PROPERTY REPORT

October 2018

1010 SOUTH AVE

Niagara Falls, New York

Matthew Chavez
Niagara-Orleans Regional Land Improvement Corp. (NORLIC)
716-278-8751 • Matthew.Chavez@niagaracounty.com
niagaraorleanslandbank.com

Jon Claeys AIA
CJS Architects
716-856-6448 • JClaeys@cjsarchitects.com
cjsarchitects.com

Derek King
Preservation Studios
716-725-6410 • info@preservationstudios.com
preservationstudios.com

The information provided in this report was compiled by CJS Architects in October 2018. Any developer should contact CJS Architects for any questions or concerns regarding its content.

November 6th, 2018

Mr. Robert Richardson
Managing Partner
Niagara Falls Development Fund One
500 Seneca St
Buffalo, New York 14204

Re: **Niagara Falls Property/ Building Assessments**

Mr. Richardson,

On October 17th & 19th, 2018 CJS Architects, along with representatives from Siracuse Engineers PC, M/E Engineering, and Sienna Environmental Technologies set out to field survey 38 various properties/ buildings in Niagara Falls, NY, with the purpose of providing cursory general conditions reports for each property/ building surveyed. A typical survey lasted less than one hour, and the intent of the reports is to share first impressions of overall conditions only. A more detailed survey of each property will be required to evaluate, verify, and expand upon the initial commentary presented herein. The following is a list of the properties that were to be visited:

1628 Main St	830 Lincoln Pl
1632 Main St	813 Cleveland Ave
1636 Main St	819 Cleveland Ave
1708 Main St	2001 Main St
1802 Main St	2011 Main St
1810 Main St	2019 Main St
1812 Main St	2025 Main St
811 Division Ave	2109 Main St
717 Division Ave	2111 Main St
723 Division Ave	2113 Main St
803 Division Ave	2217 Main St
1643 ½ 8th St	2637 Main St
1902 Main St	917 Niagara Ave
1908 Main St	915 Niagara Ave
2002 Main St	1509 Main St
2018 Main St	1105 Cleveland Ave
802 Lincoln Pl	1600 Cleveland Ave
808 Lincoln Pl	1010 South Ave
826 Lincoln Pl	1915 10th St

Attached for your use/ review are individual surveys of each of the properties/ buildings listed above. Please contact our office should you have questions related to any of the information within.

For the purposes of grading various building components/systems, the Structural and Architectural reports utilized the following 1-5 ranking system to evaluate building components/systems:

1. Building component/ system completely failing, recommend complete removal, replacement, and/or demolition.
2. Building component/ system in extreme disrepair, reuse would require extensive cost/labor but could be accomplished.
3. Building component/ system in in a state of general disrepair, reuse feasible depending on costs.
4. Building component/ system in generally good condition, reuse would require little repair.
5. Building component/ system in good condition, requires no repair.

And the MEP and Hazardous Materials reports utilized the following grading system:

Good: Building component/system in good condition and requires little to no work

Fair: Building component/system in working condition but does require maintenance or some upgrade

Poor: Building component/system is in need of replacement.

Respectfully,

Jonathan Claeys, AIA

1010 SOUTH AVE

Parcel Info

- One structure
- Lot Size: 16,988 SF
- Existing Structure: Vacant Church
- Year Built: 1962
- Structure GFA: 5,024 SF
- Structural Height: One Story
- Zoning: R3-B
- Commercial

STRUCTURAL

There are two existing buildings at this address. The structure to the north is a typical two-story residential style house with assumed wood construction. The building to the south is a single-story structure with precast concrete panels on the exterior walls. The foundation walls are constructed with cast-in-place concrete.

Access to the house was not provided, however it could be seen thru one of the windows that a portion of the roof structure had collapsed. The porch roof and another low roof on the west side were also partially collapsed.

Access to the south structure was not provided. The visual portions of the foundation walls appeared to be in good condition. The exterior precast panels were also in good condition however some spalling of concrete and rusting rebar was observed at the base of the panels. This will require rebar cleaning and concrete patching repairs.

