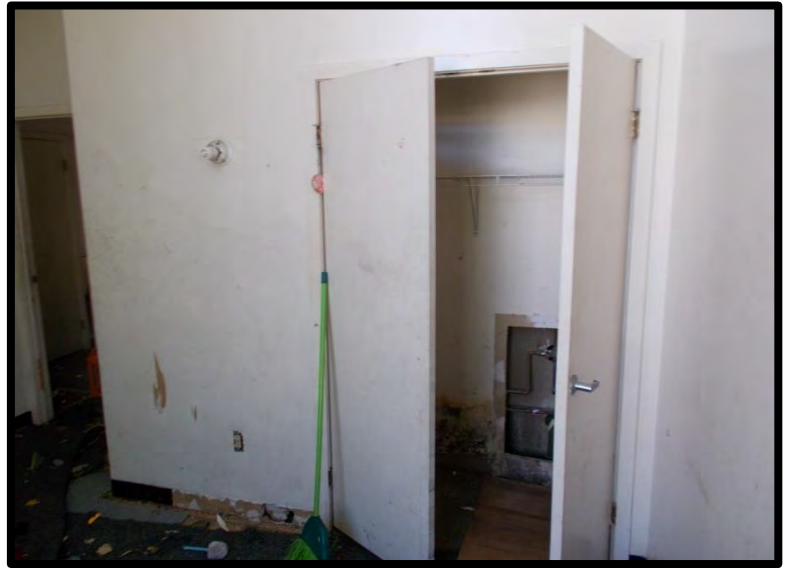
View of hot water heater location.



Photos by: VP on 8/18/20

**Photo No. 51**

View of bedroom closet and entry.



**Photo No. 52**

Panning left from previous photo. View of ducted forced air in bedroom.



Photos by: VP on 8/18/20

**Photo No. 53**

View of exterior wall in bedroom.



**Photo No. 54**

View of entry closet.



Photos by: VP on 8/18/20

**Photo No. 55**

View of living room from entry.



**Photo No. 56**

View of kitchen from living room.



**Photo No. 57**



Photos by: VP on 8/18/20

View looking towards entry from living room.



**Photo No. 58**

Additional view of kitchen.



**Photo No. 59**



Photos by: VP on 8/18/20

Looking towards shared wall between bedroom and living room.



**Photo No. 60**

View of entry.

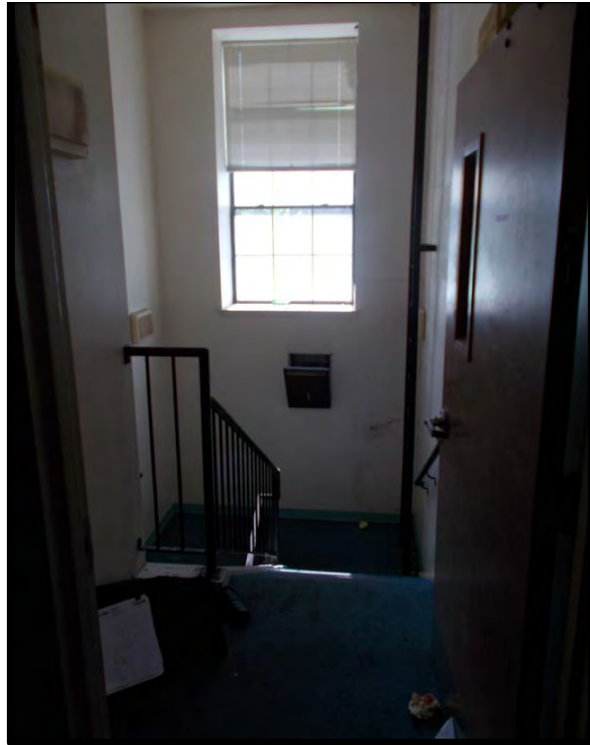




Photos by: VP on 8/18/20

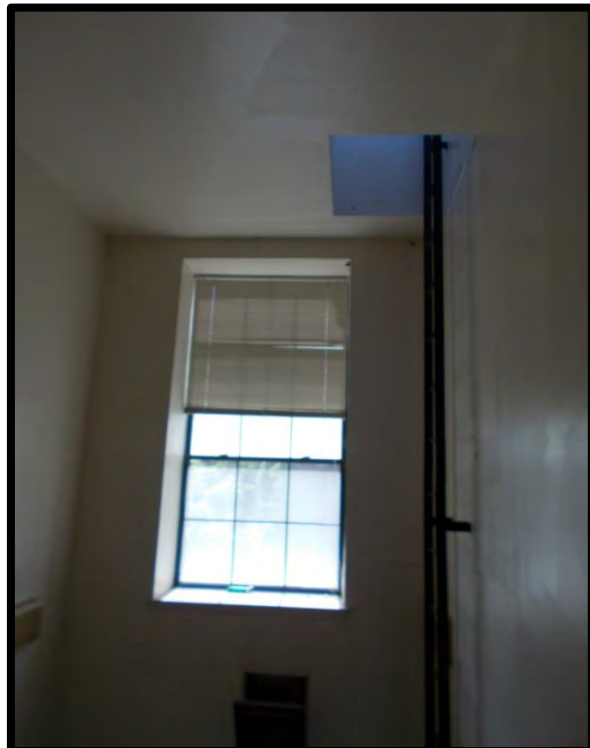
**Photo No. 61**

View looking at exit stair leading down from second floor.



**Photo No. 62**

View of roof access ladder within exit stair.



Photos by: VP on 8/18/20

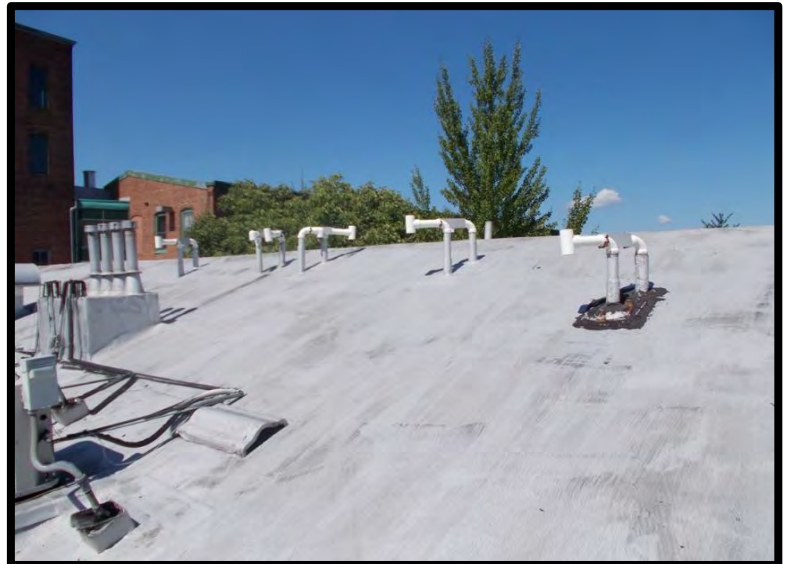
**Photo No. 63**

View looking west along rooftop. Depicted in photo are the condensing units for all apartments.



**Photo No. 64**

Panning right from previous photo. View of plumbing vents.



**Photo No. 65**

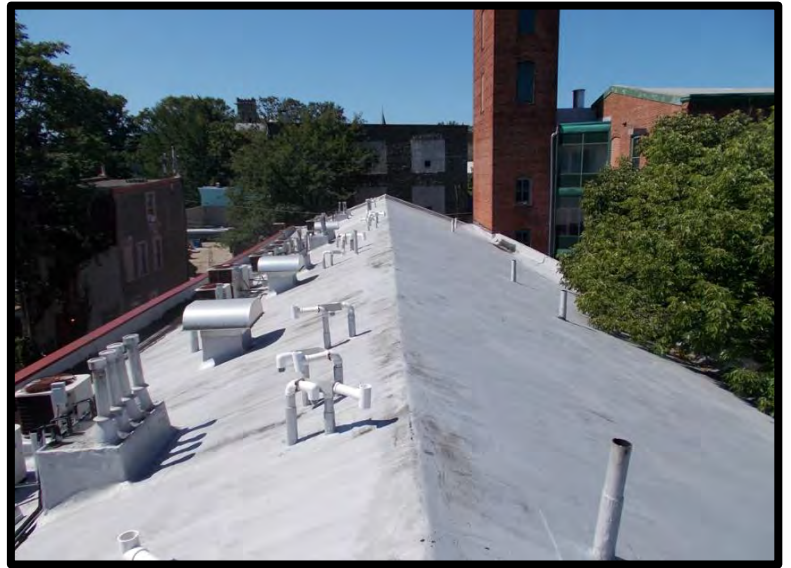
Panning right from previous photo.



Photos by: VP on 8/18/20

**Photo No. 66**

View looking west across rooftop.



**Photo No. 67**

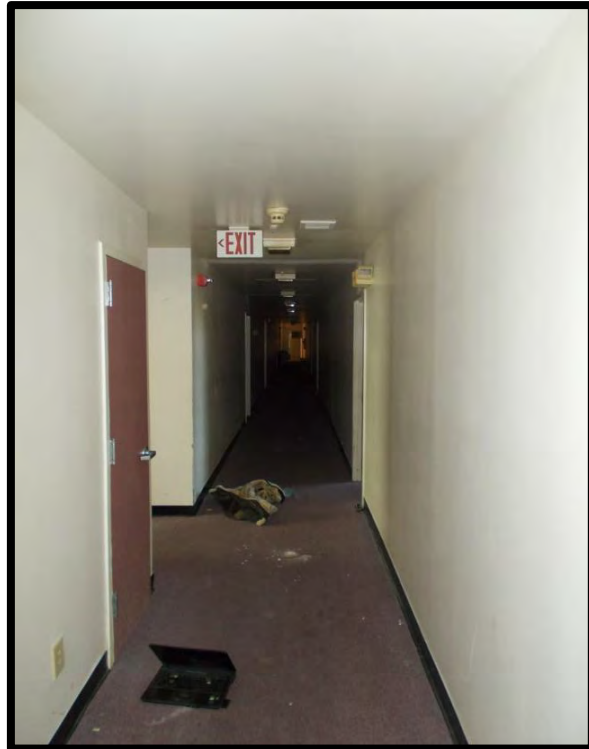
View looking east across rooftop.



