

PROPERTY REPORT

October 2018



1600 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

1600 CLEVELAND AVE



Parcel Info

- Two structures
- Lot Size: 5,207 SF
- Existing Structure 1: Residence
- Year Built: 1900
- Structure GFA: 2,553 SF
- Structural Height: Two Story
- Existing Structure 2: Residence
- Year Built: 1900
- Structure GFA: 2,576 SF
- Structural Height: Two Story
- Zoning: R2-B
- Residential

STRUCTURAL

The two existing buildings at this address are typical two-story residential style houses 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 houses was not possible, therefore only visual observations from the outside were made.

The stone rubble above grade appeared to be in good condition except for one location on each structure. At these locations mortar is missing at the stone joints and will require mortar 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

There are two residential structures on this property, both appear to be occupied apartment buildings, access was not provided inside either structure.

The structure to the south is clad in vinyl siding and has entries on the south and west facades. What was visible of the stone foundation appears to be in very good condition. Original foundation windows have been replaced by glass block inserts with hopper vents. From grade the shingle roof appeared to be in good condition. Gutters require maintenance.

The structure to the north is clad in stained cedar shake siding with some painted lap siding at the unit entries on the west façade. The paint on the lap siding is peeling and requires maintenance. The stone foundation appears to be in very good condition. Original foundation windows have been replaced by glass block inserts with hopper vents. From grade the shingle roof appears to be in good condition. Gutters require maintenance.

There is a one car driveway between structures and another driveway to the north of the structures. It is unclear if this second driveway is on the property or not.

MEPFP

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:

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: Unknown

Other Issues: The 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: 1600 Cleveland Avenue
Niagara Falls, New York

Assessment Date: October 19, 2018

Assessment Type: Visual observations only

General Building Construction

The two existing buildings at this address are typical two-story residential style houses 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

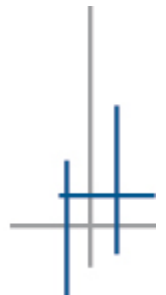
- Stone Rubble Basement Walls - 4

Additional Comments & Observations

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

The stone rubble above grade appeared to be in good condition except for one location on each structure. At these locations mortar is missing at the stone joints and will require mortar 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



PROPERTY EVALUATED: 1600 Cleveland Ave
Niagara Falls, NY 14305

SURVEY DATE: 10.19.2018

CATEGORY	DESCRIPTION	CONDITION (1-5)	ADDITIONAL NOTES
SITE ANALYSIS			
Neighborhood Type	Residential		
Access From Street	Pedestrian & Vehicular access		
Parking	Street & Site parking		
Walks	On (2) sides of lot (South & West)		
CONSTRUCTION TYPE, SYSTEMS, FINISHES			
Construction Type	V - combustible		
Foundations	Stone	4	
Frame	Wood	?	
Roof	Shingle	4	
Exterior Walls	Cedar shake & vinyl siding	4	Minimal painting of shingles required
Windows & Doors	Appear to be original	?	
Interiors			
Walls	?	?	
Ceilings	?	?	
Floors	?	?	
ACCESSIBILITY			
Elevator(s)	No		
Plumbing	No accessible plumbing facilities were observed		
Building Access	No accessible access observed		

See attached photos

BUILDING SURVEY PHOTOS



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MEP Building Survey

Building Name: 1600 Cleveland Ave. Date: 10/19/18

Occupancy Type: Residential

Square Feet: 2,553 Stories Tall: 2 Year Built: 1900

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, window AC units observed from exterior.
Condition: Poor Fair Good
3. Ventilation System: No Access - Operable windows
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 two (2) meters at grade, 1-1/2 in. header upstream of meters, 1 in. distribution piping from each meter 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: Gutters and downspouts
Condition: Poor 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
Two (2) meters 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. Bell Atlantic Network interface
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: _____
Condition: Poor Fair Good

Additional Comments/ Code Issues

This property was only observed from the exterior.

1600 Cleveland Avenue– Assessment
Date of Site Visit: October 19, 2018

Brief Description of Property: A 3 story home with a shingled roof system built in 1900.

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

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: Unknown

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

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