A more detailed structural assessment will be required should this structure be renovated. The additional assessment would include determination of floor live load capacities as well as the criteria for seismic retrofit should the proposed renovation change the building occupancy to a higher risk category.

ARCHITECTURAL

Two structures were observed from the exterior only on this property, access was not provided into either. Both structures appear to have been left vacant for quite some time.

The structure to the north, a two-story wood frame residence, is collapsing in areas, notably the overhang at the carport on the east side. A wood framed vertical brise-soleil was added to the west and south facades of the structure and is not original to the building. Siding and windows appear to be in poor condition, or are missing, throughout. The structure has a flat roof which was not observed.

The structure to the south of the property is a one-story building (formerly a church) with precast exterior wall panels and a main entry/canopy on the south façade. The exterior walls panels appear to be in good condition with very minimal damage requiring attention. Some cracking was observed at the bottom of the panels requiring concrete patching. The canopy facsia and ceiling appear to be deteriorating, likely due to roof or flashing failures. The roof of this structure was flat and not observed. There is asphalt parking lot to the south of this structure that wraps around the east side of both buildings. The parking lot has been severely neglected and would require a full replacement if it were to be re-used.

MEPFP

Observations of the building's MEP systems overall appear to be in generally poor condition. Potential renovations would require significant known upgrades in order to meet current codes. This property was only observed from the exterior; however, the building is in a state of severe disrepair.

HAZARDOUS MATERIALS

Potential Asbestos Hazards: Based on the age of the original build and onsite observations, multiple materials are likely to be asbestos containing, including:

- Stucco

- Gypsum Board and Joint Compound
- Shingled Roof System
- Plaster
- Ceramic Tile Grout and Mastic

Potential Lead Based Paint Hazards: Unknown.

Potential Microbial Growth: The collapse of the roof would allow water intrusion into the building, causing microbial growth. Further investigation could not be performed safely.

Other Issues: The building and materials were observed from the exterior. The building was deemed unsafe to enter because of the roof collapsing.

Potential Hazardous Material Remediation: No known asbestos-containing or lead-based paint containing materials were observed during the site visit. Further testing would be needed prior to any renovation work to determine the presence of asbestos, lead based paint, microbial growth. The roof of the building has collapsed and all floors, walls, and ceilings are significantly damaged. Based on the general condition of the building, demolition of the entire structure is likely. If the building is deemed to be condemned and unsafe to inhabit or work in by a professional engineer, remediation would involve demolition with asbestos in place per NYS ICR-56 11.5, and the whole building structure would need to be disposed of as Regulated Asbestos Contaminated Material (RACM) per EPA.

SEE ATTACHED APPENDICES FOR INDIVIDUAL FIELD REPORTS BY TRADE

Siracuse Engineers PC
Catherine M. Styn, PE | Dale T. Cich, PE | Darren K. Geibel, PE | Principals
Julie A. Marwin, PE | Associate

Property Address: 1010 South Avenue
Niagara Falls, New York

Assessment Date: October 19, 2018

Assessment Type: Visual observations only

General Building Construction

There are two existing buildings at this address. The structure to the north is a typical two-story residential style house with assumed wood construction. The building to the south is a single-story structure with precast concrete panels on the exterior walls. The foundation walls are constructed with cast-in-place concrete.

Structural Element Condition Ranking

- Existing Residential Structure – 1
- Exterior Precast Panels - 4

Additional Comments & Observations

Access to the house was not provided, however it could be seen thru one of the windows that a portion of the roof structure had collapsed. The porch roof and another low roof on the west side were also partially collapsed.

