Vacant Rental Program (VRP)
Bid Documentation Packet
Project # Round 2 - # 70
Project: 1114 Haeberle Avenue,
Niagara Falls, New York 14305
Apt: Unit 1, Unit 2, Unit 3 & Unit 4

444 Forest Avenue, Buffalo, New York 14213 • (716) 852-3300
www.preservationbuffaloniagara.org

Bid Form

Date: November 3r5d 2026

Address Where Work Will Be Needed: (1114 Haberle Avenue, Niagara Falls, NY 14305 Unit 1, Unit 2, and Unit 3)

Preservation Buffalo Niagara (PBN) is seeking contractor bids for the following work scopes outlined below as part of the Vacant Rental Program.

Overview of our bid and program requirements:

- Financial support for rehabilitation under this program is not to exceed standard award **$50,000** or **enhanced** award **$75,000.**
- The renovation work scope is outlined below
- An expected material list to accommodate the work scope is attached.
- The environmental report is complete and attached.
- If required, a structural report has also been attached.
- Contractors are welcome to bid on individual work items or the entire work scope.
- We **require** a walkthrough of the property prior to bid submittal. Walkthrough dates are listed below.
- All contract bids are due November 23rd, 2026, at 5:00 pm can be sent via email or mailed to: Preservation Buffalo Niagara, 444 Forest Avenue, Buffalo, NY 14213.

For more information and/or if you have questions, please direct inquiries to Constance Strother, East Side Preservation Specialist, at VRP@pbnsaves.org or 716-852-3300. Ext104 **Email communication is preferred.**

Walk Through Dates: Walk Through Dates with CM, Haley Hartman's: All construction questions can be addressed on site during walk-throughs with CM on sit or emailed to VRP@pbnsaves.org

Tuesday 11/10	**10:00 am – 11:30 am**
Tuesday 11/17	**12:30 pm – 2:00 am**

Contractor Requirements:

Any contractor interested in participating in an NYS VRP-funded project must be able to provide the following and comply with the following requirements. A copy of these requirements is located on our website at https://preservationbuffaloniagara.org/techservices/contractor-opportunities/ under the technical services tab to see contractor opportunities.

- Valid City of Buffalo/ Niagara Falls Contractor License
- General Liability Insurance and evidence of Worker's Compensation and

Disability Insurance
• Compliance with Anti-Discrimination and Employment Practices
• Compliance with EPA Lead-Based Paint Regulations (when appliable)
• Compliance with Anti-Kickback regulations
• Compliance with any applicable Arbitration Agreements
• Compliance with VRP Anti-Bribery Certification forms upon payment
- Certifications for MBE/WBE or SDVOB. If this certification is applicable to your company, please send copies of the certifications.

Contractors should note that each NYS VRP funded project is required to provide evidence of seeking a minimum of three qualified bids per project scope. Contracts will be held by VRP/ HTFC's nonprofit Local Program Administrators (LPAs) on behalf of property owners. Payment will be administered to contractors through the LPA's.

Material List: We understand that the materials can be subject to change. However, this list of materials is made purposefully for the work. Therefore, if changes to the materials are made, it must be approved by PBN prior to purchase and installation.

Please see the following attachments below for review before sending in your bid document PDF

- Cover Page
- Bid Document
- Work scopes for 3 units
- Material list for 3 units
- Construction Drawings
- Environmental Testing

.

1114 Haeberle Avenue

Apartment Building Work Scopes

NIAGARA FALLS, NEW YORK | FOUR UNITS AFTER CONVERSION

Units: 4 | Type: (1) 1 bedroom, 1 bathroom, (3) 2 Bedroom, 1 bathroom

HRH Buffalo
Management & Development
HaleyHartmans.com
Hello@haleyhartmans.com
716.510.8328

Description: The existing building contains three dwelling units. Divide the large first-floor apartment into two separate two-bedroom, one-bathroom apartments, increasing the building to four units. This scope details that conversion using the attached Schenne & Associates drawings. This document also includes a separate renovation scope for the existing rear one-bedroom apartment. A fourth scope covers the second-floor apartment ceiling repair and replacement of the building roof, gutters and downspouts.

Scope index

Unit A • First floor apartment division and renovation
Unit B • First floor apartment division and renovation
Rear one bedroom • Renovation and mold remediation
Second floor • Ceiling repairs and building roof replacement

Drawing Basis and Scope Coordination

Drawing basis: Schenne & Associates, proposed renovations at 1114 Haeberle Avenue, Niagara Falls, NY 14301; sheets A-1 Existing Floor Plan, A-2 Proposed Floor Plan, and S-1 Roof and Foundation Plan with partition and egress details. Execute the conversion layout on A-2 in conjunction with the existing conditions on A-1 and applicable details on S-1.

For clarity, Unit A means the apartment on the left side of sheet A-2, containing the expanded bathroom, enclosed kitchen and laundry or utility room. **Unit B means the apartment on the right side**, containing the kitchen and bathroom in the projecting end section. These are temporary scope references; PBN shall confirm final apartment numbering and front or rear designations. The separate hatched portion labeled outside the scope on A-2 is excluded from this conversion.

The following are separate work scopes for Unit A and Unit B. The general construction requirements and environmental provisions above apply to each. The central separation wall, common-area work, permits and other shared conversion work are included once under Unit A; Unit B includes its own finish interfaces and protection of those assemblies. Do not duplicate shared construction in pricing. Utility metering will remain unchanged; the landlord will provide gas and electricity to both units through the existing metering arrangement.

General Construction Requirements and Workmanship Standards

- Contractor shall field verify all existing conditions prior to commencement of work.
- Protect all existing finishes to remain, including but not limited to flooring, trim, and fixtures.
- Coordinate all work with licensed trades where required.
- All work shall comply with applicable local building codes and regulations.
- Contractor shall provide all labor, supervision, tools, equipment, fasteners, adhesives, demolition, debris removal, disposal, protection, permits, inspections, and incidental construction materials required for complete installation of all work described.
- A separate material list and finish schedule will be issued by PBN and shall be considered part of this scope of work.
- PBN-supplied materials include kitchen cabinets only. Cabinet fillers, toe kicks, and related trim/accessory components will be supplied by PBN with cabinets.
- Kitchen appliances are not included in contractor scope and will be installed by owner after construction completion.
- Contractor shall reuse existing appliance connection locations where feasible and verify all gas and electric appliance connections for safety and code compliance.
- Exterior wall cavities opened during construction shall be insulated prior to drywall installation where feasible.
- All demolition debris shall be removed from site and legally disposed of by contractor.
- All drywall shall be taped, mudded, sanded smooth, and finished paint-ready.
- Existing vinyl click flooring is to be retained wherever viable. Any approved replacement flooring and underlayment shall follow PBN selections and the flooring manufacturer's requirements. Do not install new underlayment over flooring designated to remain.
- Install transition strips between differing flooring surfaces.
- All painted surfaces shall be properly prepared and receive two finish coats minimum.
- All electrical and plumbing work shall comply with current code requirements.
- All shower and tub surrounds shall receive cementitious tile backer board and waterproof membrane system prior to tile installation.
- Use Schluter trim at exposed tile edges and mildew-resistant silicone at all change-of-plane transitions.
- No material substitutions shall be made without written approval from PBN.
- No work outside the written scope shall proceed without written PBN approval.

Environmental Work

Environmental testing

- EPA-Certified Lead Risk Assessment to be conducted throughout the building. Provide PBN with a Lead Risk Assessment Report upon completion.
- Asbestos testing needed for walls in both 1st floor apartments
- Asbestos testing needed for 2nd floor wall in Living Room near water damage
- Asbestos testing needed for all roof materials

Environmental remediation

- No asbestos containing materials found to be present within the interior work scope. No remediation is necessary
- Roof testing results T**BD**

Unit A Work Scope

Create one independent two-bedroom, one-bathroom apartment on the left side of sheet A-2. Complete the following work within Unit A in accordance with the drawings and PBN selections.

1 Preparation and Selective Demolition

- Field verify Unit A layout, wall construction, floor and ceiling conditions, window openings, plumbing, circuits and heating distribution. Lay out the apartment from the drawings; do not scale missing dimensions.
- Provide permits, trade coordination and required inspections for conversion from three to four dwelling units. Coordinate the approved layout and final occupancy authorization with PBN and the design professional.
- Confirm which walls are non-load-bearing before removal. Protect and retain existing columns, beams, stair framing, foundation and roof structure. Obtain a design-professional detail before any alteration to a structural member.
- Isolate the work area, control dust, protect finishes to remain and coordinate any utility interruption with PBN.
- Remove existing finishes locally as needed to install the central apartment separation wall, bedroom and closet partitions, kitchen enclosure and bathroom alterations. Remove only construction required by the proposed layout; protect adjacent walls and ceilings to remain.
- In Unit A, selectively alter wall sections shown on A-2 to create the new access to the existing kitchen and laundry area. Protect the installed kitchen, machines and utility connections. Form openings and any required headers without disturbing those installations; obtain clarification before any conflicting work.
- In Unit A, remove the former kitchen hallway door and infill the opening as shown. Form the indicated living-space access or pass-through with associated trim and finish repairs, protecting the existing kitchen and connections.
- In Unit A, open the existing bathroom partitions as needed to enlarge and enclose the bathroom, relocate its fixtures and accommodate the new shower stall shown on A-2. Disconnect and cap abandoned supplies and waste connections.
- Protect and retain existing vinyl click flooring pending the contractor’s assessment of salvage viability. Remove flooring only where necessary for the new Unit A tile bathroom floor or approved localized construction work. Salvage reusable planks where removal is needed and legally dispose of approved waste.