Photos by: VP on 8/18/20

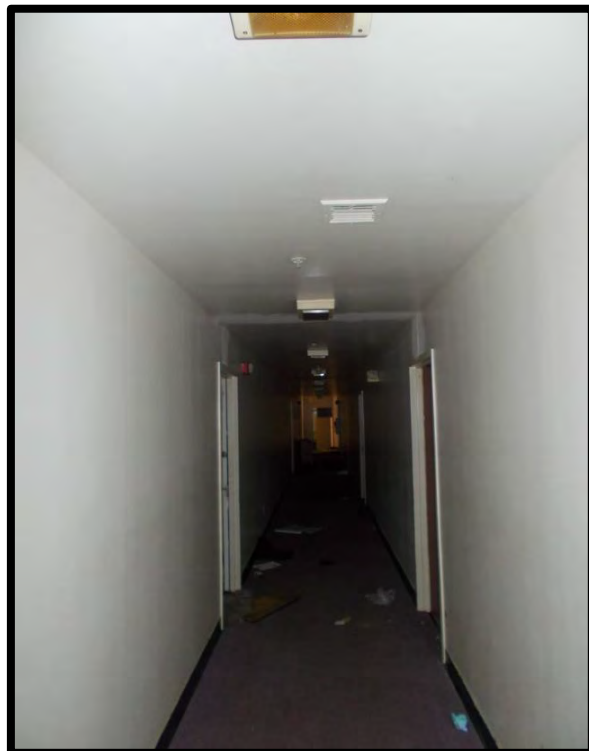
**Photo No. 68**

View looking west at 2nd floor corridor. Note janitor's closet and exit stair are on left side of photo.



**Photo No. 69**

Additional view of second floor corridor.



Photos by: VP on 8/18/20

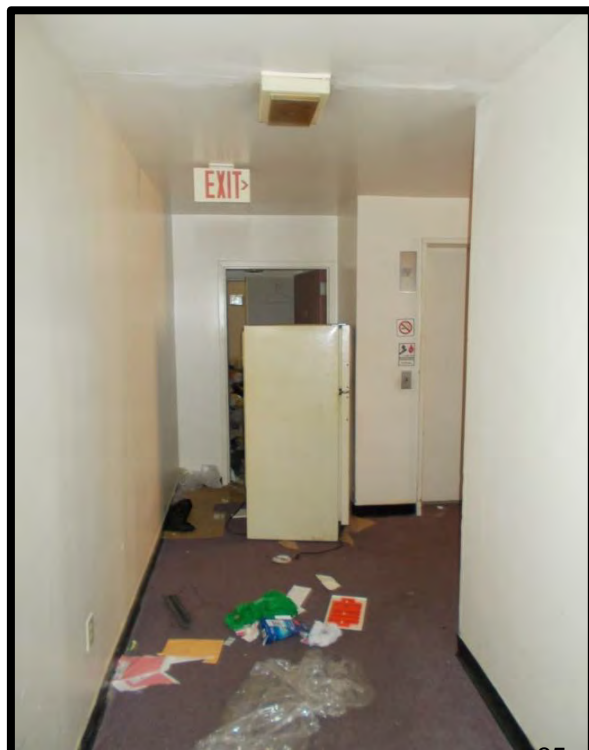
**Photo No. 70**

Ditto previous photo.



**Photo No. 71**

West end of second floor corridor.



Photos by: VP on 8/18/20

**Photo No. 72**

View of west exit stair entrance and elevator lobby.



**Photo No. 73**

View looking east along second floor corridor.

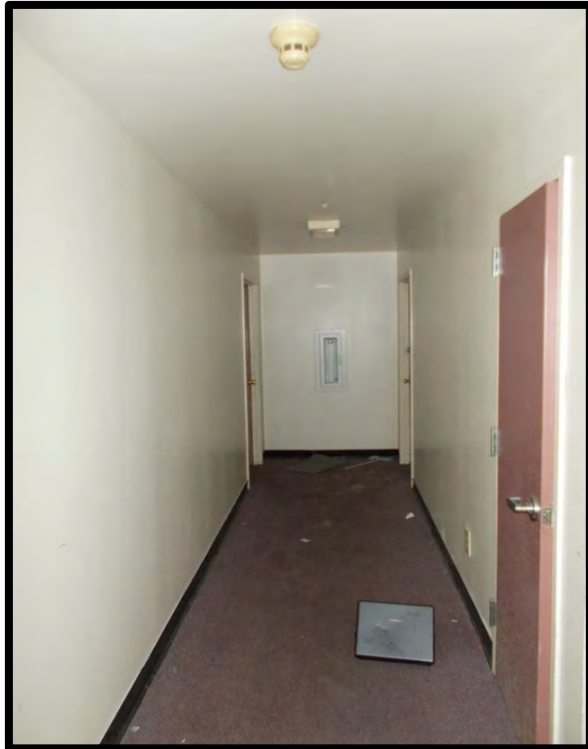


Photos by: VP on 8/18/20



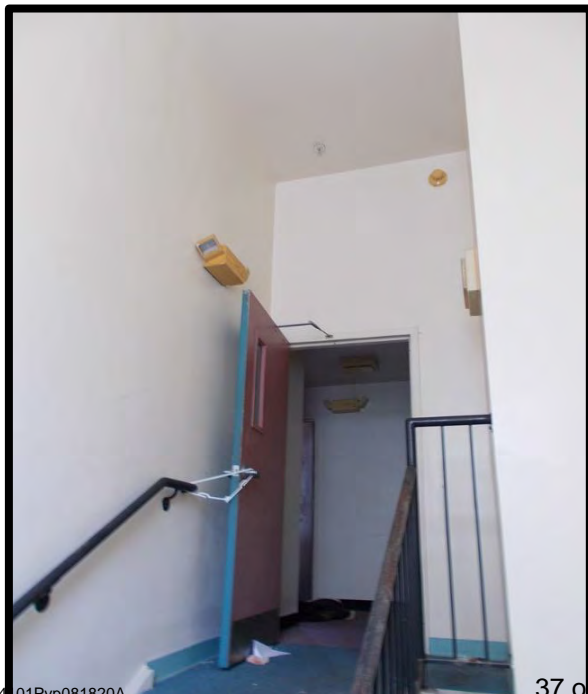
**Photo No. 74**

View of east end of second floor corridor.



**Photo No. 75**

View of west exist stair landing at second floor.

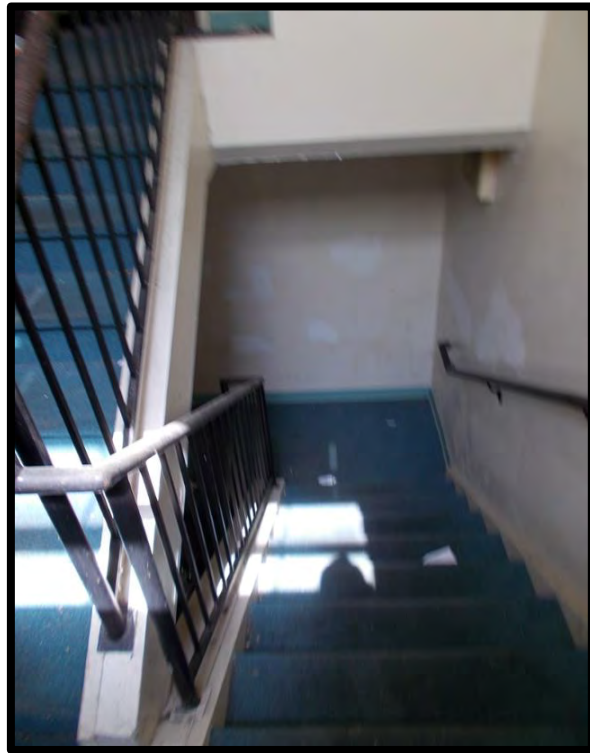


Photos by: VP on 8/18/20



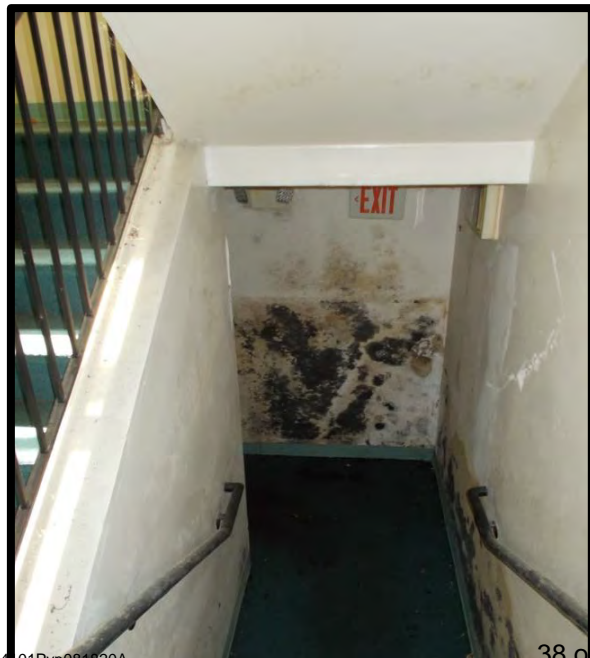
**Photo No. 76**

View looking down towards intermediate landing between second and first floors.



**Photo No. 77**

View of first floor landing. West stair tower.





Photos by: VP on 8/18/20



**Photo No. 78**

View of first floor landing. Door at right leads to exterior. South parking area.



**Photo No. 79**



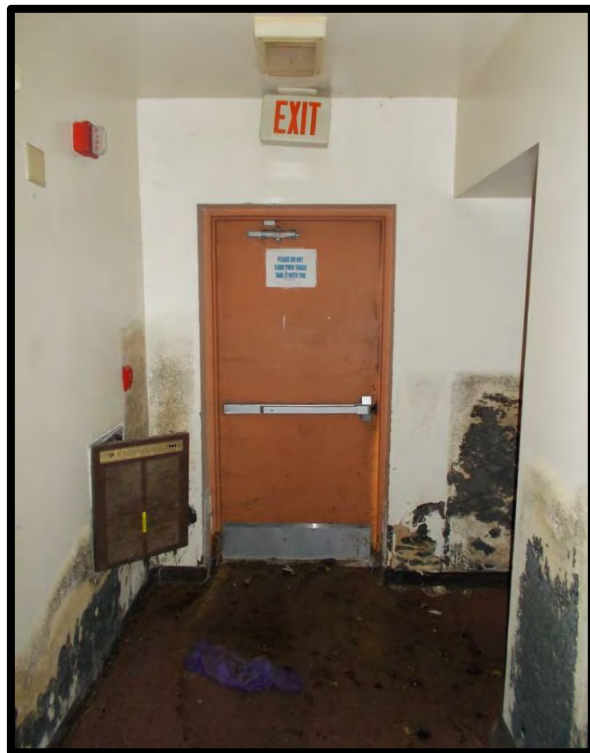
Photos by: VP on 8/18/20

View looking towards exit door from first floor corridor.



**Photo No. 80**

Additional view of exterior exit door.



Photos by: VP on 8/18/20

Photo No. 81

Unit 1E.



Photo No. 82

View looking towards living room. Hot water heater located at right of photo.



