

PROPERTY REPORT

October 2018



723 DIVISION 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

723 DIVISION AVE



Parcel Info

- One structure
- Lot Size: 4,920 SF
- Existing Structure: Single Residence
- Year Built: 1900
- Structure GFA: 2,972 SF
- Structural Height: Two Story
- Zoning: R3-B
- Residential

STRUCTURAL

The existing building at this address is a typical two-story residential style home with a basement below. The first floor is wood framed with interior posts down to the floor. The basement walls are of stone rubble construction.

The exterior brick masonry has missing mortar on each of the building elevations that will require repair. Over two of the windows on the west side, stepped cracking of the brick was observed. The cracking appears to be caused by the failure of the brick arch lintel over the windows. These lintels will need to be replaced and/or repaired.

The exterior face of the stone rubble basement walls also has missing mortar on each side of the building. All of these locations will require mortar repairs.

The steps to the front porch are no longer usable and will require removal and replacement.

The second floor and sloped roof construction were not visible due to interior finishes. The first-floor wood framing and basement walls were in good condition with no or very little deterioration observed.

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 generally good repair. The original brick has been painted, paint is peeling off and requires maintenance in areas. Areas of missing mortar were observed, the entire exterior should be examined and repointed as required. The asphalt shingle roofing over the main roof needs replacement, gutters should be replaced throughout as well. One of the original wood posts at the side door overhang has been replaced by a 4x4 pressure treated post and should be replaced with something more fitting to the building. The scalloped shingles at the third-floor level require a thorough examination. They seem to be in generally good condition, but require replacement in some areas and repainting throughout. Exterior wood trim also requires examination and repainting. Many of the windows have been boarded up, the ones visible appear to be original wood windows that require repainting.

The interior of the residence appears to have been converted to an office of some sort. Many of the interior finishes are in relatively good repair but are very outdated. The basement shows minimal evidence of water infiltration or damage. The building structure itself appears to be in good shape though some settlement was noticed via rolling or uneven floors. Some of the exposed floor sheathing/ wood flooring exhibits water damage and is need of replacement.

This structure could be repurposed in a number of ways, but many of the existing interior finishes would likely need to be updated to suit any future uses.

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 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:

- Wall Tile, Mastic, and Grout
- Linoleum
- Panel Mastic
- Plaster
- Wire Insulation
- Ceiling Tile
- Ceiling Tile Mastic
- Store Windows with Glazing Compound
- Fireplace
- Gypsum Board
- Joint Compound
- Stair Tread
- Popcorn Textured Ceiling Coating
- Floor Tile and Mastic
- Cove Mastic
- Electrical Box Lining
- Wall Parging
- Pipe Insulation and Associated Mud Elbows

Potential Lead Based Paint Hazards: Based on the age of the building all paints/surfaces are suspect to contain Lead Based Paints. Poor paint conditions were observed in the bathroom, stairways, and basement.

Potential Microbial Growth: Potential for microbial growth was observed in the basement.

Other Issues: None

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 is in good condition with no visible significant damage to floors, walls, or ceilings. Based on the general condition of the building most components likely would not need remediation/renovations, depending on the scope of work proposed. Any plumbing and/or mechanical renovation work within the basement areas would likely need remediation of pipe insulation and mudded elbows. The electrical box lining would in the 3rd floor living space should be removed, but would be a minor abatement project.

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: 723 Division 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 typical two-story residential style home with a basement below. The first floor is wood framed with interior posts down to the floor. The basement walls are of stone rubble construction.

Structural Element Condition Ranking

- Exterior Brick Masonry – 3
- Stone Rubble Basement Walls - 3
- Front Stairs - 1
- First Floor Wood Framing – 4

Additional Comments & Observations

The exterior brick masonry has missing mortar on each of the building elevations that will require repair. Over two of the windows on the west side, stepped cracking of the brick was observed. The cracking appears to be caused by the failure of the brick arch lintel over the windows. These lintels will need to be replaced and/or repaired.

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BUILDING SURVEY



PROPERTY EVALUATED: 723 Division Ave
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 (North, East)		
CONSTRUCTION TYPE, SYSTEMS, FINISHES			
Construction Type	IV - Wood framed		
Foundations	Stone	4	
Frame	Wood	4	
Roof	Shingle/ Copper/ rolled membrane	3	Shingles need to be replaced
Exterior Walls	Masonry, siding	4	
Windows & Doors	Original wood	2	
Interiors			
Walls	Wood panel, plaster	4	
Ceilings	Plaster	4	
Floors	None, vinyl, wood, carpet	3	
ACCESSIBILITY			
Elevator(s)	No		
Plumbing	No accessible plumbing facilities were observed		
Building Access	No		Stairs at ea. Entry

See attached photos

BUILDING SURVEY PHOTOS



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MEP Building Survey

Building Name: 723 Division Ave. Date: 10/17/18

Occupancy Type: Residential

Square Feet: 2,972 Stories Tall: 2 Year Built: 1900

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: CI Radiators throughout all floors. Boiler in Basement. Furnace partially ducted from Basement to 1st Floor only Condition: Poor Fair Good
2. A/C System: None Condition: Poor Fair Good
3. Ventilation System: Natural via windows Condition: Poor Fair Good
4. Temperature Controls: None Condition: Poor Fair Good

Plumbing/Fire Protection Observations

5. Domestic Water Service: 3/4 in. service in Basement, limited visible distribution piping Booster Pump: Y N 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: 1/2 in. service outside at grade, meter has been removed Condition: Poor Fair Good
8. Domestic Hot Water System: No water heater, limited visible distribution piping Condition: Poor Fair Good
9. Sanitary Sewer System: Limited visible piping Condition: Poor Fair Good
10. Storm Water Sewer/Roof Drainage System: Gutters and downspouts Condition: Poor Fair Good
11. Plumbing Fixtures: Some present, some missing 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
Three (3) 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: Abandoned telephone system
Condition: Poor Fair Good
19. Fire Alarm System: One (1) central battery smoke detector
Condition: Poor Fair Good
20. CO Detection: None
Condition: Poor Fair Good
21. Other Systems: None
Condition: Poor Fair Good

Additional Comments/ Code Issues

Property is vacant and has been left in disrepair. Reuse of MEP systems is not feasible.

723 Division Avenue – Assessment
Date of Site Visit: October 17, 2018

Brief Description of Property: A 3 story building built in 1900, formerly utilized as a residential and office building, with a shingle roof system.

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

- Wall Tile, Mastic, and Grout
- Linoleum
- Panel Mastic
- Plaster
- Wire Insulation
- Ceiling Tile
- Ceiling Tile Mastic
- Store Windows with Glazing Compound
- Fireplace
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