2 Apartment Separation and Fire Protection

- Construct the continuous central one-hour fire-rated apartment separation wall at the location shown on A-2, from the entry end of the living spaces to the existing stair enclosure. The drawing calls for 5/8-inch Type X gypsum board on each side. Provide framing, fastening, joints and perimeter construction as part of a complete approved one-hour assembly; Type X board alone is not the assembly specification.
- Close and seal all connections at existing floors, ceilings, exterior walls and stair-enclosure construction to preserve the required continuity. Verify concealed spaces above the ceiling and below the floor with the architect before closing the work.
- Provide approved firestopping at all service penetrations and fireblocking at concealed cavities. Coordinate plumbing, wiring, electrical boxes and ductwork so they do not compromise the separation; use the approved assembly requirements for penetrations and box protection.
- Confirm required ratings for existing floor or ceiling separation and the common stair or hallway boundaries with the design professional. Repair areas affected by this work to maintain those ratings. Do not apply the standard 1/2-inch partition detail to the apartment separation wall.
- Where unit entrances or other openings occur in rated construction, provide rated door and frame assemblies, closers and hardware as approved for that location. A-1 general notes call for 3/4-hour rated self-closing openings in rated assemblies; obtain the architect’s location-specific confirmation before procurement.

- Include the complete shared apartment separation assembly once in Unit A pricing, including both faces and required connections. Coordinate Unit B work and penetrations before closing this wall.

3 Bedrooms Closets and Interior Doors

- Create two bedrooms in Unit A with non-load-bearing partitions, door openings and closets as shown on A-2. Maintain circulation from both bedrooms to the Unit A living area.
- The bedrooms are labeled 124 and 178 square feet. Drawing dimensions are approximately 12 feet 4 inches by 10 feet and 12 feet 4 inches by 14 feet 7 inches. Field verify and resolve discrepancies with the architect.
- Use the typical S-1 partition detail for ordinary non-rated partitions: 2x4 wood studs at 16 inches on center, top plate secured and framing braced to the structure above, sill plate set in acoustic sealant, 3-1/2-inch acoustical batt insulation and 1/2-inch gypsum board each side. Use moisture-resistant board in appropriate wet locations, with cementitious backer and waterproofing at tiled shower walls.
- Frame and finish one closet in each bedroom, including the bifold openings shown. Install doors, jambs, casing, hardware, shelf and hanging rod; verify widths and finishes with PBN.
- Install or reinstall bedroom doors with jambs, casing, stops and privacy hardware to suit the plan swings. Provide backing for cabinets, closet shelving, accessories and other wall-mounted items before closing walls.

4 Bedroom Windows and Exterior Repairs

- Provide compliant emergency escape and rescue windows at the two Unit A bedroom locations marked EG on A-2. Verify existing windows and replace or modify as required. Submit sizes and certified net clear openings before ordering.
- S-1 illustrates a minimum 5.7-square-foot net clear operable area, minimum 24-inch clear height, minimum 34-inch clear width as drawn and maximum 44-inch sill height above the floor. Confirm the applicable opening requirements and any allowable exception with the architect; nominal sash dimensions are not net clear openings.
- A-2 lists required glazing and ventilation areas of 9.9 and 5.0 square feet for the 124-square-foot bedroom, and 14.2 and 7.1 square feet for the 178-square-foot bedroom. Verify both egress and light or ventilation requirements.
- Include necessary framing modifications, flashing, exterior weather sealing, insulation at openings, interior jamb extensions and trim, and repair of disturbed siding and interior finishes. Obtain approved header details before enlarging an opening that affects structural framing.

5 Kitchen

- Retain the existing Unit A kitchen in its current location. Protect all cabinets, counters, sink, appliances, flooring and finishes throughout construction. No new cabinets, counters or appliance connections are included.
- Limit kitchen construction to the new walls, door alterations and access configuration shown on the drawings, including closure of the former hallway opening and the indicated pass-through or access opening. Sequence and execute this work without disturbing the existing kitchen or its service connections. Confirm opening dimensions and any conflict with existing cabinets, counters or equipment with PBN and the architect before work.
- Check existing appliance connections and venting for code compliance. Report deficiencies to PBN and make required corrections with the appropriate licensed trade. Do not add or relocate appliance connections for a kitchen redesign.

6 Bathroom

- Expand and enclose the existing bathroom to the A-2 layout, including the entrance from the apartment circulation area. Relocate the toilet and lavatory or vanity connections to the positions shown and install the new shower stall. Provide complete usable fixtures, supply and drainage connections, shutoffs and traps; confirm fixture models with PBN.

- The proposed drawing shows a shower stall. Provide the shower base or receptor, drain, mixing valve, showerhead and approved enclosure. Install cementitious tile backer, a continuous waterproof membrane and tile surround with Schluter edges and silicone at changes of plane.
- Remove existing bathroom flooring as necessary and install a new tile bathroom floor. Inspect the subfloor for soundness and suitability for tile; report concealed damage to PBN before additional repairs. Prepare and level the substrate and provide a manufacturer-approved tile underlayment or uncoupling system and compatible waterproofing. Do not use the vinyl-floor luan assembly as a tile substrate.
- Install PBN-selected floor tile and grout with a coordinated layout, finished perimeter joints and transitions at the doorway and shower base. Provide the new tiled shower surround described above, including waterproofing, Schluter trim at exposed edges and mildew-resistant silicone at changes of plane. Bathroom floor finish is tile throughout; glue-down vinyl is not included in this bathroom.
- Provide bathroom light, vanity light, mirror and bathroom accessories per PBN selections. Provide a working exhaust fan ducted to the outdoors; verify whether the existing fan can be repaired and reused. Do not terminate exhaust into an attic, ceiling cavity or common hallway.

7 Laundry and Utility Room

- Retain the existing laundry area, machines and utility connections in place. Protect equipment, controls, hoses, connections and venting throughout construction; do not remove or replace machines as part of the partition work.
- Limit laundry-room construction to the new walls and door or access opening shown on the drawings, with associated trim and finish repairs. Coordinate clearances and door operation around the existing machines and connections.
- Check existing laundry plumbing, appliance connections and dryer venting for safe operation and code compliance. Repair or replace defective or noncompliant components and modify existing plumbing only where necessary to correct issues or comply with the new drawings. Coordinate any necessary temporary disconnection and reconnection to protect the equipment.

8 Plumbing Heating and Electrical

- Provide new and relocated plumbing for the altered Unit A bathroom as shown. Check existing plumbing throughout Unit A and repair or replace components where defective, noncompliant or requiring modification under the new drawings. Retain the existing kitchen and laundry connections except for necessary issue or compliance corrections. Cap abandoned branches, maintain service to occupied units, provide required accessible shutoffs and cleanouts, and test modified systems.
- Trace existing circuits and provide electrical modifications needed for the Unit A partitions, doors, bedrooms and bathroom. Retain kitchen and laundry appliance connections in place; check existing connections for code compliance and correct deficiencies. Coordinate switches, lighting and required receptacle protection with the new layout without disturbing the installed kitchen and laundry equipment.
- Install one ceiling fan in each of the two Unit A bedrooms and replace the living-area ceiling fan. Provide kitchen, bathroom and vanity lighting and switches appropriate to the new entrances. Install box covers and remove or safely terminate abandoned wiring.
- Verify heating capacity and distribution for Unit A after division. Reconfigure distribution affected by partitions to serve all habitable rooms, without transferring return air between apartments. Confirm heating and controls with PBN. Clean and tune retained equipment, replace the filter and verify heat delivery and thermostat operation. Coordinate any shared equipment service once with Unit B.

9 Living Areas Flooring and Finishes

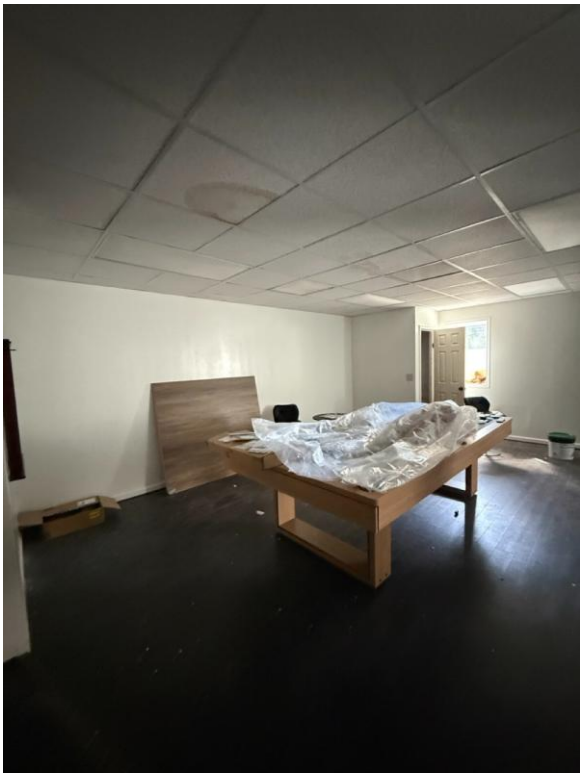
- The existing vinyl click floor is fairly new. PBN prefers to save it rather than replace all flooring. Before demolition, assess its condition, interlocking joints, substrate, continuity and ability to accommodate the new walls, doors and service work. Identify salvageable areas and proposed localized repairs for PBN review. Full floor replacement is not included without written PBN approval.
- Protect all flooring designated for retention throughout construction with clean, non-staining protective covering suitable for the product and traffic. Avoid damaging click joints or trapping debris under protection. Lift and label reusable planks where necessary, store safely and reinstall or locally patch using compatible matching material. Obtain PBN approval if matching or reliable reassembly is not viable. Coordinate new partition bases with the flooring manufacturer so the floating floor is not improperly pinned and expansion clearances remain effective.
- Unit A bathroom receives the new tile floor specified under Section 6. Preserve the existing vinyl click flooring elsewhere wherever viable, including the kitchen and laundry area.
- Patch plaster and drywall damaged by demolition, rough-ins and new construction. Tape, mud and sand new gypsum surfaces smooth and prime before painting. Finish new wall intersections, closed doorways and widened openings to blend with adjacent surfaces.
- Prepare and paint living-area and kitchen walls and ceilings with at least two finish coats. Prepare and paint bedroom and altered bathroom walls, ceilings and paint-grade trim.
- Install baseboards, casing and transition strips at new partitions, doors and approved flooring repairs. Confirm trim with PBN and restore trim damaged by construction. Adjust existing suspended ceiling components as specified below; broader unrelated ceiling replacement is not included.