Photos by: VP on 8/18/20

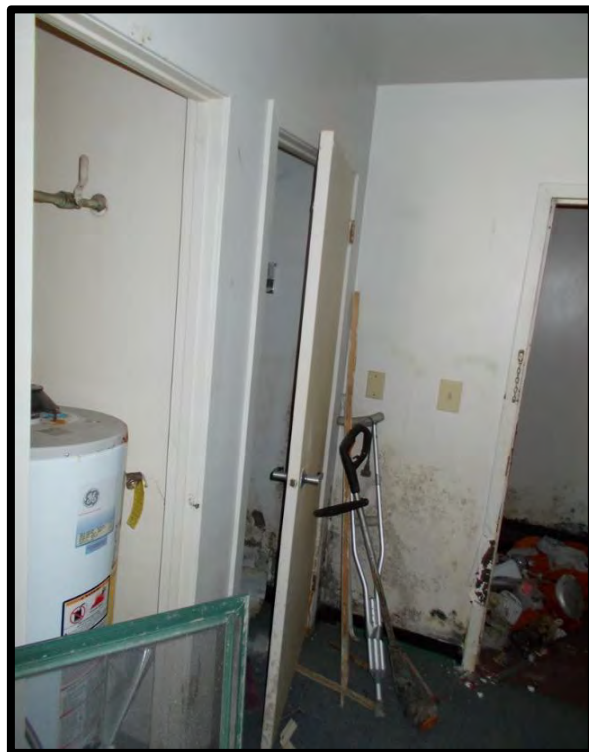
**Photo No. 83**

View into bedroom.



**Photo No. 84**

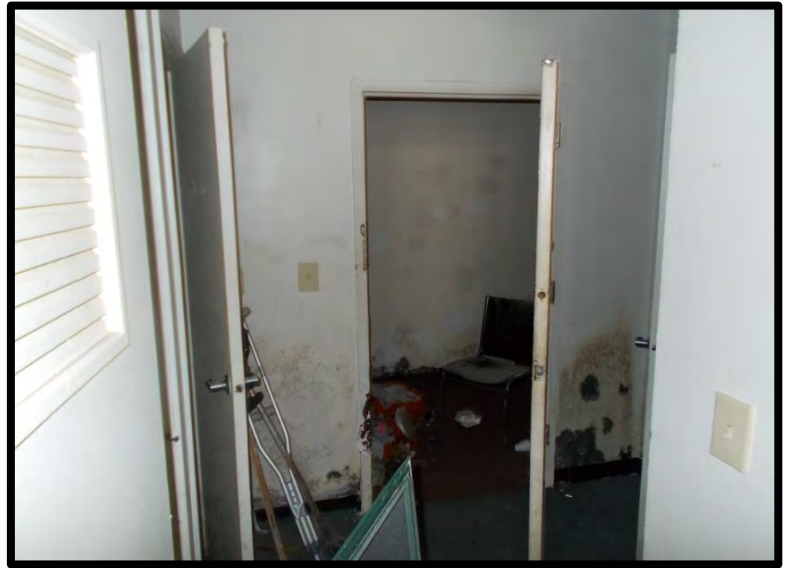
View of entry closet and hot water heater.



Photos by: VP on 8/18/20

**Photo No. 85**

View of apartment entry door.



**Photo No. 86**

View of kitchen from living room.



Photos by: VP on 8/18/20

**Photo No. 87**

Additional view of kitchen.



**Photo No. 88**

View of ceiling above living room entry.



Photos by: VP on 8/18/20

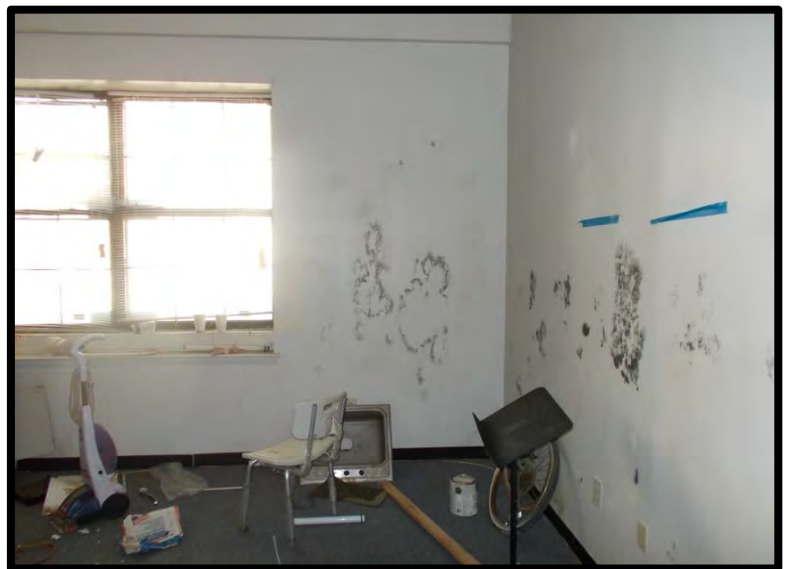
**Photo No. 89**

Panning down from previous photo. View of living room (shared wall with bedroom).



**Photo No. 90**

Panning right from previous photo.



Photos by: VP on 8/18/20

**Photo No. 91**

View of bedroom closet and ceiling above.



**Photo No. 92**

View of bedroom closet.





Photos by: VP on 8/18/20

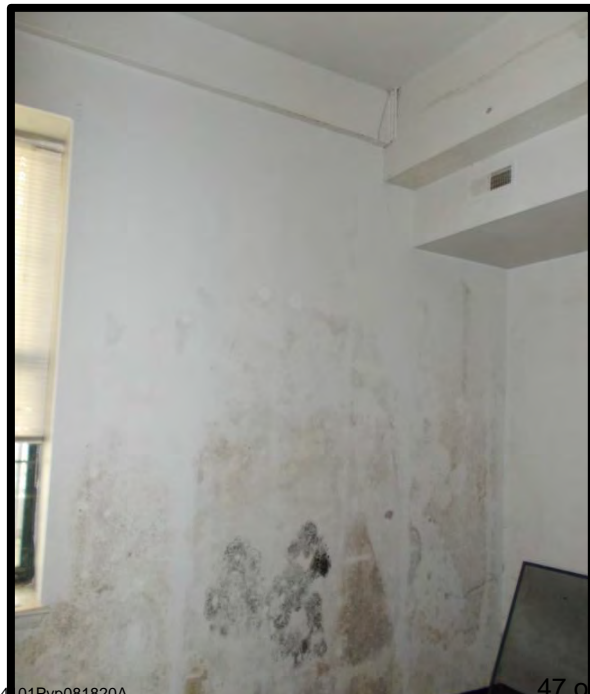
**Photo No. 93**

View of window located within bedroom.

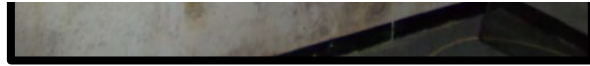


**Photo No. 94**

Panning right from previous photo. Depicts exterior wall of bedroom.



Photos by: VP on 8/18/20



**Photo No. 95**

View of bedroom entry and ceiling.

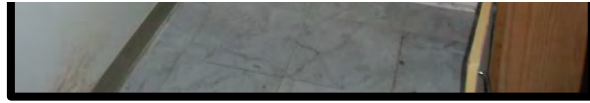


**Photo No. 96**

View of bathtub surround.

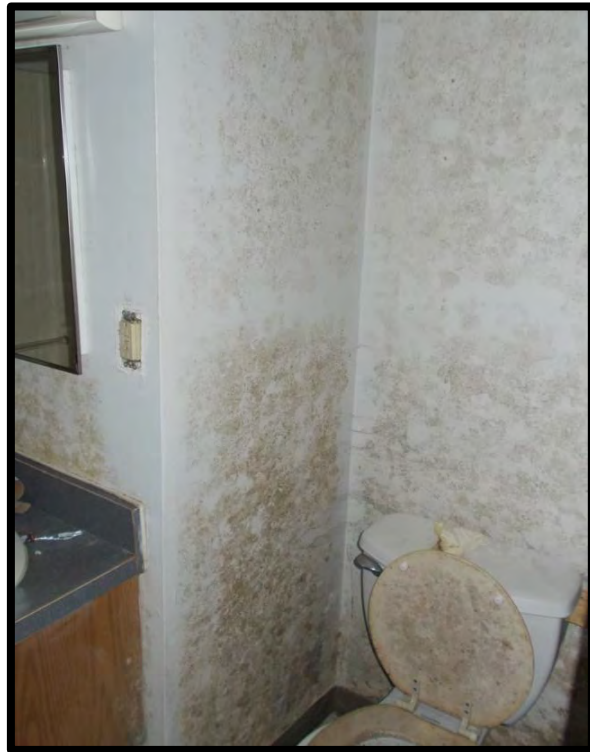


Photos by: VP on 8/18/20

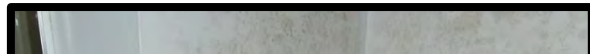


**Photo No. 97**

View of bathroom walls.



**Photo No. 98**



Photos by: VP on 8/18/20

View of water closet.



**Photo No. 99**

View of installed hot water heater. Note flue piping is missing.



Photos by: VP on 8/18/20

**Photo No. 100**

View looking into bathroom and apartment electrical panel at right.



**Photo No. 101**

View inside what might be an exercise or craft room on the first floor.



Photos by: VP on 8/18/20

**Photo No. 102**

Additional view of exercise/craft room.



**Photo No. 103**

View at piping above entry to exercise/craft room.



Photos by: VP on 8/18/20

**Photo No. 104**

Ditto photo #102.



**Photo No. 105**

Ditto photo #103.



Photos by: VP on 8/18/20

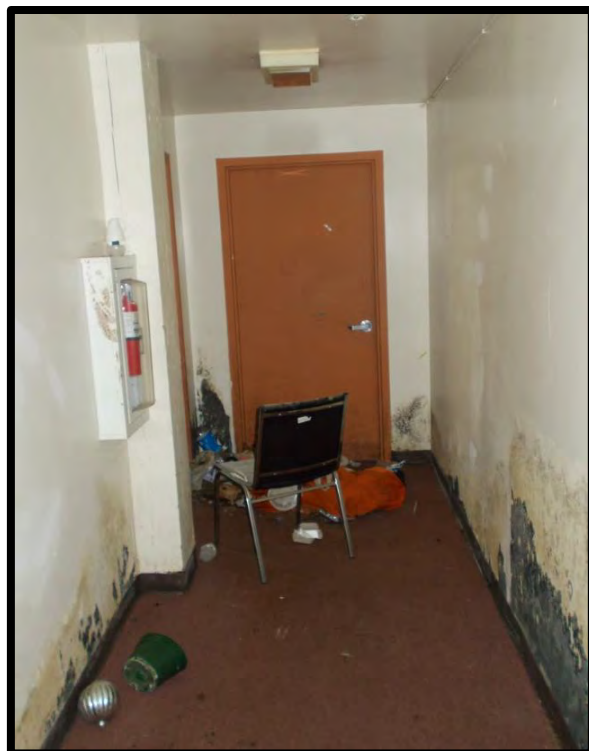
**Photo No. 106**

View of exterior wall at exercise/craft room.