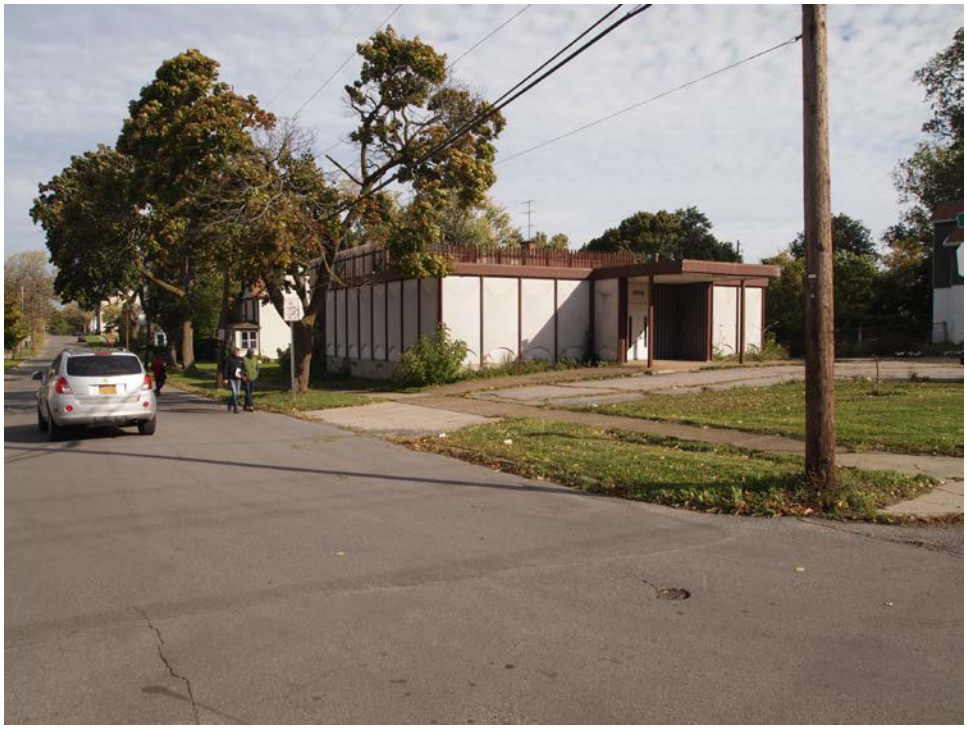
Access to the south structure was not provided. The visual portions of the foundation walls appeared to be in good condition. The exterior precast panels were also in good condition however some spalling of concrete and rusting rebar was observed at the base of the panels. This will require rebar cleaning and concrete patching repairs.

A more detailed structural assessment will be required should this structure be renovated. The additional assessment would include determination of floor live load capacities as well as the criteria for seismic retrofit should the proposed renovation change the building occupancy to a higher risk category.

BUILDING SURVEY PHOTOS

PROPERTY EVALUATED: 1010 South Ave
Niagara Falls, NY 14305

SURVEY DATE: 10.19.2018



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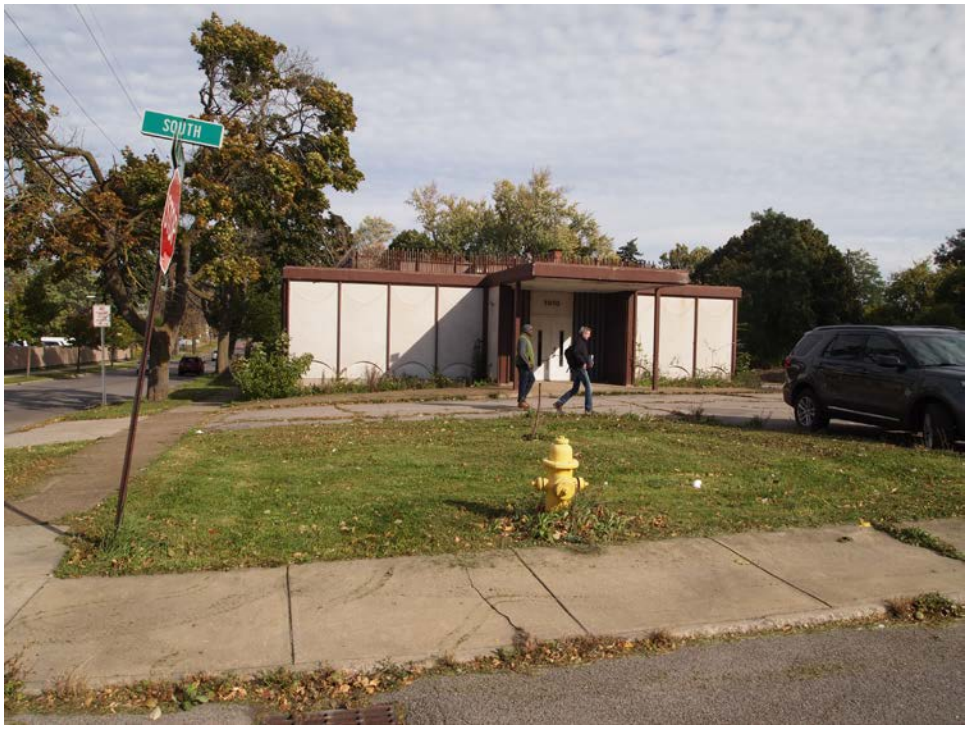