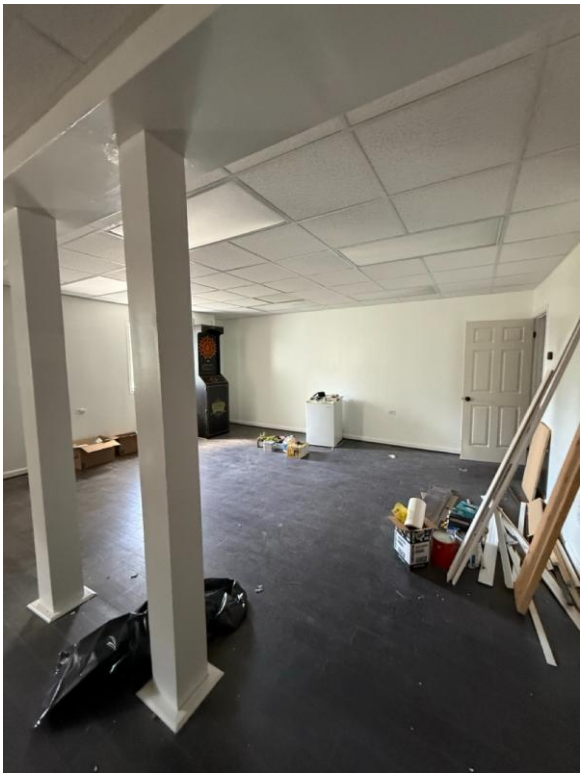
Existing suspended ceiling tile system

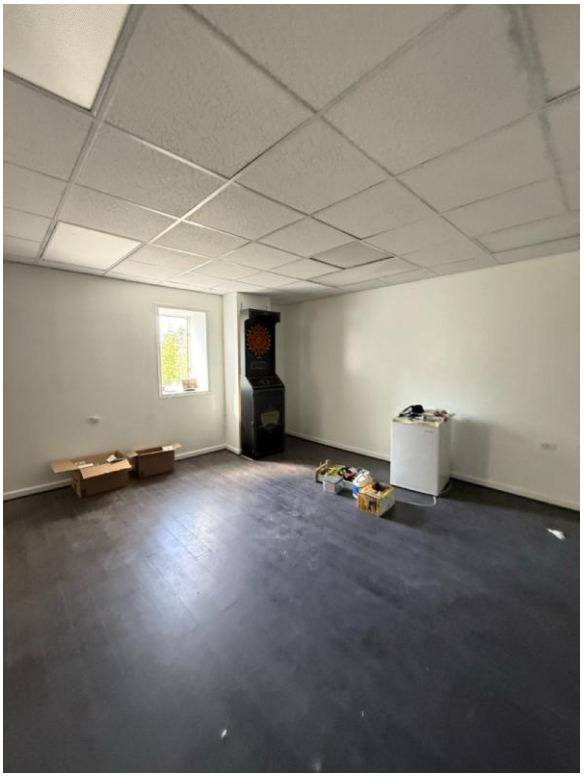
- The entire space has an existing suspended ceiling tile system. Protect and retain serviceable tiles, main runners, cross tees, hangers and perimeter track throughout construction. Carefully remove, label and store tiles as needed for access and reinstall after rough-ins and inspections.
- Adjust, cut back, relocate and extend the suspension grid and perimeter track in all areas affected by new walls, doors and openings. Provide additional compatible runners, cross tees, perimeter molding, hangers and supports as needed to complete a level, secure system at the revised room boundaries. Recut and refit reusable tiles and replace damaged or unusable affected tiles with matching tiles approved by PBN.
- Coordinate the ceiling layout with door heads and swings, lights, fans, detectors, diffusers and access to services. Provide appropriate independent support for fixtures and equipment rather than relying on unsupported ceiling tiles or grid. Complete clean edges and full tile support around new construction.
- Do not terminate the rated apartment separation wall at the drop ceiling. Coordinate removal and reinstatement of ceiling components so the wall and associated firestopping extend through the ceiling void to the boundaries required by the approved rated assembly. Maintain required continuity and obtain inspection before concealing work.

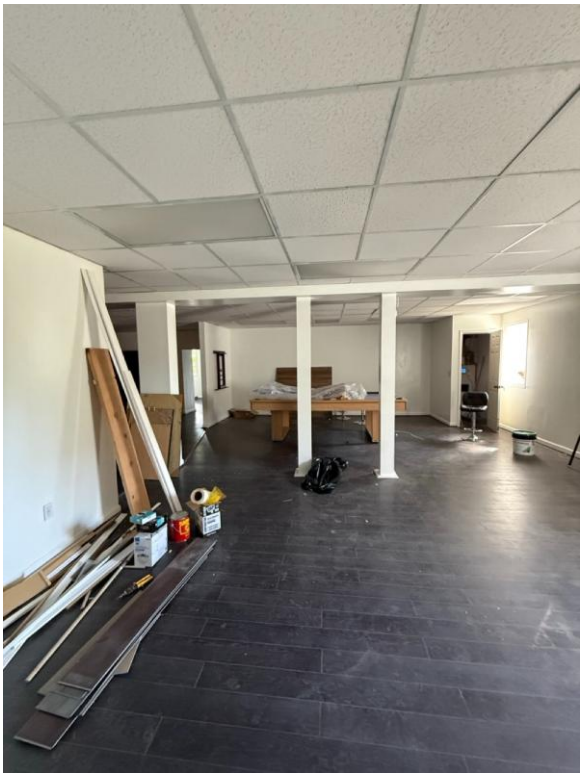
10 Entrances Alarms and Completion

- Supply and install a new steel entrance door at Unit A’s entrance, including a compatible frame or jamb, hinges, handle, deadbolt and required trim. Field verify opening size and installation conditions. Provide the approved fire rating, closer and hardware where required by the entry location. Fit, secure and finish the assembly, coordinate keys with PBN and verify smooth operation and required clearances.
- Install smoke and carbon monoxide alarms for Unit A and affected common areas in accordance with the approved design. Provide hardwired interconnected smoke alarms in the two bedrooms, outside the sleeping area and on each applicable dwelling story; provide carbon monoxide alarms outside sleeping areas and on each applicable story as noted on A-1. Coordinate final placement and interconnection with the electrical permit.
- Test and document Unit A plumbing, lighting, receptacles, heating, exhaust, alarms, doors and egress windows. Complete inspections, remove debris, deep clean and provide inspection records, product information, warranties and test results. Complete the PBN walk-through and correct punch-list items.





