

PROPERTY REPORT

October 2018



1105 CLEVELAND AVE

Niagara Falls, New York



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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 Syracuse 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 8 th 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 10 th 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

1105 CEVLAND AVE



Parcel Info

- One structure
- Lot Size: 3,995 SF
- Existing Structure: Residence
- Year Built: 1915
- Structure GFA: 1,637 SF
- Structural Height: Two Story
- Zoning: R2-B
- Residential

STRUCTURAL

The existing building at this address is a typical two-story residential style home with a basement below. The basement walls are of stone rubble construction. The floors and roof are assumed to be of wood construction.

Access to the house was not possible, therefore only visual observations from the outside were made.

The exterior brick and stone rubble above grade appeared to be in good condition.

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

The building is a three-story residential structure with brick and siding on the exterior walls. It appears as though the building is split into 3 or more occupied apartments, access inside the structure was not provided. The north façade has a covered porch w/ scuppers along the front for drainage. The building has a driveway to the east, it is unclear if this drive is on the property or not. There is a rear yard to the south of the residence that abuts a church parking lot. The exterior of the building appears to be in good repair. The masonry & stone foundation do not show any signs of deterioration. The wood trim along the eaves has one damaged section on the south east corner of the building, but otherwise looks to only require some repainting. The siding at the third-floor level shows some wear to the paint on the south façade but is in otherwise good condition.

Depending on the condition of the interior, this structure could continue to be utilized as an apartment building with no renovations necessary.

MEPP

Observations of the building's MEP systems overall appear to be in generally fair condition. Potential renovations would require significant known upgrades in order to meet current codes. This property was only observed from the exterior.

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 roofing. Interior spaces were inaccessible at the time of the site visit.

Potential Lead Based Paint Hazards: Based on the age of the building all paints/surfaces are suspect to contain Lead Based Paints.

Potential Microbial Growth: Inaccessible.

Other Issues: The interior building was occupied and unable to be inspected.

Potential Hazardous Material Remediation: Unknown. Based on the exterior, the building seems to be in generally good condition. Further testing would be needed prior to any renovation work to determine the presence of asbestos, lead based paint, microbial growth.

SEE ATTACHED APPENDICES FOR INDIVIDUAL FIELD REPORTS BY TRADE



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

Property Address: 1105 Cleveland Avenue
Niagara Falls, New York

Assessment Date: October 19, 2018

Assessment Type: Visual observations only

General Building Construction

The existing building at this address is a typical two-story residential style home with a basement below. The basement walls are of stone rubble construction. The floors and roof are assumed to be of wood construction.

Structural Element Condition Ranking

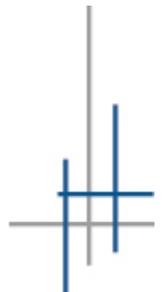
- Exterior Brick Masonry – 4
- Stone Rubble Basement Walls - 4

Additional Comments & Observations

Access to the house was not possible, therefore only visual observations from the outside were made.

The exterior brick and stone rubble above grade appeared to be in good condition.

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: 1105 Cleveland Ave
Niagara Falls, NY 14305

SURVEY DATE: 10.19.2018



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PROPERTY EVALUATED: 1105 Cleveland Ave
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SURVEY DATE: 10.19.2018



MEP Building Survey

Building Name: 1105 Cleveland Ave. Date: 10/19/18

Occupancy Type: Residential

Square Feet: 1,637 Stories Tall: 2 Year Built: 1915

General Overall Condition:

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

HVAC Observations

1. Heating System: No Access - Unknown
Condition: Poor ___ Fair ___ Good ___
2. A/C System: No Access No ACCU at grade
Condition: Poor ___ Fair ___ Good ___
3. Ventilation System: No Access
Condition: Poor ___ Fair ___ Good ___
4. Temperature Controls: No Access
Condition: Poor ___ 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: 1-1/2 in service with meter at grade, 1 in. distribution piping
Condition: Poor ___ Fair ___ Good X
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: Gutters and downspouts
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

Electrical Observations

13. Electrical Service Overhead Underground Meter Location Inside Outside
Voltage: 208 240 480 Other Ampacity: 100 225 400 Other
Condition: Poor Fair Good
14. Electrical Distribution: Fuses Breakers
Condition: Poor Fair Good
15. Backup Power: Gas Diesel Battery None
Condition: Poor Fair Good
16. Lighting: Incandescent and fluorescent
Condition: Poor Fair Good
17. Emergency Lighting: None
Condition: Poor Fair Good
18. Tel/Data: Telephone punch down block in Basement.
Condition: Poor Fair Good
19. Fire Alarm System: Battery operated smoke detection
Condition: Poor Fair Good
20. CO Detection: None
Condition: Poor Fair Good
21. Other Systems: Dish Network and Direct TV Systems
Condition: Poor Fair Good

Additional Comments/ Code Issues

This property was only observed from the exterior.

1105 Cleveland Avenue – Assessment

Date of Site Visit: October 19, 2018

Brief Description of Property: An occupied home with a shingled roof system built in 1915.

Potential Asbestos Hazards: Based on the age of the original build and onsite observations, multiple materials are likely to be asbestos containing, including roofing. Interior spaces were inaccessible at the time of the site visit.

Potential Lead Based Paint Hazards: Based on the age of the building all paints/surfaces are suspect to contain Lead Based Paints.

Potential Microbial Growth: Inaccessible.

Other Issues: The interior building was occupied and unable to be inspected.

Potential Hazardous Material Remediation: Unknown. Based on the exterior, the building seems to be in generally good condition. Further testing would be needed prior to any renovation work to determine the presence of asbestos, lead based paint, microbial growth.