**Photo No. 107**

View of entry door to exercise/craft room from corridor.

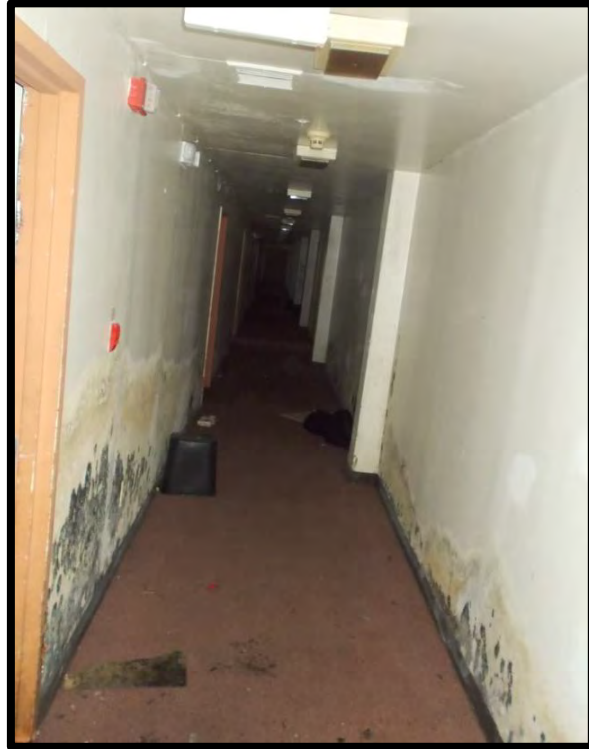




Photos by: VP on 8/18/20

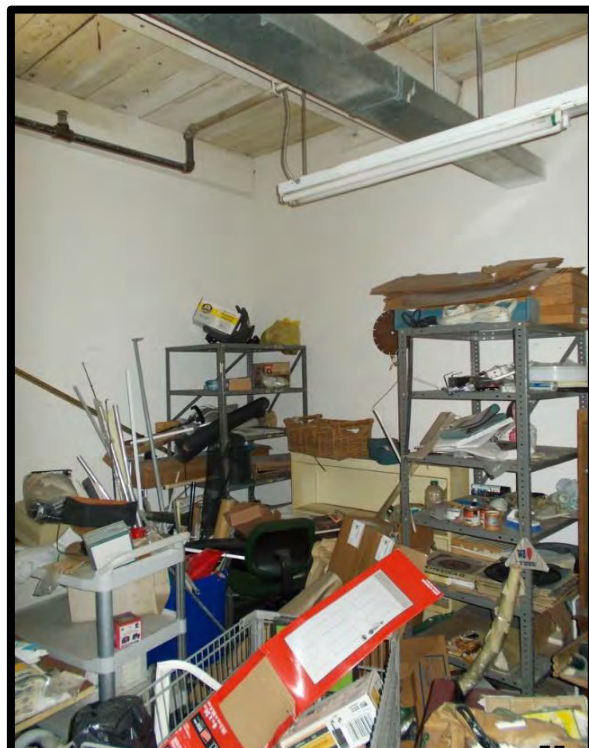
**Photo No. 108**

View looking west along 1st floor corridor.



**Photo No. 109**

View inside workshop on first floor.



Photos by: VP on 8/18/20

**Photo No. 110**

Panning left from previous photo.



**Photo No. 111**

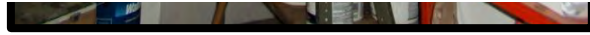
Panning right from photo #109.



**LAN Associates, EPAS, Inc.**

LAN No.: **2.20341.01**  
BFW Group, LLC/PHDC PCNA of Germantown/Mount  
Airy Properties - Premises Y - 5423 Lena Street

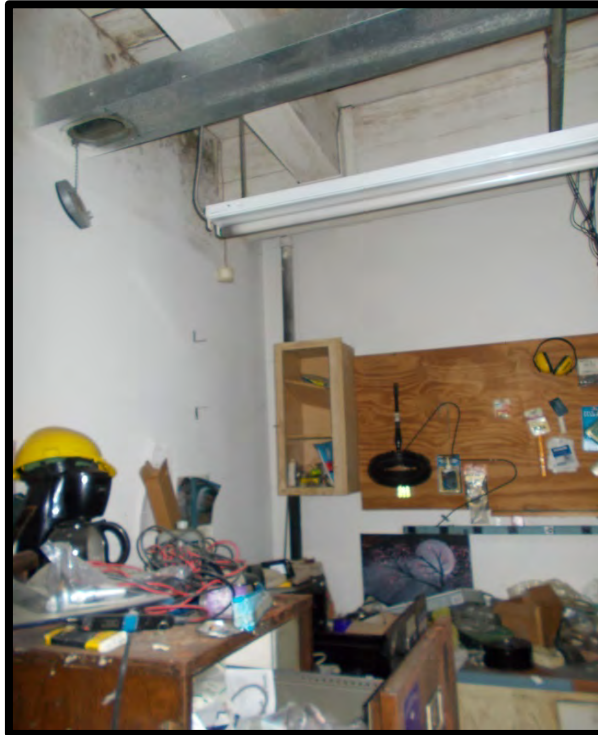
Photos by: **VP** on **8/18/20**



Photos by: VP on 8/18/20

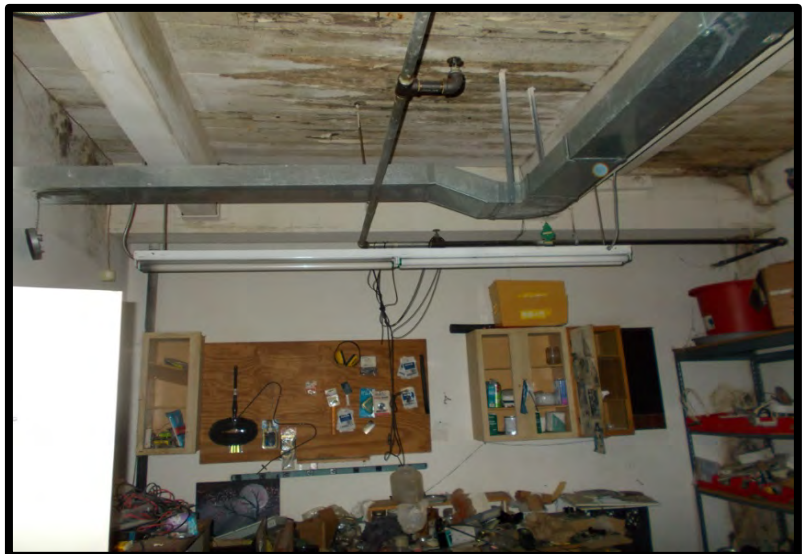
**Photo No. 113**

Panning left from photo #110.



**Photo No. 114**

Overall view of workshop.



Photos by: VP on 8/18/20

**Photo No. 115**

Depicts view of workshop ceiling.



**Photo No. 116**

Depicts view of laundry area and washer hookups.



**Photo No. 117**

View of laundry room entry from corridor.



Photos by: VP on 8/18/20

**Photo No. 118**

Panning left from previous photo. Pictured are the gas connections for dryers as well as the exhaust ductwork.



**Photo No. 119**

Panning left from previous photo. Gas hookup on right and double basin utility sink on left.



**Photo No. 120**

View of exterior wall at laundry room.



Photos by: VP on 8/18/20

**Photo No. 121**

Panning up from previous photo. View of laundry room ceiling.



**Photo No. 122**

Depicts view of gas meters.



Photos by: VP on 8/18/20

**Photo No. 123**

Depicts view of water service and ceiling mounted air handler.



**Photo No. 124**

Panning left from previous photo.





Photos by: VP on 8/18/20

**Photo No. 125**

Panning up from photo #123. View of meter room ceiling.



**Photo No. 126**

Detail view of water service.



**Photo No. 127**

View within meter room towards electric service beyond.



Photos by: VP on 8/18/20

**Photo No. 128**

View of gas piping overhead leading to corridor.



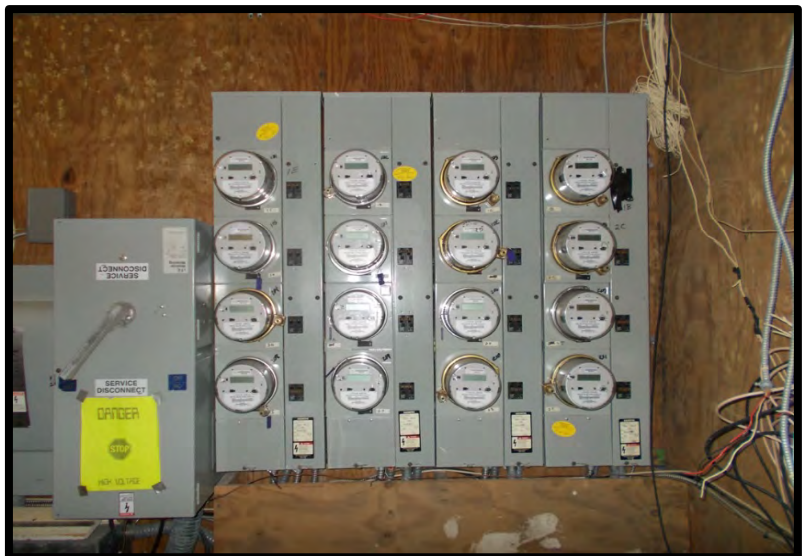
**Photo No. 129**

Overall view of meter room entry from corridor.



**Photo No. 130**

Depicts view of electrical meters.



Photos by: VP on 8/18/20

**Photo No. 131**

Panning left from previous photo. View of electrical raceway and additional panelboards.



**Photo No. 132**

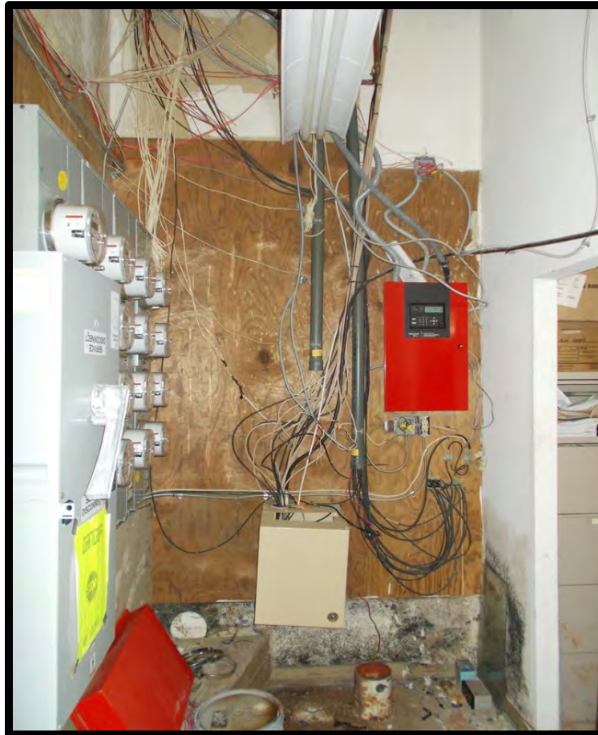
Panning left from previous photo.