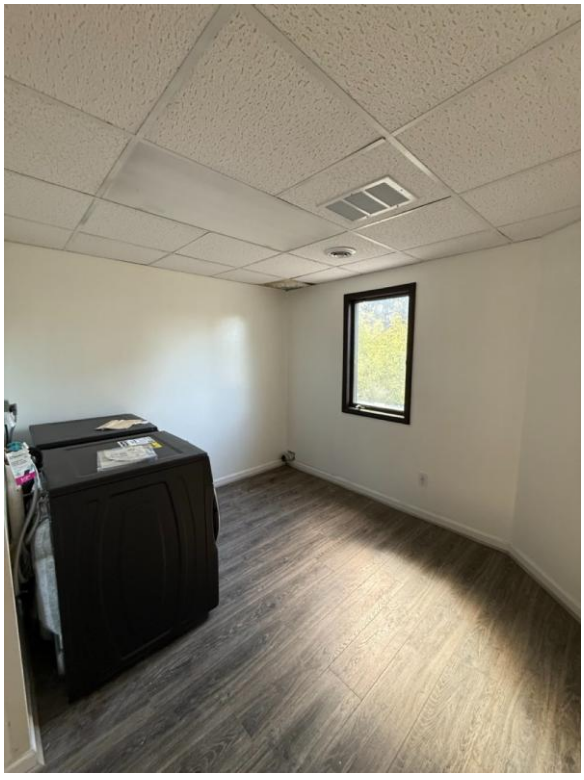






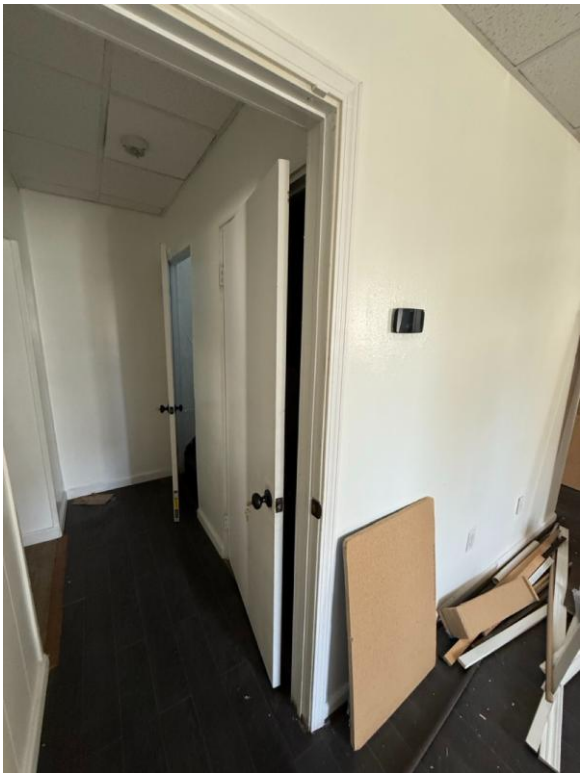


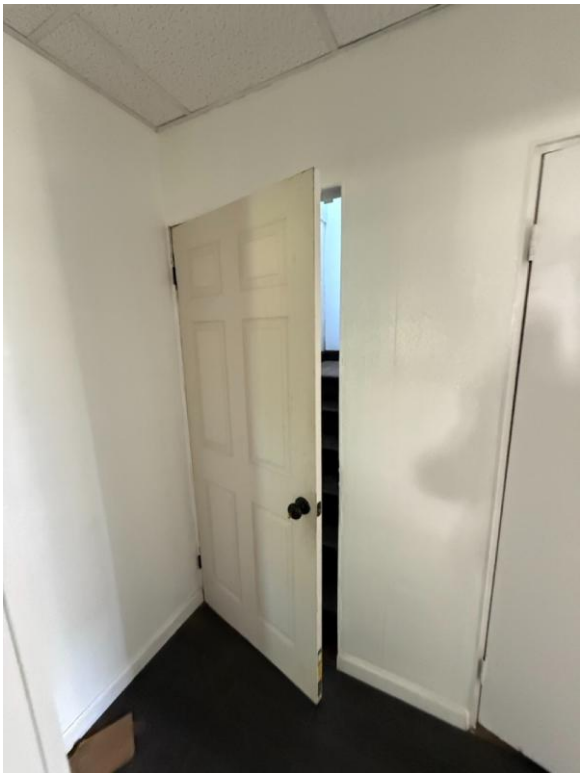












Unit B Work Scope

Create one independent two-bedroom, one-bathroom apartment on the right side of sheet A-2. Complete the following work within Unit B in accordance with the drawings and PBN selections.

1 Preparation and Selective Demolition

- Field verify Unit B layout, wall construction, floor and ceiling conditions, window openings, plumbing, circuits and heating distribution. Lay out the apartment from the drawings; do not scale missing dimensions. Verify non-load-bearing conditions before removal; protect columns, beams, stair framing and other existing structure.
- Isolate the work area, control dust, protect finishes to remain and coordinate any utility interruption with PBN.
- In Unit B, remove the doorway identified between the living space and the kitchen or bath end section and create the indicated open walk-through. Remove obsolete jambs and trim and finish the opening.
- Selectively remove finishes and partitions as required for the Unit B bedrooms, closets, laundry area and new kitchen layout. Prepare the backsplash wall substrate while protecting existing vinyl click flooring. Remove flooring only where necessary and approved after the salvage assessment. Protect construction to remain, verify salvage with PBN and legally dispose of demolition debris.

2 Separation Wall and Fire Protection Interfaces

- The complete shared one-hour apartment separation wall is included under Unit A Section 2. Coordinate all Unit B services before enclosure and preserve the approved assembly, including its Unit B face. Do not duplicate wall construction in Unit B pricing.
- Provide approved protection at Unit B service penetrations, boxes and affected floor or ceiling assemblies, coordinated with the shared wall work. Repair any rated construction disturbed by Unit B work. Obtain the architect’s required ratings and details for the Unit B entry and common stair or hallway interfaces before procurement.

3 Bedrooms Closets and Interior Doors

- Create two bedrooms in Unit B with non-load-bearing partitions, doors and closets as shown on A-2. Maintain circulation from both bedrooms to the Unit B living area.
- Both bedrooms are labeled 138 square feet. Drawing dimensions are approximately 9 feet 9 inches by 14 feet 4 inches and 9 feet 9 inches by 14 feet 3 inches. Field verify and resolve discrepancies with the architect.
- Use the typical S-1 partition detail for ordinary non-rated partitions: 2x4 wood studs at 16 inches on center, top plate secured and framing braced to the structure above, sill plate set in acoustic sealant, 3-1/2-inch acoustical batt insulation and 1/2-inch gypsum board each side. Use moisture-resistant board in appropriate wet locations, with cementitious backer and waterproofing at tiled shower walls.
- Frame and finish one closet in each bedroom with the bifold openings shown. Install doors, jambs, casing, hardware, shelf and hanging rod; verify widths and finishes with PBN.
- Install or reinstall bedroom doors with jambs, casing, stops and privacy hardware to suit the plan swings. Provide backing for cabinets, closet shelving, accessories and other wall-mounted items before closing walls.

4 Bedroom Windows and Exterior Repairs

- Provide compliant emergency escape and rescue windows at the two Unit B bedroom locations marked EG on A-2. Verify existing windows and replace or modify as needed. Submit sizes and certified net clear openings before ordering.

- S-1 illustrates a minimum 5.7-square-foot net clear operable area, minimum 24-inch clear height, minimum 34-inch clear width as drawn and maximum 44-inch sill height above the floor. Confirm the applicable opening requirements and any allowable exception with the architect; nominal sash dimensions are not net clear openings.
- A-2 lists required glazing of 11.0 square feet and ventilation of 5.5 square feet for each Unit B bedroom. Verify both egress and light or ventilation requirements.
- Include necessary framing modifications, flashing, exterior weather sealing, insulation at openings, interior jamb extensions and trim, and repair of disturbed siding and interior finishes. Obtain approved header details before enlarging an opening that affects structural framing.

5 Kitchen Cabinets Countertops and Connections

- PBN will provide a kitchen layout for the new kitchen in Unit B, with sink at the interior wall. Coordinate cabinet dimensions, circulation and appliance clearances before ordering countertops or roughing in services.
- Install PBN-supplied cabinets and accessories, custom laminate countertops, sink and faucet with complete supply, waste, vent, shutoffs and trap. Provide safe appliance rough-ins and required cooking ventilation, coordinated with the owner's appliances. Appliance installation remains by owner.
- Evaluate whether gas or electric is the easiest practical range connection at the PBN-approved range location. Have the licensed trades verify the existing gas branch, capacity and routing, and electrical panel capacity, circuit availability, wiring and routing. Compare the work and cost for each option and submit a recommendation to PBN before rough-in or appliance selection.
- After PBN confirms the range type, provide only the selected complete connection: an appropriately sized gas supply with accessible shutoff and required electrical receptacle, or a properly sized dedicated electric range circuit and receptacle matching the appliance requirements. Test the selected connection and safely cap or terminate any abandoned connection. Range installation remains by owner.

6 Kitchen Floor and Tile Backsplash

- Retain the existing vinyl click kitchen floor where the contractor determines it can be saved. Protect it throughout construction and follow the flooring preservation requirements below. A new tile kitchen floor is not included.
- Install a new tile backsplash at the kitchen countertops. Confirm tile selection, pattern, height and limits, including treatment behind the range, with PBN before installation. Prepare a sound, flat wall substrate and use compatible setting materials and grout. Coordinate outlet box extensions and covers to finish flush with the tile surface.
- Provide Schluter trim at exposed backsplash edges and mildew-resistant silicone at the countertop joint, corners and other changes of plane. Clean tile and grout and protect completed work through turnover.

7 Bathroom

- Retain the bathroom location and closet shown adjacent to the Unit B kitchen. Verify that the existing toilet, lavatory and shower correspond to the proposed layout and are operational. Reconnect or modify services as required by the division and repair disturbed finishes.
- Maintain privacy and usable access to the bathroom from Unit B. Complete the widened walk-through from the living space to the kitchen or bathroom entry area with finished jambs or drywall returns and trim as selected.

8 Laundry Area

- Frame and finish the laundry area and bifold opening indicated next to the existing stair enclosure. Verify proposed use, appliance sizes, utility connections and ventilation with PBN before rough-in.
- Confirm laundry hookups, equipment requirements, venting and flooring with PBN before rough-in and finish installation.

9 Plumbing Heating and Electrical

- Provide new and relocated Unit B plumbing, including kitchen sink connections at the interior wall in the PBN layout. Cap abandoned branches, maintain services to occupied units and provide accessible shutoffs and cleanouts where required. Test modified supply and drainage systems and document results.
- Trace existing circuits and provide circuits, receptacles, switches and lighting for the Unit B layout, including bedrooms, closets, kitchen, bathroom and laundry area. Provide required receptacle protection and kitchen or bathroom circuits. Coordinate the selected range connection under Section 5. Maintain service access without entering Unit A.
- Install one ceiling fan in each of the two Unit B bedrooms and replace the living-area ceiling fan. Provide kitchen and bathroom lights and switches appropriate to the new layout. Install box covers and remove or safely terminate abandoned wiring.
- Verify Unit B heating capacity and distribution after division. Reconfigure distribution affected by partitions to serve all habitable rooms without transferring return air between apartments. Confirm heating and controls with PBN and verify heat delivery and thermostat operation. Clean and tune equipment serving Unit B and replace its filter where not already covered as shared equipment under Unit A.
- Utility metering will not change. The landlord will supply gas and electricity to both units through the existing metering arrangement. Coordinate new circuits and gas branches within that arrangement; new separate utility meters are not included.

10 Living Areas Flooring and Finishes

- The existing vinyl click floor is fairly new. PBN prefers to save it rather than replace all flooring. Before demolition, assess its condition, interlocking joints, substrate, continuity and ability to accommodate the new walls, doors and service work. Identify salvageable areas and proposed localized repairs for PBN review. Full floor replacement is not included without written PBN approval.
- Protect all flooring designated for retention throughout construction with clean, non-staining protective covering suitable for the product and traffic. Avoid damaging click joints or trapping debris under protection. Lift and label reusable planks where necessary, store safely and reinstall or locally patch using compatible matching material. Obtain PBN approval if matching or reliable reassembly is not viable. Coordinate new partition bases with the flooring manufacturer so the floating floor is not improperly pinned and expansion clearances remain effective.
- Patch plaster and drywall damaged by demolition, rough-ins and new construction. Tape, mud and sand new gypsum surfaces smooth and prime before painting. Finish new wall intersections, closed doorways and widened openings to blend with adjacent surfaces.
- Prepare and paint living-area and kitchen walls and ceilings with at least two finish coats. Prepare and paint bedroom and altered bathroom walls, ceilings and paint-grade trim.
- Install baseboards, casing and transition strips at new partitions, doors and approved flooring repairs. Confirm trim with PBN and restore trim damaged by construction. Adjust existing suspended ceiling components as specified below; broader unrelated ceiling replacement is not included.

