

PROPERTY REPORT

October 2018



2002 MAIN STREET

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

2002 MAIN STREET



Parcel Info

- One structure
- Lot Size: 4,242 SF
- Existing Structure: Vacant Retail/Residential
- Year Built: 1932
- Structure GFA: 6,736 SF
- Structural Height: Two Story
- Zoning: C2-A
- Mixed-Use Commercial

STRUCTURAL

The existing building at this address is a two-story structure with a single-story portion at the west end. The first floor is framed with a wood joist system over the basement below. The second floor consists of a wood joist system supported by steel girders which are then supported by the north and south bearing walls. The roof construction was not observed as the second floor was inaccessible.

The first-floor framing was observed to have significant water damage in areas. These areas the first floor will need to be at a minimum reinforced and possibly removed and replaced.

The visible portions of the second-floor wood joist system appeared to be in good condition. However, due to the water damage on the first floor, it should be assumed that portions of the second floor will require remedial work as well.

The brick façade in general was observed to be in good condition requiring only some repointing except for the northeast corner of the building. It appears that the masonry is separating at this corner near the roof elevation. This condition will need to be addressed and depending on the cause rebuilt.

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 exterior is in relatively good repair, the exterior masonry shows little sign of failure. Some mortar joints require repointing at the north-east corner. The stone or precast panels along the Main st façade and a portion of the Cleveland ave façade show little sign of damage other than the paint peeling off. The cast column wraps at the building entry are also in good condition. The first floor storefront is intact and seemingly in good condition.

The interior of the building is in a state of severe disrepair, finishes are failing throughout and the floors exhibit water damage in areas and are unsafe to walk on. Ceilings are failing throughout and many of the wall finishes have been removed or are failing. The basement foundation walls appear to be in good condition, little sign of water infiltration was observed. The second floor of the building was not accessible due to the stair being unsafe to walk on, it is assumed that the second floor finish condition would be similar to the first and that the floor framing would also have water damaged & unsafe areas.

Any future re-use of this structure would require a thorough structural evaluation and repair to the failing areas. It should be assumed that all interior finishes would need to be removed and replaced. The existing storefront should be thoroughly examined for weather tightness if it is to be re-used. Existing wood windows on the second floor would likely require replacement as the wood appears to have been exposed to the weather for quite some time. This building does present some unique design character and interest along Main st and with the relatively good condition of the exterior elements, it could be worth maintaining/restoring for that reason.

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. Property is vacant and has been left in sever disrepair. Re-use of MEP systems is not feasible.

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:

- Plaster
- Terrazzo
- Window Caulk
- Mastic Daubs
- Wall Mastic
- Plaster
- Vapor Paper
- Carpet Mastic
- Floor Tile and Mastic (including 9" x 9" floor tiles, commonly found to be asbestos-containing)
- Aircell Pipe Insulation, a known asbestos-containing material
- Mud Elbows
- Parging
- Boiler Insulation
- Wire Insulation

Potential Lead Based Paint Hazards: Based on the age of the building all paints/surfaces are suspect to contain Lead Based Paints. Paint in the main floor and basement was in poor condition.

Potential Microbial Growth: Mold was observed on the main floor, and the potential for moisture issues was observed in the basement.

Other Issues: The second floor was inaccessible due to the stairs being rotted. Pipe insulation debris was observed in the basement.

Potential Hazardous Material Remediation: Known asbestos-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 building has damaged floors, walls, and ceiling surfaces. Based on the general condition of the building most components likely would need remediation/renovations, depending on the scope of work proposed and testing results. Any plumbing and/or mechanical renovation work within the basement areas would likely need remediation of pipe insulation (including debris), mudded elbows, and boiler insulation. 9" x 9" floor tile was observed on the first floor and would likely be removed as an asbestos-containing material.

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: 2002 Main Street
Niagara Falls, New York

Assessment Date: October 17, 2018

Assessment Type: Visual observations only

General Building Construction

The existing building at this address is a two-story structure with a single-story portion at the west end. The first floor is framed with a wood joist system over the basement below. The second floor consists of a wood joist system supported by steel girders which are then supported by the north and south bearing walls. The roof construction was not observed as the second floor was inaccessible.

Structural Element Condition Ranking

- Exterior Masonry – 3
- First Floor Wood Joist System – 2
- Second Floor Wood Joist System – 4

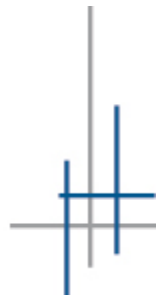
Additional Comments & Observations

The first-floor framing was observed to have significant water damage in areas. These areas the first floor will need to be at a minimum reinforced and possibly removed and replaced.