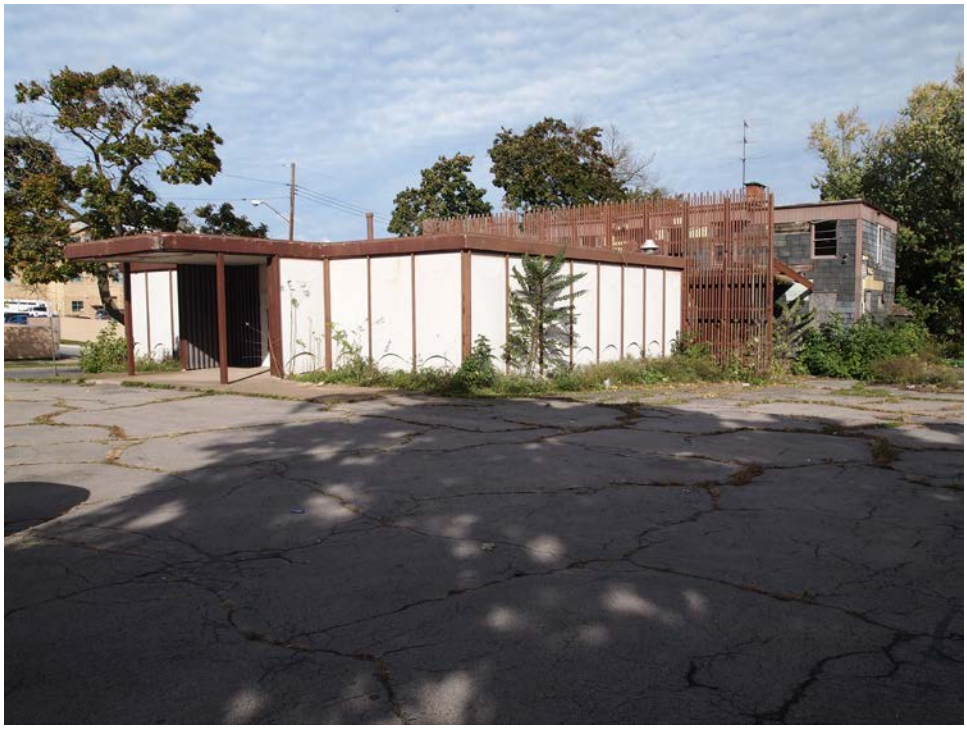

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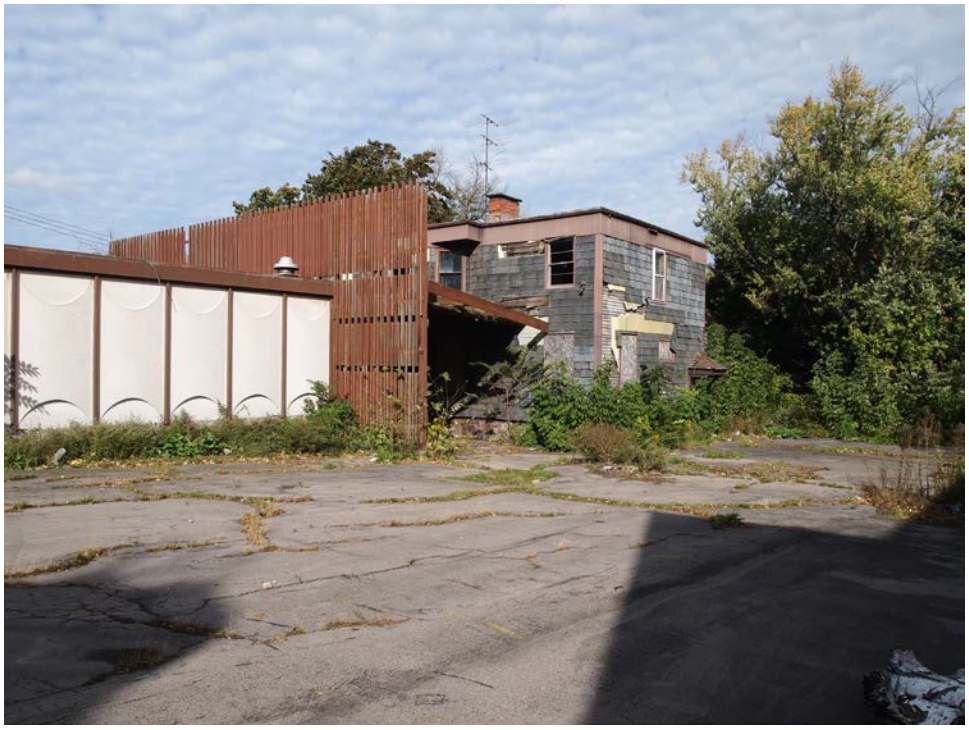