Existing suspended ceiling tile system

- The entire space has an existing suspended ceiling tile system. Protect and retain serviceable tiles, main runners, cross tees, hangers and perimeter track throughout construction. Carefully remove, label and store tiles as needed for access and reinstall after rough-ins and inspections.
- Adjust, cut back, relocate and extend the suspension grid and perimeter track in all areas affected by new walls, doors and openings. Provide additional compatible runners, cross tees, perimeter molding, hangers and supports as needed to complete a level, secure system at the revised room boundaries. Recut and refit reusable tiles and replace damaged or unusable affected tiles with matching tiles approved by PBN.
- Coordinate the ceiling layout with door heads and swings, lights, fans, detectors, diffusers and access to services. Provide appropriate independent support for fixtures and equipment rather than relying on unsupported ceiling tiles or grid. Complete clean edges and full tile support around new construction.

- Do not terminate the rated apartment separation wall at the drop ceiling. Coordinate removal and reinstatement of ceiling components so the wall and associated firestopping extend through the ceiling void to the boundaries required by the approved rated assembly. Maintain required continuity and obtain inspection before concealing work.

11 Entrances Alarms and Completion

- Correct the existing Unit B entrance door, which currently swings outward, so that it opens inward into Unit B. Rehang or reconfigure the door and frame as needed, including hinges, stops, latch, strike, lockset and trim. Verify the approved swing and clearances before alteration and preserve any required fire-rated assembly. Repair affected jamb and adjacent finishes, coordinate keys with PBN and verify secure closure, latching and unobstructed access.
- Install smoke and carbon monoxide alarms for Unit B in accordance with the approved design. Provide hardwired interconnected smoke alarms in the two bedrooms, outside the sleeping area and on each applicable dwelling story; provide carbon monoxide alarms outside sleeping areas and on each applicable story as noted on A-1. Coordinate final placement and interconnection with the electrical permit.
- Test and document Unit B plumbing, lighting, receptacles, heating, exhaust, alarms, doors, egress windows and selected range connection. Complete inspections, remove debris, deep clean and provide inspection records, product information, warranties and test results. Complete the PBN walk-through and correct punch-list items.



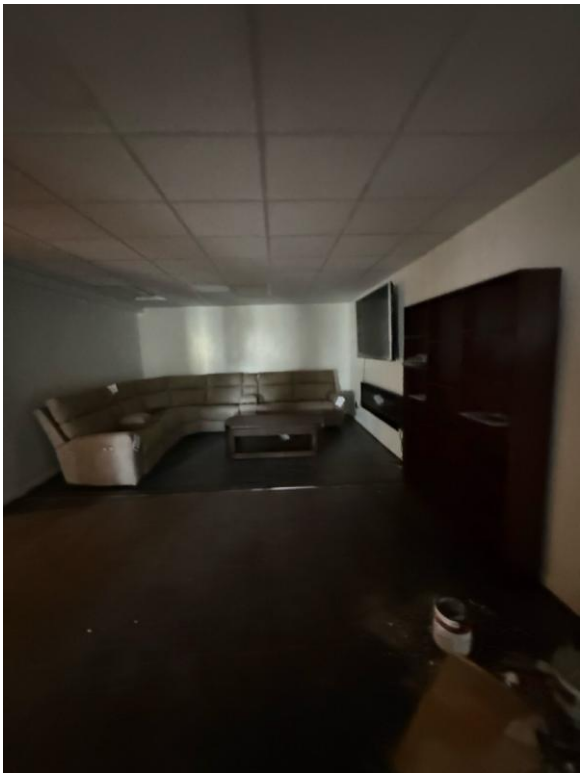


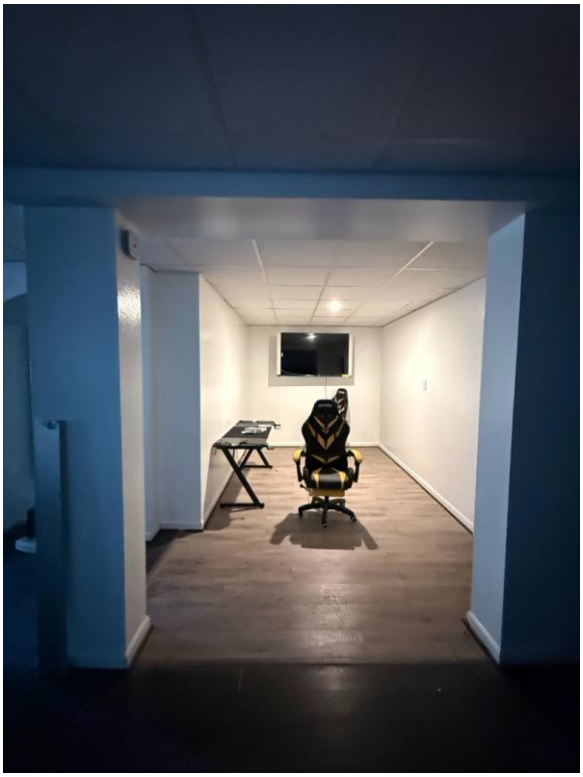




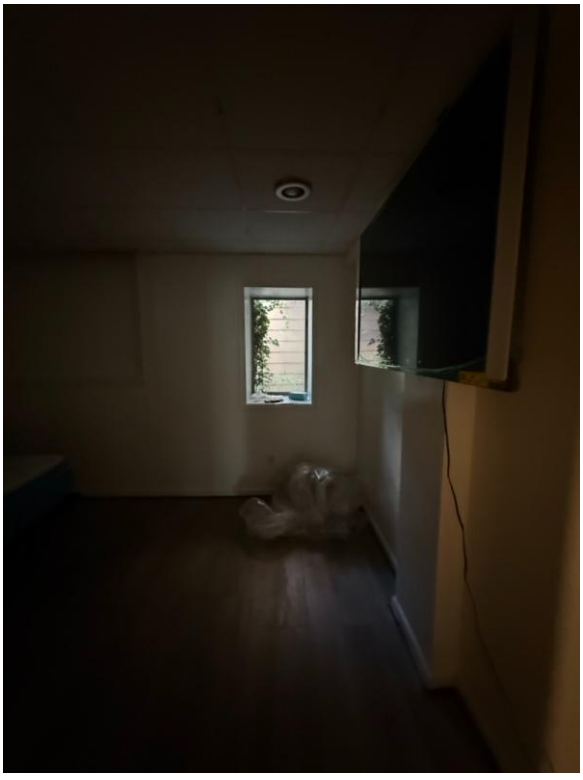


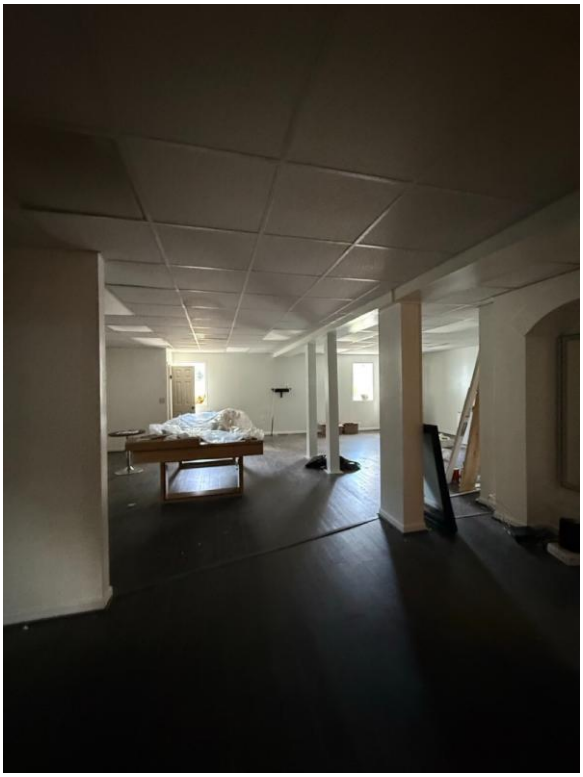












Rear One Bedroom Apartment Work Scope

Renovate the separate existing rear one-bedroom apartment. Remediate mold, replace affected drywall, repair its entry porch, replace the kitchen cabinetry and bathroom fixtures, and complete bedroom and living-room repairs. Existing floors shall remain and be protected throughout construction. The general construction requirements and applicable environmental provisions at the beginning of this document apply to this scope.

1 Entry Porch Stairs and Railings

- Inspect and repair the entry porch stairs and railings to provide safe access. Replace damaged, loose or deficient components as needed and secure connections to sound supporting material. Notify PBN of concealed structural deterioration requiring additional repair before proceeding.
- Extend or replace stair treads so they reach the supporting structure and are properly supported and securely fastened. Correct gaps, loose treads and unsafe transitions; maintain consistent tread and riser dimensions and required clearances.
- Repair and securely anchor handrails and guards. Provide sturdy, code-compliant railings, including appropriate height, graspability, openings and connections. Verify that the completed stairs and railings are safe and comply with applicable requirements.