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BUILDING SURVEY



PROPERTY EVALUATED: 2002 Main St
Niagara Falls, NY 14305

SURVEY DATE: 10.17.2018

| CATEGORY | DESCRIPTION | CONDITION (1-5) | ADDITIONAL NOTES |
|---|--|-----------------|------------------|
| SITE ANALYSIS | | | |
| Neighborhood Type | Commercial | | |
| Access From Street | Pedestrian access | | |
| Parking | Street parking | | |
| Walks | On (2) sides of building (East & South) | | |
| CONSTRUCTION TYPE, SYSTEMS, FINISHES | | | |
| Construction Type | III - Mix of combustible & non-combustible | | |
| Foundations | Stone | 4 | |
| Frame | Wood framed w/ masonry bearing walls | 2 | |
| Roof | Not observed | ? | |
| Exterior Walls | Masonry w/ stone or concrete panels | 3 | |
| Windows & Doors | Original storefront 1st floor & wood windows 2nd floor | 2 | |
| Interiors | | | |
| Walls | Plaster | 1 | |
| Ceilings | Plaster/ACT | 1 | |
| Floors | None | 1 | |
| ACCESSIBILITY | | | |
| Elevator(s) | No | | |
| Plumbing | No accessible plumbing facilities were observed | | |
| Building Access | Yes - from Main St. | | |

See attached photos

BUILDING SURVEY PHOTOS



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BUILDING SURVEY PHOTOS



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SURVEY DATE: 10.17.2018



MEP Building Survey

Building Name: 2002 Main St. Date: 10/17/18

Occupancy Type: _____

Square Feet: 6,736 Stories Tall: 2 Year Built: 1932

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: Furnace in Basement ducted to 1st Floor. 2nd Floor inaccessible
Condition: Poor Fair _____ Good _____
2. A/C System: None
Condition: Poor _____ Fair _____ Good _____
3. Ventilation System: None
Condition: Poor _____ Fair _____ Good _____
4. Temperature Controls: None
Condition: Poor _____ Fair _____ Good _____

Plumbing/Fire Protection Observations

5. Domestic Water Service: 1-1/2 in. service in Basement with meter Booster Pump: Y _____ N _____
1 in. copper distribution, piping
in poor condition, some
missing BFP: Y _____ N Condition: Poor Fair _____ Good _____
6. Fire Water Service: None Fire Pump: Y _____ N _____
BFP: Y _____ N _____ Condition: Poor _____ Fair _____ Good _____
7. Natural Gas Service: 2 in. service in Basement, setup for five (5) meters, only three (3) meters
present, 1-1/4 in. or 3/4 in. distribution piping Condition: Poor _____ Fair Good _____
8. Domestic Hot Water System: Gas-fired tank type, 40 gallon capacity, no recirculation
Condition: Poor Fair _____ Good _____
9. Sanitary Sewer System: Limited visible PVC and cast iron piping
Condition: Poor _____ Fair Good _____
10. Storm Water Sewer/Roof Drainage System: Not observed
Condition: Poor _____ Fair _____ Good _____
11. Plumbing Fixtures: None observed
Condition: Poor _____ Fair _____ Good _____
12. Sprinkler/Standpipe System: None
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
400A main disconnect _____ Condition: Poor Fair Good
14. Electrical Distribution: Fuses Breakers Three (3) meters. Fused disconnect with
each meter _____ Condition: Poor Fair Good
15. Backup Power: Gas Diesel Battery None _____
_____ Condition: Poor Fair Good
16. Lighting: T12 fluorescent _____
_____ Condition: Poor Fair Good
17. Emergency Lighting: No emergency lighting visible _____
_____ Condition: Poor Fair Good
18. Tel/Data: Telephone punch down block in Basement. _____
_____ Condition: Poor Fair Good
19. Fire Alarm System: Heat detectors. Inoperable system. _____
_____ Condition: Poor Fair Good
20. CO Detection: None _____
_____ Condition: Poor Fair Good
21. Other Systems: _____
_____ Condition: Poor Fair Good

Additional Comments/ Code Issues

Property is vacant and has been left in severe disrepair. Re-use of MEP systems is not feasible.

2002 Main Street – Assessment
Date of Site Visit: October 17, 2018

Brief Description of Property: A currently vacant 2 story building built in 1932, formerly used as a store.

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

- Plaster
- Terrazzo
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