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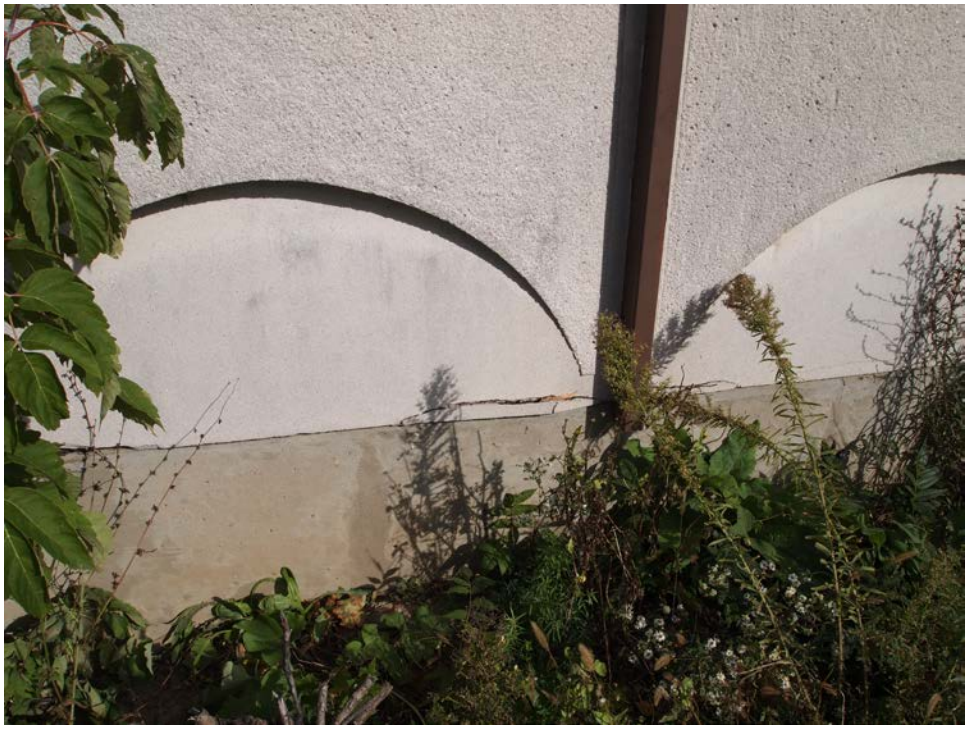