2 Debris Removal Protection and Demolition

- Remove and legally dispose of debris throughout the apartment. Protect all existing floors before demolition and maintain suitable protective covering throughout construction. Floors are to remain; do not include general floor replacement.
- Remove and dispose of existing kitchen cabinets and countertops, sink and related components necessary for the replacement kitchen. Disconnect services safely and protect retained appliances and adjacent construction. Verify any items designated for salvage with PBN before disposal.
- Remove existing bathroom fixtures, shower pan and surround as necessary for complete replacement. Safely disconnect and cap services during work. Protect floors and retained construction, and remove finishes only as needed for new fixtures, plumbing and waterproofing.

3 Mold Remediation and Drywall Replacement

- The rear one-bedroom apartment has extensive visible mold. Inspect affected wall and ceiling areas and establish the extent of removal before repairs. Coordinate this work with the environmental provisions and any required qualified remediation contractor, permits and inspections. Protect retained floors and equipment and isolate affected areas to control dust and prevent the spread of mold and debris.
- Remove and dispose of all mold-damaged drywall in the rear apartment, including affected wall and ceiling sections. Extend removal as needed to expose affected framing and reach sound, clean material. Remove affected insulation where encountered. Bag or contain debris during removal and transport and legally dispose of it; do not cover mold-damaged drywall with new finishes.
- Remediate mold on exposed joists and other affected framing using appropriate cleaning and removal methods. Do not merely paint over affected surfaces. Inspect wood for decay or loss of structural integrity and notify PBN of deteriorated framing requiring repair or replacement before additional structural work.
- Identify the source of moisture contributing to mold and notify PBN. Correct leaks or other moisture defects within the written scope; obtain written PBN direction for additional corrective work. Dry the affected assemblies and verify satisfactory remediation and moisture conditions before installing insulation or closing walls and ceilings.

- Install new drywall at all removed wall and ceiling areas after remediation and drying. Match the required thickness, support and any applicable fire-rated assembly. Replace removed insulation as required and provide suitable backing and fastening. Use cementitious backer and a waterproofing system at the new tile shower surround rather than ordinary drywall.
- Tape, mud and sand new drywall smooth, blend repairs into adjacent surfaces, prime and apply at least two finish coats matching PBN selections. Restore affected trim and finishes. Include cleanup of the remediation work area and removal of dust and debris before turnover.

4 Kitchen

- Install new PBN-supplied kitchen cabinets, fillers, toe kicks and related cabinet trim and accessories. Field verify the layout, dimensions and appliance clearances before installation. Set cabinets level, plumb and securely anchored, and install cabinet hardware.
- Install new countertops with finished edges, fitted cutouts and sealed joints. Install a new sink, faucet, basket strainer, trap, supply connections and accessible shutoff valves. Coordinate countertop, sink, faucet and hardware selections with PBN.
- Inspect existing kitchen plumbing and appliance connections for condition, proper operation and code compliance. Repair or replace defective or noncompliant components and complete connections required for the new sink and cabinet layout. Test supplies, drainage and modified connections for leaks and proper operation.
- Verify existing gas or electric appliance connections and any associated venting are safe and appropriate for the appliances. Coordinate connection corrections with licensed trades. Appliance installation remains by owner under the general requirements.
- Repair wall surfaces disturbed by cabinet removal and installation, complete trim at the new cabinetry and leave the existing floor protected and intact. Seal joints at the sink and countertop as required.

5 Bathroom

- Provide all new bathroom fixtures, including toilet, vanity or lavatory with faucet, shower pan, shower diverter or mixing valve, showerhead and associated trim. Coordinate fixture sizes, locations and selections with PBN and verify fit before ordering.
- Inspect exposed subfloor and framing at the shower and fixture locations. Report concealed deterioration to PBN and obtain direction before additional repairs. Prepare sound, level support for the new shower pan and install the pan and drain according to the manufacturer’s requirements; test for leaks before concealing work.
- Install a new tile shower surround over cementitious tile backer board and a continuous compatible waterproofing system. Detail corners, seams, penetrations and the connection to the shower pan to prevent leakage. Install PBN-selected tile and grout, Schluter trim at exposed edges and mildew-resistant silicone at changes of plane.
- Inspect existing bathroom supply, waste and vent piping. Repair or replace defective or noncompliant components and provide required connections, traps and accessible shutoffs for the new fixtures. Test for leaks, drainage and proper fixture operation.
- Install a new bathroom exhaust fan and connect it to a proper outdoor discharge. Verify duct routing, termination and operation; correct deficient existing venting. Do not exhaust into a ceiling cavity, attic or other interior space.
- Verify bathroom electrical work and GFCI protection are properly installed, functioning and code-compliant. Provide corrections and connections required for the new exhaust fan and fixtures, using a licensed electrician where required.
- Install new bathroom light fixtures, mirror and accessory hardware, including towel bars or hooks and toilet-paper holder, as selected by PBN. Patch and finish disturbed walls, ceilings and trim, prepare surfaces and apply primer as needed and at least two finish coats of suitable bathroom paint. Retain and protect the existing bathroom floor outside the shower work area.

6 Bedroom

- Patch holes, cracks and damaged wall areas. Secure loose material, finish repairs smooth and prepare surfaces for paint. Prime repaired areas and apply at least two finish coats to bedroom walls; match PBN's selected finish.
- Install new bedroom light fixtures at existing locations, verify safe mounting and electrical connections and confirm switch operation.
- Ensure bedroom and closet doors open, close and latch properly. Adjust or repair hinges, strikes and hardware as necessary. Complete missing or damaged trim and finish repaired or new paint-grade trim to match adjacent surfaces. Protect and retain the existing floor.

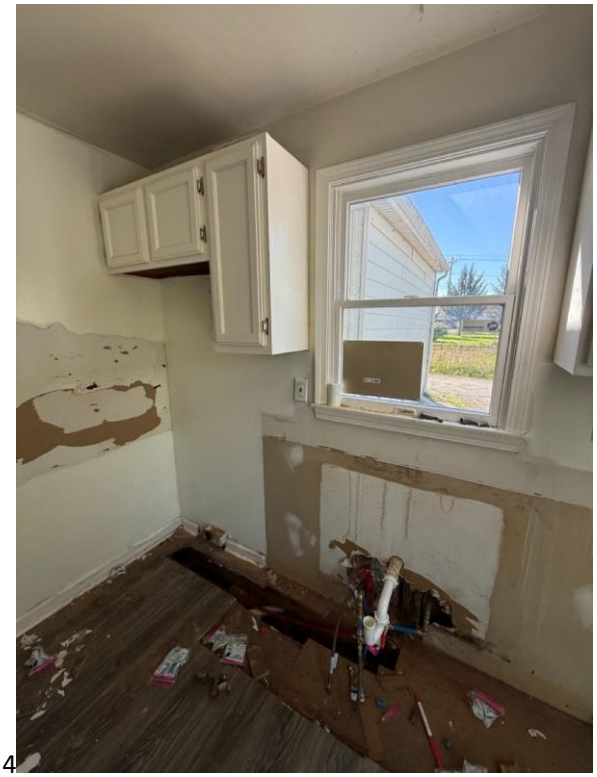
7 Living Room

- Patch holes, cracks and damaged wall areas. Secure loose material, finish repairs smooth and prepare surfaces for paint. Prime repaired areas and apply at least two finish coats to living-room walls; match PBN's selected finish.
- Install new living-room light fixtures at existing locations, verify safe mounting and electrical connections and confirm switch operation.
- Ensure living-room doors open, close and latch properly. Adjust or repair hinges, strikes and hardware as necessary. Complete missing or damaged trim and finish repaired or new paint-grade trim to match adjacent surfaces. Protect and retain the existing floor.

8 Testing Cleanup and Turnover

- Test and document plumbing, kitchen appliance connections, GFCI protection, bathroom exhaust, lighting and door operation. Verify entry stairs and railings are securely repaired. Complete required trade inspections.
- Remove construction debris and protective coverings, clean existing floors without damaging their finish and deep clean completed rooms and fixtures. Complete a final walk-through with PBN and correct punch-list items before turnover.



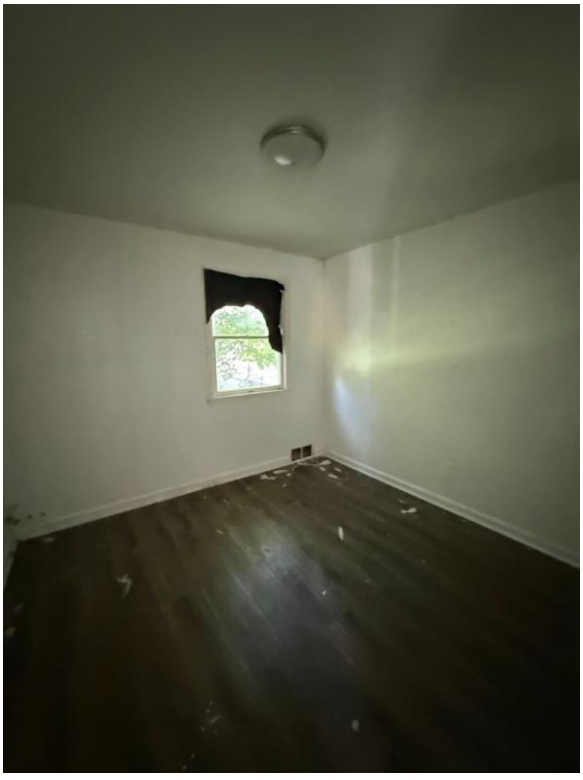


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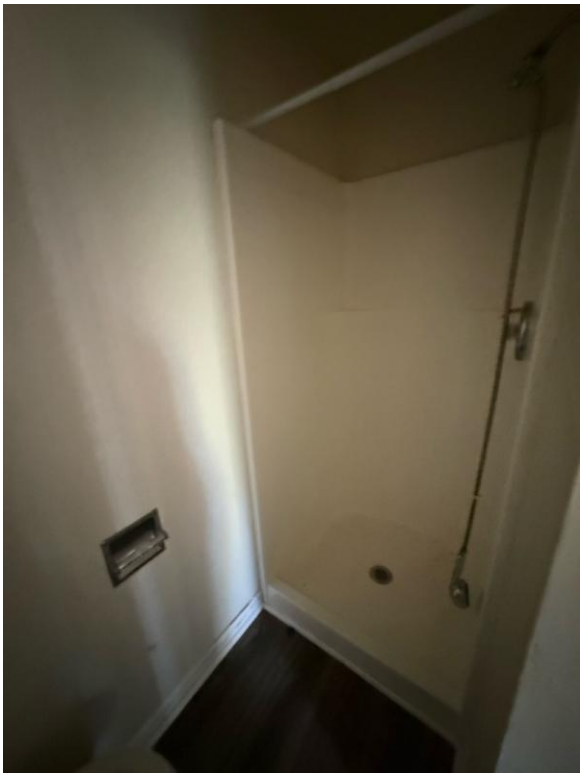












Second Floor Apartment Work Scope

Repair roof-leak damage at the sloped living-area ceiling above the knee wall. Replace the entire building roof system, gutters and downspouts, including correction of the rear second-story addition roof pitch and connection issues. Complete roof and moisture-source corrections before closing or finishing the interior repair. The general construction requirements and applicable environmental provisions at the beginning of this document apply.

