

# PROPERTY REPORT

October 2018



## 803 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 6<sup>th</sup>, 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 17<sup>th</sup> & 19<sup>th</sup>, 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 <sup>th</sup> 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 <sup>th</sup> 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

## **803 DIVISION AVE**



### **Parcel Info**

- One structure
- Lot Size: 7,128 SF
- Existing Structure: Occupied Apartments
- Year Built: 1930
- Structure GFA: 3,172 SF
- Structural Height: Two 1/2 Story
- Zoning: C2-A
- 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 or deteriorated mortar in some areas on each of the building elevations that will require repair / repointing.

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

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 relatively good repair, the brick façade and stone foundation show signs of cracked mortar joints & some efflorescence on each façade. A thorough inspection of the exterior should be performed with repointing of masonry done as req'd. The shingle roof appears to be relatively new and, from grade, show no visible signs of deterioration. Paint on wood trim and windows is peeling and should be replaced. The building has a parking lot on the west side of the structure for building tenants.

The interior of the residence has been split into apartments, (1) per floor it appears. The structure is partially occupied, only the 3<sup>rd</sup> floor apartment was accessible for review. Finishes in the apartment we in relatively good condition but dated. The floors exhibited some unevenness towards the front of the building around the stair. Water staining was observed on ceilings and walls in couple areas. The basement appeared dry with no visible signs of water damage.

Continued use of this structure as an apartment building would ideal though finishes should be gutted and updated throughout.

### **MEPP**

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 is partially occupied. MEP systems could be re-used if the layout of the apartments doesn't change significantly; although, some of the systems appear to be approaching or have exceeded their expected useful life span.

### **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:

- Duct Paper

- Breeching Packing
- Wall Parging
- Window Glazing
- Wire Insulation
- Window Caulk
- Roof Caulk
- Roof Tars
- Roof Shingle System
- Plaster
- Textured Plaster Coating
- Stair Tread/Mastic
- Floor Tile and Mastic
- Ceiling Tile
- Linoleum
- Light Fixture Heat Shield
- Gypsum Board
- Cove Mastic
- Sink Dampener

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 on the exterior of the building.

Potential Microbial Growth: No microbial growth or moisture issues were observed during the inspection.

Other Issues: Light fixtures with polychlorinated biphenyl (PCB) ballasts were observed in Apartment on the 3<sup>rd</sup> floor. The 1<sup>st</sup> floor apartment was currently occupied and inaccessible.

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 was in good condition with no visible significant damage to floors, walls, and ceilings. Based on the general condition of the building most components likely would not need remediation/renovations, depending on the scope of work proposed and testing results. Any mechanical renovation work within the basement areas would likely need remediation of duct paper and/or breeching packing. Light fixture heat shields would need to be abated throughout the building.

**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:** 803 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 – 4
- Stone Rubble Basement Walls - 4
- First Floor Wood Framing – 4

### **Additional Comments & Observations**

The exterior brick masonry has missing or deteriorated mortar in some areas on each of the building elevations that will require repair / repointing.

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

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.



# BUILDING SURVEY



PROPERTY EVALUATED: 803 Division Ave  
Niagara Falls, NY 14305

SURVEY DATE: 10.17.2018

CATEGORY	DESCRIPTION	CONDITION (1-5)	ADDITIONAL NOTES
<b>SITE ANALYSIS</b>			
Neighborhood Type	Residential		
Access From Street	Yes		
Parking	Yes		
Walks	Yes - (2) Sides (North & West)		
<b>CONSTRUCTION TYPE, SYSTEMS, FINISHES</b>			
Construction Type	Type V - Combustible		
Foundations	Stone	4	
Frame	Wood Framed Residence	4	
Roof	Shingle	4	
Exterior Walls	Brick	3	Cracked joints observed, repointing req'd
Windows & Doors	Original windows with new storm windows	3	
<b>Interiors</b>			
Walls	Wd paneling/drywall/plaster	3	
Ceilings	ACT/Tile/Plaster	3	
Floors	VCT/Wood	3	
<b>ACCESSIBILITY</b>			
Elevator(s)	No		
Plumbing	No accessible plumbing facilities were observed		
Building Access	No accessible entrances were observed		

See attached photos



**BUILDING SURVEY PHOTOS**



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# MEP Building Survey

Building Name: 803 Division Ave. Date: 10/17/18

Occupancy Type: Residential

Square Feet: 3,172 Stories Tall: 2-1/2 Year Built: 1930

## **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: One (1) gas furnace in Basement ducted to upper floors installed 2014 vented into chimney (Does not appear to be properly sealed) HW fin on 3<sup>rd</sup> Floor w/Rheem boiler. Condition: Poor  Fair  Good
2. A/C System: ACCU at grade (R22) vegetation growing on coils Condition: Poor  Fair  Good
3. Ventilation System: Natural via windows Condition: Poor  Fair  Good
4. Temperature Controls: NA Condition: Poor  Fair  Good

## **Plumbing/Fire Protection Observations**

5. Domestic Water Service: 1 in. water service in Basement w/meter and Watts 3/4 in. LF009M3QT RPZ backflow preventer 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: 1-1/2 in. service outside with meter at grade, 1 in. distribution piping Condition: Poor  Fair  Good
8. Domestic Hot Water System: Two (2) gas fired tank type water heaters, 40 gallon capacity each Condition: Poor  Fair  Good
9. Sanitary Sewer System: Mostly PVC piping in Basement Condition: Poor  Fair  Good
10. Storm Water Sewer/Roof Drainage System: Gutters and downspouts Condition: Poor  Fair  Good
11. Plumbing Fixtures: Appear operational 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   
Condition: Poor  Fair  Good
14. Electrical Distribution: Fuses  Breakers  Challenger load center   
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: One (1) battery smoke detector in Basement  
Condition: Poor  Fair  Good
20. CO Detection: One (1) battery detector in Basement  
Condition: Poor  Fair  Good
21. Other Systems: Dish Network television  
Condition: Poor  Fair  Good

## Additional Comments/ Code Issues

This property is partially occupied. MEP systems could be re-used if the layout of the apartments doesn't change significantly; although, some of the system appear to be approaching or have exceeded their expected useful life span.

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

Brief Description of Property: A 3 story building built in 1930 with 3 apartment units and 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:

- Duct Paper
- Breeching Packing
- Wall Parging
- Window Glazing
- Wire Insulation
- Window Caulk
- Roof Caulk
- Roof Tars
- Roof Shingle System
- Plaster
- Textured Plaster Coating
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