Photos by: VP on 8/18/20

**Photo No. 133**

Panning right from photo #130. View of fire alarm control panel.



**Photo No. 134**

Additional view of meter room.



Photos by: VP on 8/18/20

**Photo No. 135**

View looking west along first floor corridor.



**Photo No. 136**

View looking east along first floor corridor.



Photos by: VP on 8/18/20

**Photo No. 137**

View of west end of the first floor corridor. Please note male and female bathrooms are located on left of photo.



**Photo No. 138**

View looking into leasing office from corridor.



Photos by: VP on 8/18/20

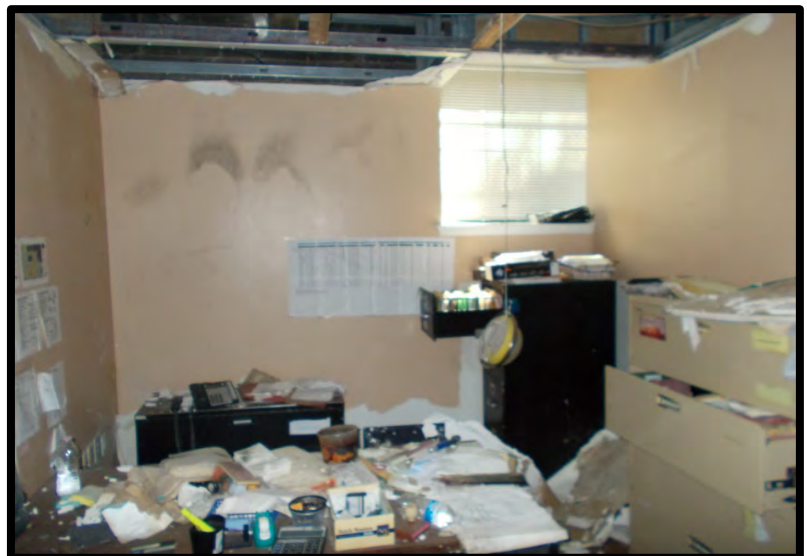
**Photo No. 139**

View looking to the left immediately upon entry to leasing office.



**Photo No. 140**

Panning right from previous photo. View looking straight upon entry to leasing office.



**Photo No. 141**

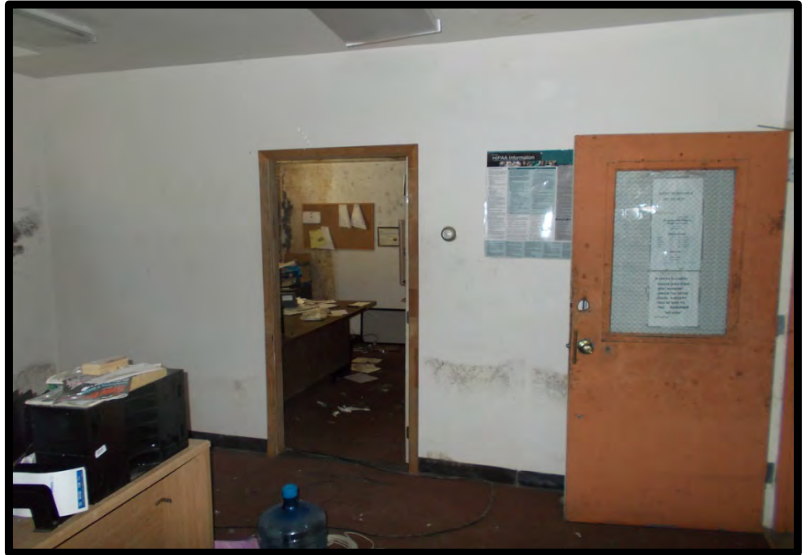
View looking up at ceiling within leasing office.



Photos by: VP on 8/18/20

**Photo No. 142**

Panning right from photo #140. View of private office.



**Photo No. 143**

View inside private office from previous photo.



**Photo No. 144**

View looking back out to reception area of leasing office.





Photos by: VP on 8/18/20

**Photo No. 145**

View inside female toilet room from corridor.



**Photo No. 146**

Panning right from previous photo.



Photos by: VP on 8/18/20

**Photo No. 147**

View of lavatory within female toilet room.



**Photo No. 148**

View inside male toilet room from corridor.



Photos by: VP on 8/18/20

**Photo No. 149**

Unit 1A. (Handicapped unit)



**Photo No. 150**

View looking inside unit 1A.



Photos by: VP on 8/18/20

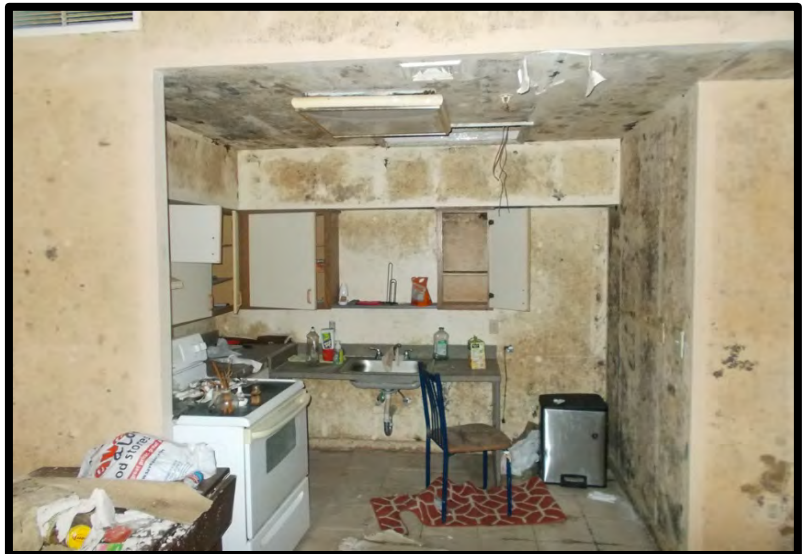
**Photo No. 151**

View of living room from entry.



**Photo No. 152**

View of kitchen from living room. Note under cabinets have been removed and counter lowered to ADA height.



**Photo No. 153**

View of apartment entry from living room.



Photos by: VP on 8/18/20

**Photo No. 154**

View of bedroom.



**Photo No. 155**

View of apartment entry door (left) and bathroom beyond.



Photos by: VP on 8/18/20

**Photo No. 156**

View looking into bedroom from entry.



**Photo No. 157**

View of bedroom closet.



Photos by: VP on 8/18/20

**Photo No. 158**

View of bedroom entry.



**Photo No. 159**

View of exterior wall in bedroom. Note, windows do not meet ADA compliance for reach.



Photos by: VP on 8/18/20

**Photo No. 160**

View of converted walk-in shower.



**Photo No. 161**

Panning down from previous photo.



**Photo No. 162**

View of converted water closet and lavatory. Note the rear grab bar does not meet current ADA size of 36" min.

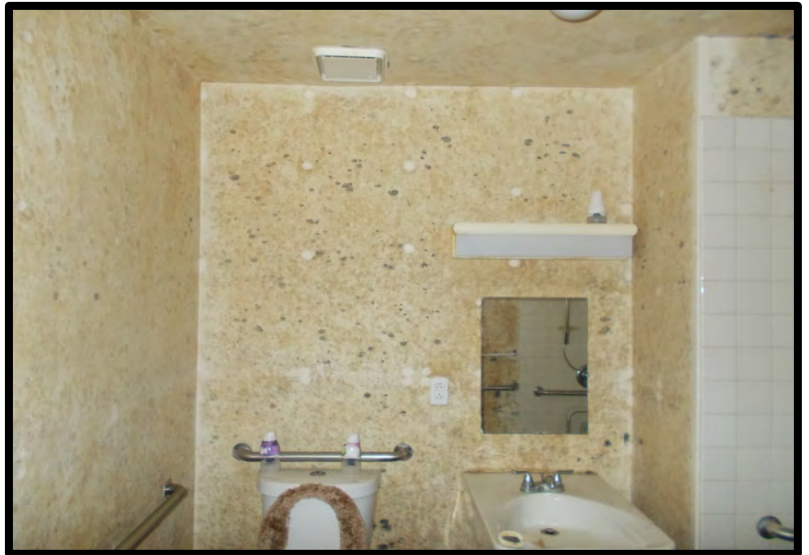




Photos by: VP on 8/18/20

**Photo No. 163**

View looking at ceiling above water closet and lavatory.



**Photo No. 164**

View at living room, bedroom and entry from bathroom. Note that not all door hardware is lever style in compliance with ADA requirements.



Photos by: VP on 8/18/20

**Photo No. 165**

View of installed hot water heater.



**Photo No. 166**

View of ceiling mounted light fixture at entry.



Photos by: VP on 8/18/20

**Photo No. 167**

View looking west at first floor corridor.



**Photo No. 168**

View of elevator machine equipment.



Photos by: VP on 8/18/20

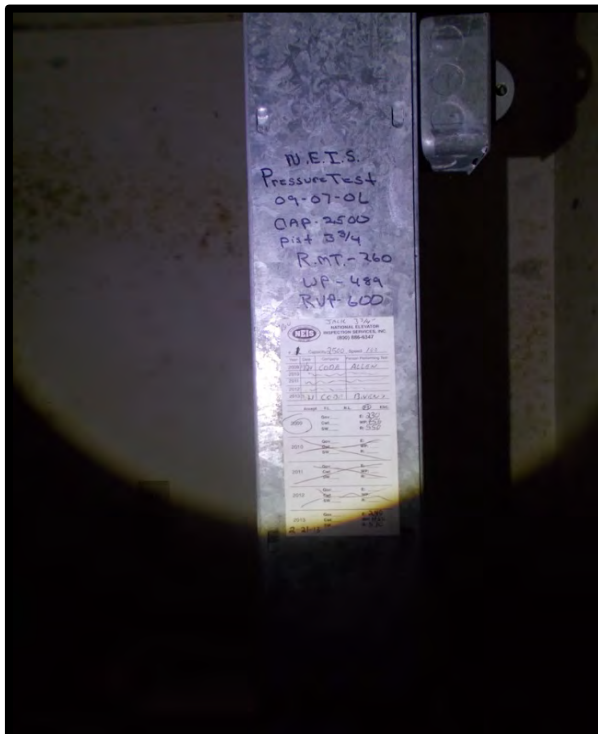
**Photo No. 169**

Panning left from previous photo. View of disconnect for elevator equipment.



**Photo No. 170**

View of notes on elevator equipment.



Photos by: VP on 8/18/20

**Photo No. 171**

View of elevator inspection sticker.