1 Roof Evaluation and Rear Addition Corrections

- Inspect and field verify all roof areas, slopes, drainage paths, existing layers, sheathing, flashing and connections before replacement. Specifically evaluate the rear second-story addition, where roof pitch and connection issues require correction. Submit the proposed corrective approach to PBN before construction.
- Correct the rear addition roof pitch and its connection to the adjoining building roof or wall to provide positive drainage and a continuous, watertight roof assembly. Coordinate required framing, decking, slope adjustments and transition flashing. Obtain design-professional details where structural alterations are required; do not conceal an unresolved pitch or connection condition beneath new roofing.
- Confirm the roof covering and assembly appropriate to the verified slope of each roof area. Use materials and details suitable for those conditions and follow the manufacturer's installation requirements. Refer roof color selection to PBN and obtain approval before ordering.

2 Complete Roof System Replacement

- Remove and legally dispose of existing roofing and associated underlayment, flashings and roof accessories requiring replacement to install a complete new roof system. Protect the building, occupied spaces and retained exterior finishes. Provide temporary weather protection and keep exposed roof areas watertight throughout construction.
- Inspect exposed roof sheathing and supporting framing. Replace unsound or deteriorated decking needed to provide a sound fastening substrate; document concealed damage and obtain PBN direction for additional structural repairs before proceeding. Coordinate these repairs with the rear addition corrections.
- Install a complete new roofing system over all building roof areas, including the rear second-story addition. Include required underlayment, ice and water protection, compatible roof covering, starter and ridge components where applicable, fasteners, edge metal, drip edges, valleys, flashings and penetration details suited to each roof assembly.
- Replace and correctly integrate flashing at chimneys, plumbing vents, walls, roof transitions and other penetrations. Provide counterflashing and step or transition flashing as applicable. Integrate the corrected rear addition connection into the new roof system; do not rely on exposed sealant as the sole waterproofing detail.
- Verify roof ventilation and maintain or provide appropriate intake and exhaust paths for the selected assembly. Keep required ventilation channels clear and coordinate roof penetrations and exhaust terminations with the new roofing.

3 Gutters and Downspouts

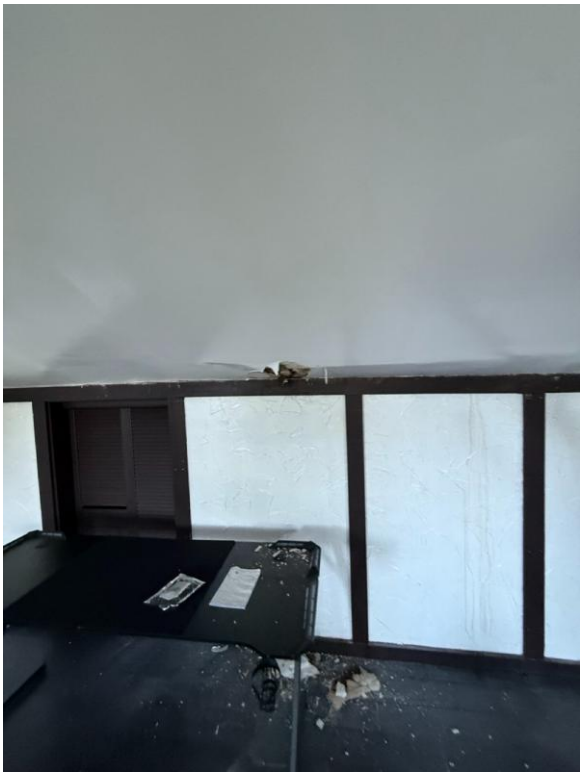
- Remove and replace the entire gutter and downspout system. Provide compatible gutters, outlets, end caps, connectors, elbows, downspouts, hangers and anchors, coordinated with PBN selections and the new roof drainage arrangement.
- Pitch gutters to outlets, securely attach components to sound material and seal joints. Size and position the system for the roof areas served, including the corrected rear addition. Discharge water away from the building and foundations to an approved location without creating a hazard or nuisance. Verify free flow and watertight connections.

4 Living Area Sloped Ceiling Repair

- Protect existing floors, furnishings and adjacent finishes in the second-floor living area. Inspect the roof-leak-damaged sloped ceiling above the knee wall and confirm that the source of water entry has been corrected.
- Repair the ceiling only after the affected plaster, substrate and concealed assembly are reliably dry. Verify and document moisture conditions with suitable measurements and check for renewed moisture after rainfall or an appropriate controlled water test. Do not enclose, plaster or paint damp materials. Notify PBN if drying or additional investigation is needed.
- Remove loose, delaminated or unsound plaster within the affected area. Inspect the exposed substrate or lath and repair or provide support needed for a durable plaster repair. Report concealed deterioration or mold to PBN for direction before covering it.
- Plaster the affected sloped ceiling area, feathering the repair into sound adjacent surfaces to restore the existing profile and finish. Allow repair materials to dry, prepare and sand smooth, apply a suitable stain-blocking primer where needed and paint the affected area with at least two finish coats, matching PBN's selected color and sheen. Blend the finish into adjacent surfaces.

5 Inspection Cleanup and Turnover

- Inspect the completed roof, rear addition corrections, flashings, gutters and downspouts for proper drainage and watertight installation. Confirm the former leak area remains dry before completing interior finishes. Complete required inspections and correct deficiencies.
- Remove roof debris and loose fasteners from the site, clean gutters and discharge paths and remove interior protection after cleanup. Provide PBN with product information, roofing warranty documents, photographs of concealed corrections and moisture-verification records. Complete a final walk-through and punch list.







Template prices are reference only; verify fit, compatibility and pri

Work Scope Item	Item
Unit A Sec 6	Shower Pan
Unit A Sec 6	Diverter
Unit A Sec 6	Vanity
Unit A Sec 6	Toilet
Unit A Sec 6	Vanity Light
Unit A Sec 6	Hardware
Unit A Sec 6	Vanity Faucet
Unit A Sec 6	Mirror
Unit A Sec 6	Bath Fan
Unit A Sec 6	Shower Wall Tile
Unit A Sec 6	Shower Grout
Unit A Sec 6	Shower Curtain Rod
Unit A Sec 6	Tile Edge Trim
Unit A Sec 6	Bathroom Floor Tile
Unit A Sec 6	Floor Grout
Unit A Sec 3	Bedroom Doors
Unit A Sec 3	Closet Doors / Shelving
Unit A Sec 4	Egress Windows
Unit A Lighting	Bedroom Ceiling Fans
Unit A Lighting	Living Ceiling Fan
Unit A Lighting	Kitchen Light
Unit A Finishes	Wall Paint

Unit A Finishes	Trim Paint
Unit A Finishes	Ceiling Paint
Unit A Finishes	Base / Casing
Unit A Finishes	Ceiling Tile / Grid
Unit A Sec 5 / Sec 7	Existing Kitchen / Laundry

CHANGES TO MATERIAL SELECTIONS MUST BE APPROVEI

1114 Haeberle Unit A Left - Material List

cing before purchase.

Description

Classic 500 48 in. L x 34 in. W Alcove Shower Pan Base with Center Drain in High Gloss White Confirm 48 x 34 fit and drain loca

Adler 4-Spray Single Handle Shower Faucet 1.75 GPM in Chrome (Valve Included)

Weldon 18 in. Single Sink Pearl Gray Freestanding Bath Vanity with White Cultured Marble Top (Assembled) Confirm size and cl

12 inch Rough In Two-Piece 1.1 GPF/1.6 GPF Dual Flush Elongated Toilet in White Seat Included Verify rough-in and clearance

Trumann 18 in. 1-Light Polished Chrome LED Vanity Light with White Shade

Maxted 5-Piece Bath Hardware Set 18, 24 in. Towel Bars, Toilet Paper Holder, Towel Ring, Towel Hook in Polished Chrome

Ryden Single-Handle Single-Hole Bathroom Faucet in Chrome
Rectangular Beveled Bathroom Mirrors, 18X26 inch Square Frameless Mirror, Rectangular Frameless Mirrors,Beveled Bathroom

Broan-NuTone QT Series Quiet 130 CFM Ceiling Bathroom Exhaust Fan with Light and Night Light, 1.5 Sones Energy Star Certifie
repaired/reused; verify capacity and outdoor duct.

Carrara White Marble Look Polished Porcelain Tile, 12 in. x 24 in. Floor and Wall (16 sq. ft. /Case) Confirm wall use and setting s

Polyblend Plus #115 Platinum 25 lb. Sanded Grout Confirm joint width and tile compatibility.