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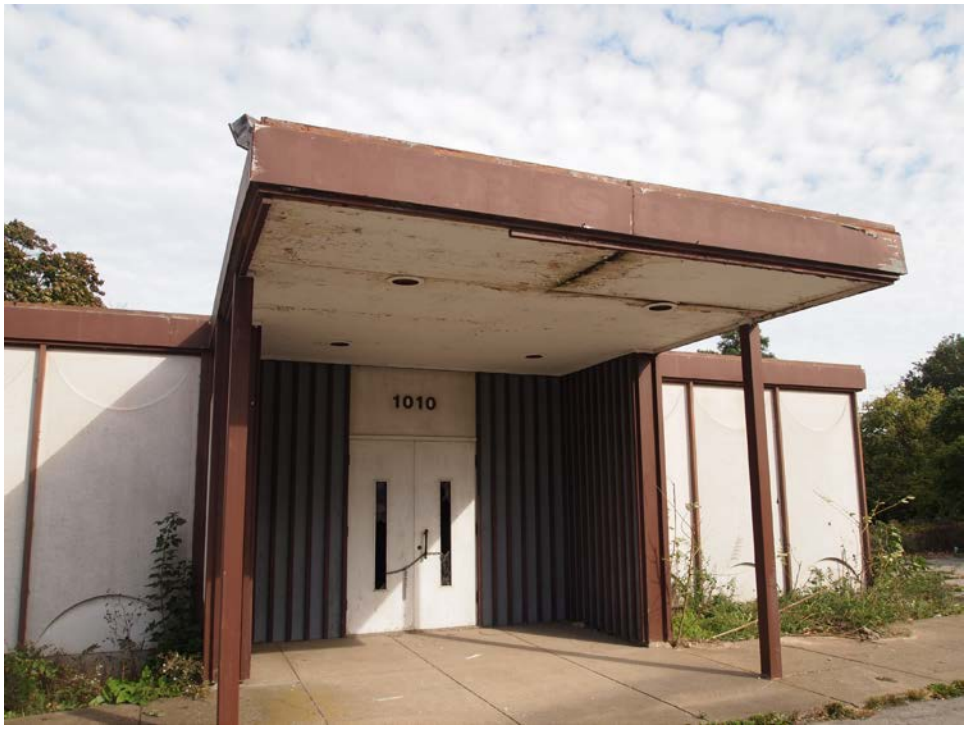

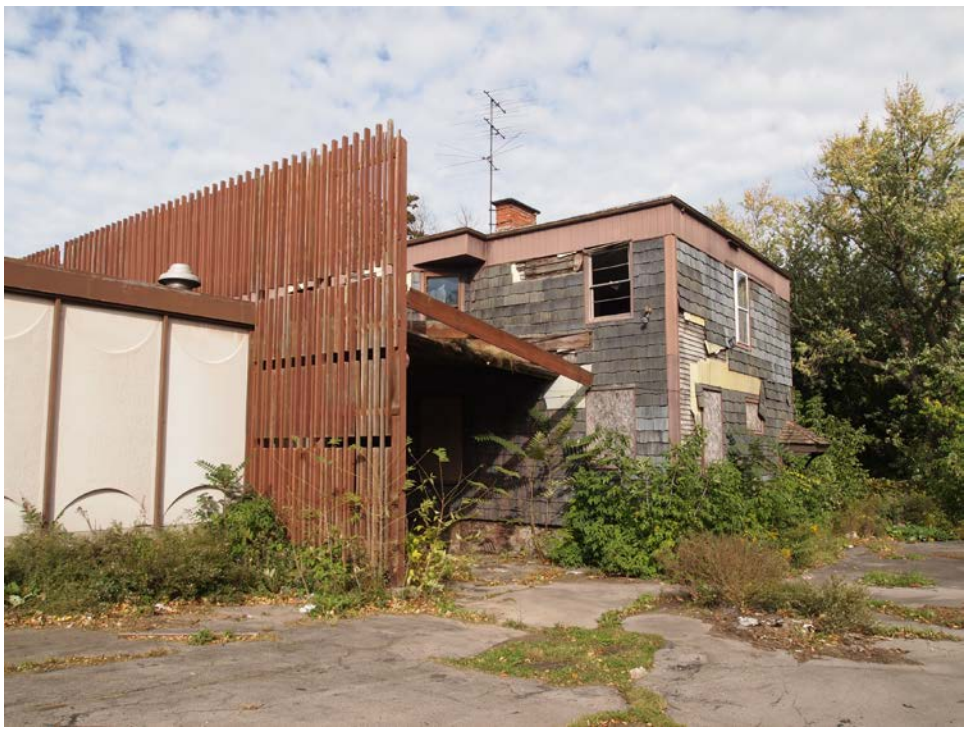

MEP Building Survey

ENGINEERING
Mechanical/Electrical Engineering Consultants

Building Name: 1010 South Ave. Date: 10/19/18

Occupancy Type: _____

Square Feet: 5,024 Stories Tall: 1 Year Built: 1962

General Overall Condition:

Observations of the building's MEP systems overall appear to be in generally poor condition. Potential renovations would require significant known upgrades in order to meet current codes.