**Photo No. 172**

Panning down from previous photo.



Photos by: VP on 8/18/20

**Photo No. 173**

View of building vestibule and elevator lobby.



**Photo No. 174**

View looking east along first floor corridor.



Photos by: VP on 8/18/20

**Photo No. 175**

View of community room entry door.



**Photo No. 176**

View inside community room.



**Photo No. 177**

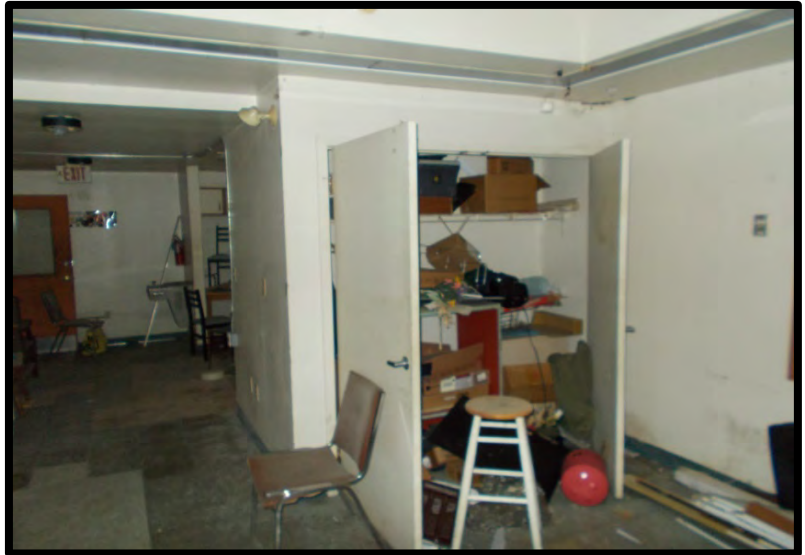
Additional view of community room, turned 180 degrees from previous photo.



Photos by: VP on 8/18/20

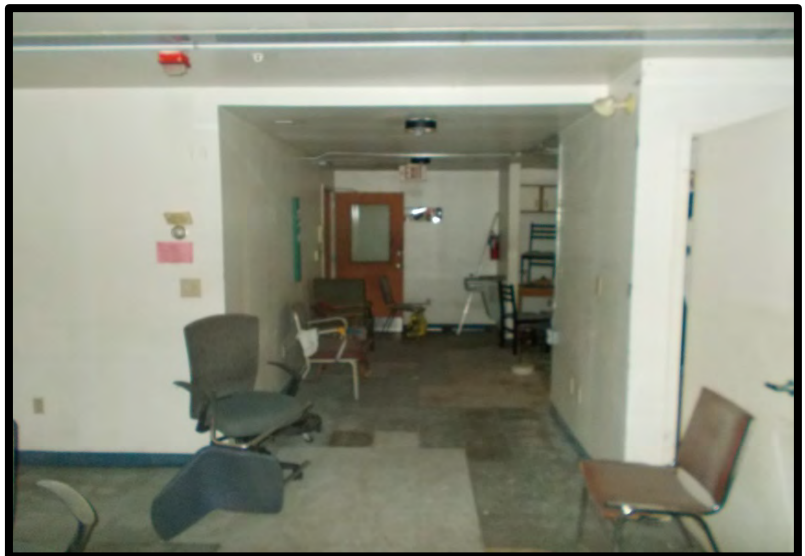
**Photo No. 178**

View of storage closet within community room.



**Photo No. 179**

View looking towards community room entry and kitchen area.



**Photo No. 180**

View of community room kitchen.





Photos by: VP on 8/18/20

**Photo No. 181**

Additional view of community room kitchen.



**Photo No. 182**

Panning right from previous photo. Looking towards main portion of community room.



Photos by: VP on 8/18/20

**Photo No. 183**

View of building vestibule and mailbox area.



**Photo No. 184**

View of vestibule doors leading to first floor corridor.



Photos by: VP on 8/18/20

**Photo No. 185**

View of shared exit stair at first floor with 5429 Lena St.



**Photo No. 186**

View of entry ramp to vestibule.



**Photo No. 187**

Additional view of entry ramp from shared parking area with 5429 Lena St.



Photos by: VP on 8/18/20

**Photo No. 188**

View of partial north elevation.



**Photo No. 189**

Panning right from previous photo.



**Photo No. 190**

Additional view looking east along north elevation.



Photos by: VP on 8/18/20

**Photo No. 191**

View of sidewalk and curbing along north near entry ramp.



**Photo No. 192**

View looking east at sidewalks along north side of building.



**Photo No. 193**

View of drop curb at parking area on north side.



Photos by: VP on 8/18/20

**Photo No. 194**

View of growing vegetation above second floor windows along north side.



**Photo No. 195**

Additional view of vegetative growth at second floor windows, north side.



Photos by: VP on 8/18/20

**Photo No. 196**

View of driveway to Wakefield St. and installed site lighting.



**Photo No. 197**

View looking west at sidewalks and driveway from Wakefield St.



Photos by: VP on 8/18/20

**Photo No. 198**

View of northeast corner of building with vegetative growth at second floor windows along north side.



**Photo No. 199**

View of east façade.



**Photo No. 200**

Panning down from previous photo.





Photos by: VP on 8/18/20

**Photo No. 201**

View of asphalt sidewalk along east side of building.



**Photo No. 202**

View of drop curb at southeast corner of building.



Photos by: VP on 8/18/20

**Photo No. 203**

View of south façade, east side, showing discoloration at parapet and vegetative growth along second floor windows.



**Photo No. 204**

View looking west along south façade.



**Photo No. 205**

View of south parking area and asphalt curbing.



Photos by: VP on 8/18/20

**Photo No. 206**

Close-up view of sidewalk at southeast corner of building.



**Photo No. 207**

View of stairs leading down to existing stair egress.



Photos by: VP on 8/18/20

**Photo No. 208**

Additional view of south parking lot and perimeter fencing.



**Photo No. 209**

Panning left from previous photo.



**Photo No. 210**

Panning left from previous photo.



Photos by: VP on 8/18/20

**Photo No. 211**

Panning left from previous photo.



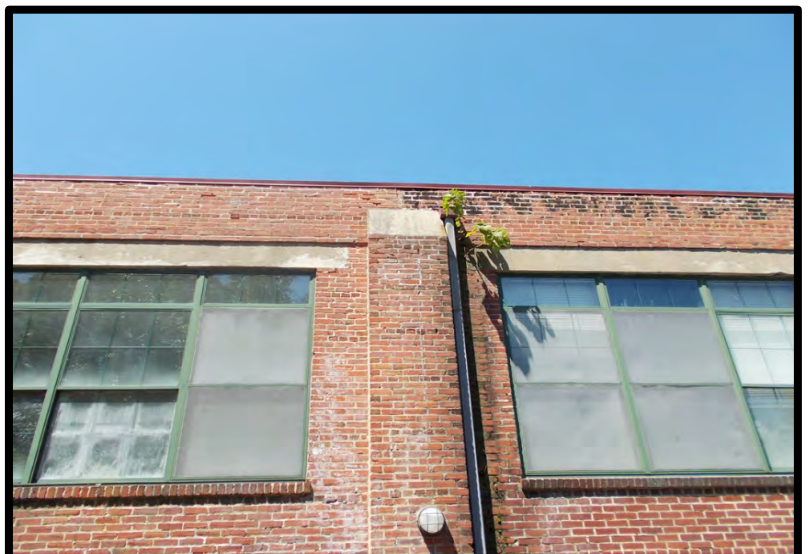
**Photo No. 212**

Panning left from previous photo.



**Photo No. 213**

Detail view of masonry at parapet and along downspout. Evidence of water scouring from storm water was noted.



Photos by: VP on 8/18/20

**Photo No. 214**

View of catch basin and surrounding settled asphalt outside of workshop.



**Photo No. 215**

Additional view of south façade, west side.



**Photo No. 216**

View of electrical transformer at south side parking areas.



Photos by: VP on 8/18/20

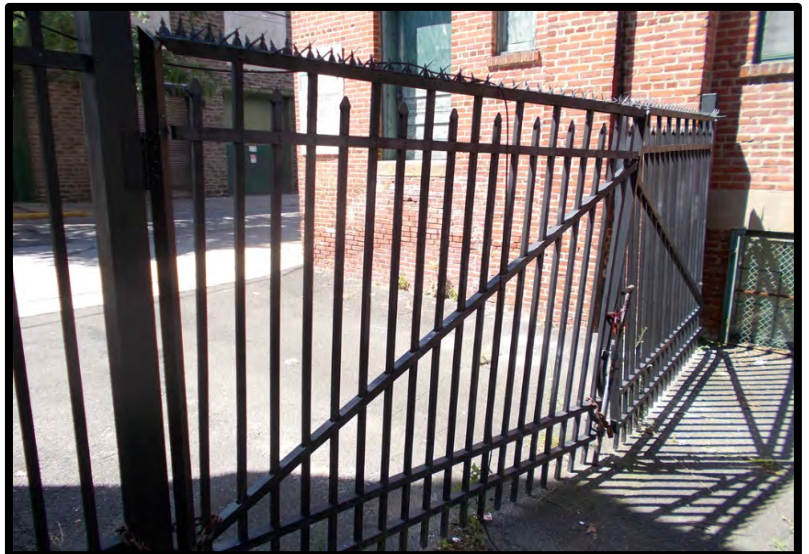
**Photo No. 217**

Detail view of masonry on south façade, west end.  
Brick repointing/repair is required.



**Photo No. 218**

Depicts view of vehicular gate from Lena St. along  
south side.



Photos by: VP on 8/18/20

**Photo No. 219**

View looking east from Lena St. along south side parking area. Note asphalt replacement is required.



**Photo No. 220**

View of fencing and landscaping on east side of property.





Photos by: VP on 8/18/20

**Photo No. 221**

View looking west along north side of building. Concrete and asphalt sidewalk will require replacement.



**Photo No. 222**

View of stone retaining wall along north parking lot. It is uncertain whether or not this wall is on or part of the property.



LAN Associates, EPAS, Inc.

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

Photos by: VP on 8/18/20

**Photo No. 223**

Additional view of stone retaining wall.

cc: File #2.20341.01



## 8.2.2 PHOTO EXHIBITS

### MEP



Unit 1a kitchen.



First floor water fountain in management office.



First floor corridor heater at main entrance.



Unit 1a electric wiring next to indoor unit.



First floor fire alarm strobe.



Unit 1a indoor unit label.



First floor public bathroom.



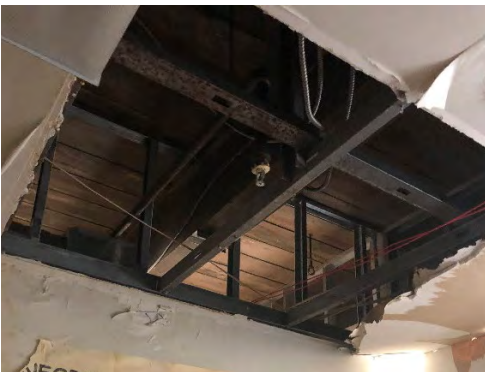
Unit 1a electric panel.