HVAC Observations

1. Heating System: No Access - Unknown
   _____ Condition: Poor X Fair ____ Good ____
2. A/C System: No Access - Non observed from exterior
   _____ Condition: Poor X Fair ____ Good ____
3. Ventilation System: No Access - Some operable windows, side wall exhaust fan observed from exterior Condition: Poor X Fair ____ Good ____
4. Temperature Controls: No Access
   _____ Condition: Poor X Fair ____ Good ____

Plumbing/Fire Protection Observations

5. Domestic Water Service: No Access - Unknown Booster Pump: Y ____ N ____
   _____ BFP: Y ___ N ___ Condition: Poor ____ Fair ____ Good ____
6. Fire Water Service: No Access - Unknown Fire Pump: Y ____ N ____
   _____ BFP: Y ___ N ___ Condition: Poor ____ Fair ____ Good ____
7. Natural Gas Service: No Access - Unknown
   _____ Condition: Poor ____ Fair ____ Good ____
8. Domestic Hot Water System: No Access - Unknown
   _____ Condition: Poor ____ Fair ____ Good ____
9. Sanitary Sewer System: No Access - Unknown
   _____ Condition: Poor ____ Fair ____ Good ____
10. Storm Water Sewer/Roof Drainage System: Some gutters and downspouts visible, significant water damage to building Condition: Poor X Fair ____ Good ____
11. Plumbing Fixtures: No Access - Unknown
    _____ Condition: Poor ____ Fair ____ Good ____
12. Sprinkler/Standpipe System: No Access - Unknown
    _____ Condition: Poor ____ Fair ____ Good ____

MEP Building Survey

ENGINEERING
Mechanical/Electrical Engineering Consultants

Electrical Observations

13. Electrical Service Overhead X Underground ___ Meter Location Inside ___ Outside X
    Voltage: 208 ___ 240 ___ 480 ___ Other ___ Ampacity: 100 ___ 225 ___ 400 ___ Other ___
    No interior access Condition: Poor ___ Fair ___ Good ___
14. Electrical Distribution: Fuses ___ Breakers ___ No interior access
    ___ Condition: Poor ___ Fair ___ Good ___
15. Backup Power: Gas ___ Diesel ___ Battery ___ No interior access
    ___ Condition: Poor ___ Fair ___ Good ___
16. Lighting: No interior access
    ___ Condition: Poor ___ Fair ___ Good ___
17. Emergency Lighting: No interior access
    ___ Condition: Poor ___ Fair ___ Good ___
18. Tel/Data: No interior access
    ___ Condition: Poor ___ Fair ___ Good ___
19. Fire Alarm System: No interior access
    ___ Condition: Poor ___ Fair ___ Good ___
20. CO Detection: No interior access
    ___ Condition: Poor ___ Fair ___ Good ___
21. Other Systems: ___
    ___ Condition: Poor ___ Fair ___ Good ___

Additional Comments/ Code Issues

This property was only observed from the exterior; however, the building is in a stat eof severe disrepair.

SIENNA
ENVIRONMENTAL TECHNOLOGIES
350 Elmwood Ave. | Buffalo NY 14222 | 716.332.3134
81 Fall St., Suite 4 | Seneca Falls NY 13148 | 315.257.0270

1010 South Avenue– Assessment
Date of Site Visit: October 19, 2018

Brief Description of Property: A 2 story abandoned residential building with a flat roof system built in 1962.

Potential Asbestos Hazards: Based on the age of the original build and onsite observations, multiple materials are likely to be asbestos containing, including:

- Stucco
- Gypsum Board and Joint Compound
- Shingled Roof System
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Potential Lead Based Paint Hazards: Unknown.

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