First floor management room pvc piping for indoor unit.



First floor management room sink/faucet.



First floor mechanical room.



First floor elevator room.



First floor elevator room panel.



First floor corridor heater at main entrance.



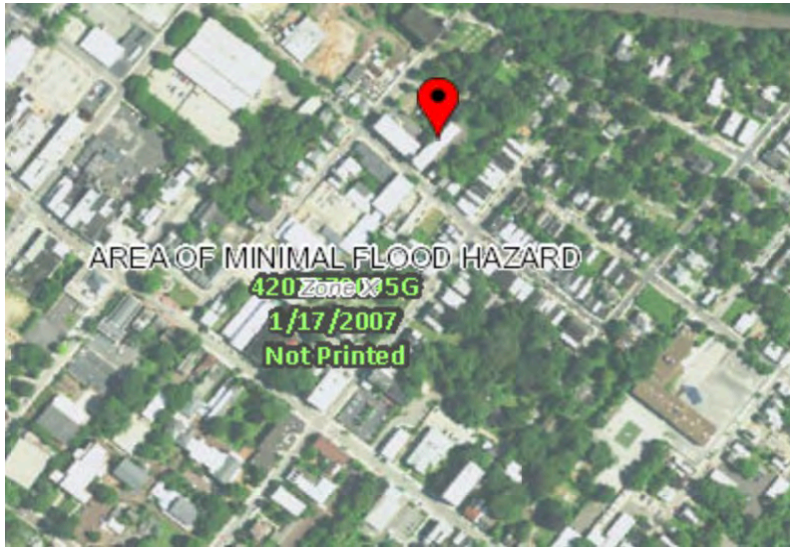
Sprinkler head in Unit A.



Unit 1a indoor gas unit.

### 8.3 SUPPORTING DOCUMENTATION

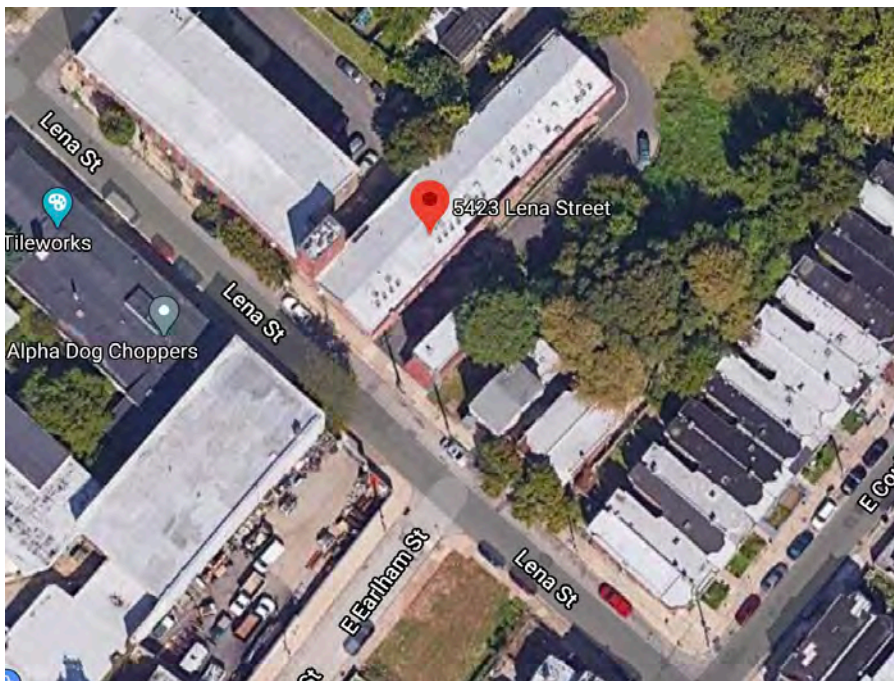
### FEMA Flood Zone Map



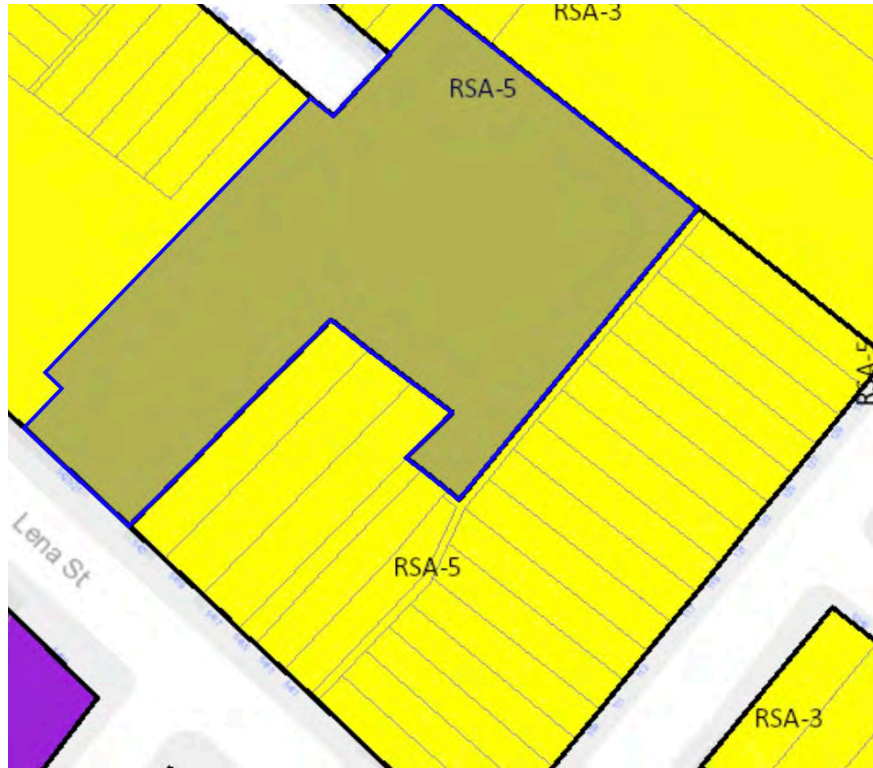
### FEMA Flood Zone Information

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). 5423-27 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 RSA - 5 - Residential Single Family Attached-5

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



### *8.3.2 ENVIRONMENTAL REPORTS*

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October 19, 2020

**Attention:** PHDC Germantown CNA

**Reference:** Asbestos Bulk Sampling  
5423-27 Lena Street, Philadelphia, PA  
Criterion's Project Number: **201379**

We are pleased to provide you with the results of our asbestos inspection and bulk sampling, which was conducted by Criterion Laboratories, Inc. (Criterion) on August 18, 2020. The analytical method employed was Polarized Light Microscopy (PLM) with Dispersion Staining following the EPA "Interim Method" for the determination of asbestos in bulk building materials (EPA-600/M4-82-020, or 40 CFR Part 763, Appendix E to Subpart E). Our laboratory is certified by the National Institute of Standards and Technology's NVLAP Program (Lab Code No. 102046-0).

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

As indicated on the attached certificate, **asbestos (>1%) was identified** in the sample of silver roof flashing from around the roof drain (Sample number 201379-02-002-03-21). A total of 9,500 sf of roof and flashing was identified during the inspection, but it should be noted that quantities are approximated and should be verified by abatement contractor.

The following materials were observed, sampled, submitted for analysis, and found not to be asbestos-containing materials.

- Soft cementitious flooring
- White Dimond Pattern Linoleum
- Drywall and joint compound
- 12"x12" Beige Floor Tile
- 12"x12" White Floor Tile
- Yellow Linoleum
- 12"x12" Blue Floor Tile
- 12"x12" Grey Floor Tile
- 12"x12" Gray Streak Floor Tile
- 12"x12" Tan Floor Tile
- 12"x12" Blue/Grey Floor Tile
- Roof
- Mortar

Sincerely,

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

Melissa Billingsley  
Project Manager

Attachment



**Disclaimer**

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

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

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



## Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>8/18/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>8/19/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin</u>	Sample Analysis Date(s)	<u>8/21/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
<b>201379-02-002-03-01</b> Soft cementitious flooring 2nd floor hallway under tile & throughout building	Tan Cement	1	Cellulose - 2%	98%	None Detected	---
<b>201379-02-002-03-02</b> Joint compound 2nd floor & throughout building	White Joint Compound	1	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-03-03</b> Drywall 2nd floor hallway & throughout building	Gray Drywall	1	Cellulose - 4%	96%	None Detected	---
<b>201379-02-002-03-04</b> Linoleum (white diamond pattern ) 2nd floor Unit 2K in kitchen, bathroom, closet	White Linoleum	1	Cellulose - 2%	98%	None Detected	---
<b>201379-02-002-03-04</b> Linoleum (white diamond pattern ) 2nd floor Unit 2K in kitchen, bathroom, closet	Tan Backing	2	Cellulose - 20%	80%	None Detected	---
<b>201379-02-002-03-05</b> 12x12 floor tile (beige) 2nd floor Unit 2A living room	Beige Tile	1	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-03-05</b> 12x12 floor tile (beige) 2nd floor Unit 2A living room	Yellow Mastic	2	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-03-06</b> 12x12 floor tile (white) 2nd floor Unit 2A kitchen	White Tile	1	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-03-06</b> 12x12 floor tile (white) 2nd floor Unit 2A kitchen	Yellow Mastic	2	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-03-07</b> Linoleum (yellow) 2nd floor Unit 2A in kitchen under 12x12 tile	Tan Linoleum	1	Cellulose - 3%	97%	None Detected	---



## Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>8/18/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>8/19/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin</u>	Sample Analysis Date(s)	<u>8/21/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
<b>201379-02-002-03-07</b> Linoleum (yellow) 2nd floor Unit 2A in kitchen under 12x12 tile	Tan Backing	2	Cellulose - 20%	80%	None Detected	---
<b>201379-02-002-03-08</b> 12x12 floor tile (blue) 2nd floor Unit 2i in foyer & kitchen	Light Blue Tile	1	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-03-08</b> 12x12 floor tile (blue) 2nd floor Unit 2i in foyer & kitchen	Yellow Mastic	2	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-03-09</b> Linoleum (white diamond pattern) 2nd floor Unit 2i in bathroom	White Linoleum	1	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-03-09</b> Linoleum (white diamond pattern) 2nd floor Unit 2i in bathroom	Tan Backing	2	Cellulose - 55%	45%	None Detected	---
<b>201379-02-002-03-10</b> 12x12 floor tile (grey) 2nd floor Unit2B living room	Gray Tile	1	Cellulose - 2%	98%	None Detected	---
<b>201379-02-002-03-10</b> 12x12 floor tile (grey) 2nd floor Unit2B living room	Yellow Mastic	2	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-03-11</b> Linoleum (yellow) 2nd floor Unit 2B kitchen, bathroom	Yellow Linoleum	1	Cellulose - 5%	95%	None Detected	---
<b>201379-02-002-03-11</b> Linoleum (yellow) 2nd floor Unit 2B kitchen, bathroom	Tan Backing	2	None Detected	100%	None Detected	---
<b>201379-02-002-03-11</b> Linoleum (yellow) 2nd floor Unit 2B kitchen, bathroom	Yellow Mastic	3	Cellulose - 4%	96%	None Detected	---



## Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>8/18/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>8/19/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin</u>	Sample Analysis Date(s)	<u>8/21/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
<b>201379-02-002-03-12</b> 12x12 floor tile (grey streaks) 2nd floor Unit 2C foyer	Gray Tile	1	Cellulose - 2%	98%	None Detected	---
<b>201379-02-002-03-12</b> 12x12 floor tile (grey streaks) 2nd floor Unit 2C foyer	Yellow Mastic	2	Cellulose - 4%	96%	None Detected	---
<b>201379-02-002-03-13</b> Linoleum (white Diamond pattern) 2nd floor Unit 2D under 2 layers in kitchen	White Linoleum	1	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-03-13</b> Linoleum (white Diamond pattern) 2nd floor Unit 2D under 2 layers in kitchen	White Backing	2	Cellulose - 15%	85%	None Detected	---
<b>201379-02-002-03-13</b> Linoleum (white Diamond pattern) 2nd floor Unit 2D under 2 layers in kitchen	Yellow Mastic	3	Cellulose - 4%	96%	None Detected	---
<b>201379-02-002-03-13</b> Linoleum (white Diamond pattern) 2nd floor Unit 2D under 2 layers in kitchen	White Tile	4	Cellulose - 2%	98%	None Detected	---
<b>201379-02-002-03-13</b> Linoleum (white Diamond pattern) 2nd floor Unit 2D under 2 layers in kitchen	Yellow Mastic	5	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-03-13</b> Linoleum (white Diamond pattern) 2nd floor Unit 2D under 2 layers in kitchen	Black Mastic	6	Cellulose - 2%	98%	None Detected	---
<b>201379-02-002-03-14</b> Drywall 1st floor hallway and throughout building	Gray Drywall	1	Cellulose - 4%	96%	None Detected	---
<b>201379-02-002-03-14</b> Drywall 1st floor hallway and throughout building	White Joint Compound	2	Cellulose - 2%	98%	None Detected	---



## Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>8/18/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>8/19/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin</u>	Sample Analysis Date(s)	<u>8/21/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
<b>201379-02-002-03-15</b> Joint compound 1st floor hallway	White Joint Compound	1	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-03-16</b> 12x12 floor tile (tan) 1st floor foyer and hallway	Tan Tile	1	None Detected	100%	None Detected	---
<b>201379-02-002-03-16</b> 12x12 floor tile (tan) 1st floor foyer and hallway	Yellow Mastic	2	Cellulose - 10%	90%	None Detected	---
<b>201379-02-002-03-17</b> Linoleum ( yellow) 1st floor Maintenance office kitchen	Yellow Linoleum	1	Cellulose - 4%	96%	None Detected	---
<b>201379-02-002-03-17</b> Linoleum ( yellow) 1st floor Maintenance office kitchen	Tan/Green Backing/Matic	2	Cellulose - 45%	55%	None Detected	---
<b>201379-02-002-03-18</b> 12x12 tile (blue/grey) 1st floor Maintenance office	Blue Tile	1	Cellulose - 2%	98%	None Detected	---
<b>201379-02-002-03-18</b> 12x12 tile (blue/grey) 1st floor Maintenance office	Yellow Mastic	2	Cellulose - 8%	92%	None Detected	---
<b>201379-02-002-03-18</b> 12x12 tile (blue/grey) 1st floor Maintenance office	White Leveling Compound	3	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-03-19</b> Linoleum (white Diamond pattern) 1st floor laundry room	White Linoleum	1	Cellulose - 4%	96%	None Detected	---
<b>201379-02-002-03-19</b> Linoleum (white Diamond pattern) 1st floor laundry room	Tan Backing	2	Cellulose - 35%	65%	None Detected	---



## Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>8/18/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>8/19/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin</u>	Sample Analysis Date(s)	<u>8/21/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
<b>201379-02-002-03-19</b> Linoleum (white Diamond pattern) 1st floor laundry room	White Backing	3	Cellulose - 3%	97%	None Detected	---
<b>201379-02-002-03-20</b> Roof sample (2 layers) From A frame silver coat rooftop surface	Black Roofing	1	Cellulose - 2%	98%	None Detected	---
<b>201379-02-002-03-20</b> Roof sample (2 layers) From A frame silver coat rooftop surface	Black Roofing	2	Cellulose - 10%	90%	None Detected	---
<b>201379-02-002-03-20</b> Roof sample (2 layers) From A frame silver coat rooftop surface	Black Roofing	3	Fiber Glass - 15%	85%	None Detected	---
<b>201379-02-002-03-20</b> Roof sample (2 layers) From A frame silver coat rooftop surface	Black Roofing	4	Fiber Glass - 10%	90%	None Detected	---
<b>201379-02-002-03-20</b> Roof sample (2 layers) From A frame silver coat rooftop surface	Brown Backing	5	Cellulose - 95%	5%	None Detected	---
<b>201379-02-002-03-21</b> Roof flashing From roof drain	Black Roofing	1	Cellulose - 15%	85%	None Detected	---
<b>201379-02-002-03-21</b> Roof flashing From roof drain	Silver Roofing	2	None Detected	98%	Chrysotile	2%
<b>201379-02-002-03-21</b> Roof flashing From roof drain	Black Roofing	3	Cellulose - 15%	85%	None Detected	---
<b>201379-02-002-03-21</b> Roof flashing From roof drain	Silver Roofing	4	Synthetic - 10%	90%	None Detected	---





# Results of Polarized Light Microscopy

Client	<u>BFW Group, LLC</u>	Site Address	<u>Germantown Properties Philadelphia, PA</u>	Sample Date	<u>8/18/2020</u>
Project #	<u>201379</u>			Sample Received Date	<u>8/19/2020</u>
Collected By	<u>Criterion Laboratories, Inc.</u>	Analyzed By	<u>Marrs, Collin</u>	Sample Analysis Date(s)	<u>8/21/2020</u>

Sample Number Material Description Location	Appearance	Layer	Non-Asbestos		Asbestos	
			Fibrous - %	Non-Fibrous %	Asbestos Type	Percent
<b>201379-02-002-03-22</b> Mortar Front of building on Lena Street side between red brick	Gray/White Mortar	1	Cellulose - 3%	97%	None Detected	---

Sample Count 22

James A. Wertz, CIH, Technical Director

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

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



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

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



# Chain of Custody

**Matrix** Bulk/Building Material  
**Analyte** Asbestos  
**Analysis Type** PLM  
**Container** Bag  
**Project** 201379  
**Client** BFW Group, LLC  
**Site Address** Germantown Properties  
 Philadelphia, PA  
**Turnaround** 48 Hour  
**Field Tech** Michael Martin  
**Sample Notes**  
**Chain of Custody Notes**

## Additional Analytes

Sample Number	Location	Material Description	Received Condition	Date	Notes
201379-02-002-03-01	2nd floor hallway under tile & throughout building	Soft cementitious flooring	Good	8/19/2020	
201379-02-002-03-02	2nd floor & throughout building	Joint compound	Good	8/19/2020	
201379-02-002-03-03	2nd floor hallway & throughout building	Drywall	Good	8/19/2020	
201379-02-002-03-04	2nd floor Unit 2K in kitchen, bathroom, closet	Linoleum (white diamond pattern )	Good	8/19/2020	
201379-02-002-03-05	2nd floor Unit 2A living room	12x12 floor tile (beige)	Good	8/19/2020	
201379-02-002-03-06	2nd floor Unit 2A kitchen	12x12 floor tile (white)	Good	8/19/2020	
201379-02-002-03-07	2nd floor Unit 2A in kitchen under 12x12 tile	Linoleum (yellow)	Good	8/19/2020	
201379-02-002-03-08	2nd floor Unit 2i in foyer & kitchen	12x12 floor tile (blue)	Good	8/19/2020	
201379-02-002-03-09	2nd floor Unit 2i in bathroom	Linoleum (white diamond pattern)	Good	8/19/2020	
201379-02-002-03-10	2nd floor Unit2B living room	12x12 floor tile (grey)	Good	8/19/2020	
201379-02-002-03-11	2nd floor Unit 2B kitchen, bathroom	Linoleum (yellow)	Good	8/19/2020	
201379-02-002-03-12	2nd floor Unit 2C foyer	12x12 floor tile (grey streaks)	Good	8/19/2020	
201379-02-002-03-13	2nd floor Unit 2D under 2 layers in kitchen	Linoleum (white Diamond pattern)	Good	8/19/2020	
201379-02-002-03-14	1st floor hallway and throughout building	Drywall	Good	8/19/2020	
201379-02-002-03-15	1st floor hallway	Joint compound	Good	8/19/2020	



# Chain of Custody

201379-02-002-03-16	1st floor foyer and hallway	12x12 floor tile (tan)	Good	8/19/2020
201379-02-002-03-17	1st floor Maintenance office kitchen	Linoleum ( yellow)	Good	8/19/2020
201379-02-002-03-18	1st floor Maintenance office	12x12 tile (blue/grey)	Good	8/19/2020
201379-02-002-03-19	1st floor laundry room	Linoleum (white Diamond pattern)	Good	8/19/2020
201379-02-002-03-20	From A frame silver coat rooftop surface	Roof sample (2 layers)	Good	8/19/2020
201379-02-002-03-21	From roof drain	Roof flashing	Good	8/19/2020
201379-02-002-03-22	Front of building on Lena Street side between red brick	Mortar	Good	8/19/2020

**Sample Count** 22

<b>Handling Chain Type</b>	<b>Handled By</b>	<b>Date</b>	<b>Time</b>	<b>Notes</b>
Report Results To	Melissa Billingsley	8/19/2020	13:26	
Send Reports To	BFW Group, LLC	8/19/2020	13:26	
Samples Taken By	Michael Martin	8/19/2020	13:26	
Received By	Michael Martin	8/19/2020	13:26	
Transported By	Michael Martin	8/19/2020	13:26	
Relinquished By	Michael Martin	8/19/2020	13:26	
Received By	Lauren Mitchell	8/19/2020	13:14	
Analyzed By	Collin Marrs	8/21/2020	16:20	



October 22, 2020

**Attention:** PHDC Germantown CNA

**Reference:** Lead XRF Testing Results  
5423-27 Lena 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 5423-27 Lena 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 August 18, 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 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.