72 in. Carbon Steel Permanent Shower Curtain Rod in Chrome
Chrome Schluter
Carrara White Marble Look Polished Porcelain Tile, 12 in. x 24 in. Floor and Wall (16 sq. ft. /Case) Confirm floor suitability and s

Polyblend Plus #115 Platinum 25 lb. Sanded Grout
Primed 6 panel interior doors

Primed 6 panel interior doors

White Vinyl, Energy Star Certified, Must meet egress requirement

Caprice 52 in. Integrated LED Indoor Matte White Ceiling Fan with Light Kit and Remote Control Two locations; verify room fit an

TCL Ceiling Fans with Lights, 52 Inch Low Profile Ceiling Fan with Light and Remote Control, Flush Mount, DC Reversible Motor
Fan for Bedroom (White) One replacement; verify support and room fit.

Dimmable LED Flush Mount Ceiling Light Fixture,15.75 Inch Large Modern Round White Ceiling Lamp,36W 5CCT 3000K-6500
Room,Laundry Room

Benjamin Moore Interior Flat

Interior Semi-Gloss White
Interior Flat White
3" Pre-primed
Espirt 2x4 Ceiling Tiles

Retain installed kitchen, machines and connections; no replacement cabinetry, counters or appliances.

D BY PBN

Color	Supplier	Price
White	Home Depot	$239.00
Chrome	Home Depot	$89.00
Grey	Home Depot	$249.00
White	Home Depot	$109.00
Chrome	Home Depot	$69.22
Chrome	Home Depot	$80.88
Chrome	Home Depot	$99.00
Frameless	Amazon	$41.99
White	Home Depot	$169.00
White/Grey	Home Depot	1.99/sq ft
Platinum	Home Depot	$19.48
Chrome	Home Depot	$25.98
White/Grey	Home Depot	1.99/sq ft
Platinum	Home Depot	$19.48
White	Home Depot	$152.90
White	Amazon	$89.99
White	Amazon	$79.99
White Dove OC-17	Benjamin Moore	Varies by Size

White	Any	Varies	
White	Any	Varies	
White	Home Depot		$149.00
Existing	Existing	Not applicable	

Template prices are reference only; verify fit, compatibi

Work Scope Item	Item
Unit B Sec 5	Laminate Countertop
Unit B Sec 5	Kitchen Sink
Unit B Sec 5	Kitchen Faucet
Unit B Sec 5	Cabinets / Accessories
Unit B Sec 5	Kitchen Hardware
Unit B Sec 5	Range Connection
Unit B Sec 6	Tile Backsplash
Unit B Sec 6	Backsplash Grout
Unit B Sec 6	Backsplash Trim
Unit B Sec 7	Existing Bathroom
Unit B Sec 8	Laundry Bifold / Hookups
Unit B Sec 3	Bedroom Doors
Unit B Sec 3	Closet Doors / Shelving
Unit B Sec 4	Egress Windows
Unit B Lighting	Bedroom Ceiling Fans
Unit B Lighting	Living Ceiling Fan
Unit B Lighting	Kitchen Light
Unit B Finishes	Wall Paint
Unit B Finishes	Trim Paint
Unit B Finishes	Ceiling Paint
Unit B Finishes	Base / Casing
Unit B Finishes	Ceiling Tile / Grid
Unit B Sec 11	Entrance Door Hardware

CHANGES TO MATERIAL SELECTIONS MUST BE A

1114 Haeberle Unit B Right - Material List

lity and pricing before purchase.

Description	Color
Laminate Countertop in Textured Calcutta Marble Field measure and confirm layout.	White and Grey
Drop-In Stainless Steel 30x18 Single Bowl Kitchen Sink Confirm bowl size fits approved cabinet and countertop layout.	Stainless Steel
Paulina Single- Handle Spring Neck Pull Down Sprayer	Stainless Steel
To Be Quoted and paid for directly by PBN PBN supplies cabinets, fillers, toe kicks and related trim; confirm layout and finish.	
30-Pack Simple Bar 3-3/4 in. (96 mm) Modern Cabinet Drawer Pulls in Stainless Steel	Silver
Assess for electric or gas based on ease of new connection install	
White Subway	White
Polyblend Plus #115 Platinum 25 lb. Sanded Grout	Platinum
Stainless Steel Schluter	
Retain existing fixtures and bathroom floor; repair/reconnect as scoped. No full fixture replacement selection.	Existing
30 in. x 80 in. 6 Panel Colonial Primed Textured Molded Composite Closet Bi-Fold Door	Primed
Primed 6 panel interior doors	Primed
Primed 6 panel interior doors	Primed
White Vinyl, Energy Star Certified, Must meet egress requirement	
Caprice 52 in. Integrated LED Indoor Matte White Ceiling Fan with Light Kit and Remote Control Two locations; verify room fit and independent support.	White
TCL Ceiling Fans with Lights, 52 Inch Low Profile Ceiling Fan with Light and Remote Control, Flush Mount, DC Reversible Motor, Noiseless, 6 Speeds Ceiling Fan for Bedroom (White) One replacement; verify support and room fit.	White
Dimmable LED Flush Mount Ceiling Light Fixture,15.75 Inch Large Modern Round White Ceiling Lamp,36W 5CCT 3000K-6500K Lighting for Bedroom,Living Room,Laundry Room	White
Benjamin Moore Interior Flat	White Dove OC-17
Interior Semi-Gloss White	White
Interior Flat White	White
3" Pre-primed	
Espirt 2x4 Ceiling Tiles	White
Use owner-provided digital lock	

APPROVED BY PBN

Supplier	Price
Home Depot	Varies by Size
Home Depot	$195.99
Home Depot	$159.00
Acme Cabinet	
Home Depot	$22.56
Home Depot	$1.20
Home Depot	$19.48
Existing	Not applicable
Home Depot	$109.00
Home Depot	$152.90
Amazon	$89.99
Amazon	$79.99
Benjamin Moore	Varies by Size
Any	Varies
Any	Varies
Home Depot	$149.00

Template prices are reference only; verify fit, compatibility and pric

Work Scope Item	Item
Rear Sec 5	Shower Pan
Rear Sec 5	Diverter
Rear Sec 5	Vanity
Rear Sec 5	Toilet
Rear Sec 5	Vanity Light
Rear Sec 5	Hardware
Rear Sec 5	Vanity Faucet
Rear Sec 5	Mirror
Rear Sec 5	Bath Fan
Rear Sec 5	Shower Wall Tile
Rear Sec 5	Shower Grout
Rear Sec 5	Shower Curtain Rod
Rear Sec 5	Tile Edge Trim
Rear Sec 4	Laminate Countertop
Rear Sec 4	Kitchen Sink
Rear Sec 4	Kitchen Faucet
Rear Sec 4	Cabinets / Accessories
Rear Sec 4	Kitchen Hardware
Rear Sec 6	Bedroom Light
Rear Sec 7	Living Room Light
Rear Sec 3 / Sec 6 / Sec 7	Wall Paint
Rear Sec 3 / Sec 6 / Sec 7	Trim Paint
Rear Sec 3 / Sec 6 / Sec 7	Ceiling Paint
Rear Sec 3 / Sec 6 / Sec 7	Base / Casing

Rear Sec 5	Bathroom Wall Paint
Rear Sec 1	Porch Treads / Railings
Rear Floors	Existing Flooring

CHANGES TO MATERIAL SELECTIONS MUST BE APPROVED

1114 Haeberle Rear One Bedroom - Material List

ing before purchase.

Description

Classic 500 32 in. L x 32 in. W Alcove Shower Pan Base with Center Drain in High Gloss White

Adler 4-Spray Single Handle Shower Faucet 1.75 GPM in Chrome (Valve Included)

Weldon 18 in. Single Sink Pearl Gray Freestanding Bath Vanity with White Cultured Marble Top (Assembled) Confirm size and cl

12 inch Rough In Two-Piece 1.1 GPF/1.6 GPF Dual Flush Elongated Toilet in White Seat Included Verify rough-in and clearance

Trumann 18 in. 1-Light Polished Chrome LED Vanity Light with White Shade

Maxted 5-Piece Bath Hardware Set 18, 24 in. Towel Bars, Toilet Paper Holder, Towel Ring, Towel Hook in Polished Chrome

Ryden Single-Handle Single-Hole Bathroom Faucet in Chrome
Rectangular Beveled Bathroom Mirrors, 18X26 inch Square Frameless Mirror, Rectangular Frameless Mirrors,Beveled Bathroom

Broan-NuTone QT Series Quiet 130 CFM Ceiling Bathroom Exhaust Fan with Light and Night Light, 1.5 Sones Energy Star Certifie
and outdoor discharge.

Carrara White Marble Look Polished Porcelain Tile, 12 in. x 24 in. Floor and Wall (16 sq. ft. /Case) Confirm wall use and setting s

Polyblend Plus #115 Platinum 25 lb. Sanded Grout Confirm joint width and tile compatibility.

Ivilon Tension Curtain Rod - Spring Tension Rod for Windows or Shower, 24 to 36 Inch, Chrome
Chrome Schluter
Laminate Countertop in Textured Calcutta Marble Field measure and confirm layout.

Drop-In Stainless Steel 30x18 Single Bowl Kitchen Sink Confirm bowl size fits approved cabinet and countertop layout.

Paulina Single- Handle Spring Neck Pull Down Sprayer
To Be Quoted and paid for directly by PBN PBN supplies cabinets, fillers, toe kicks and related trim; confirm layout and finish.

30-Pack Simple Bar 3-3/4 in. (96 mm) Modern Cabinet Drawer Pulls in Stainless Steel

Caprice 52 in. Integrated LED Indoor Matte White Ceiling Fan with Light Kit and Remote Control Template fan/light proposed at e
mounting and room fit permit; PBN to confirm.

Semi Flush Mount Ceiling Light Fixture,13inch Light Fixtures Ceiling Mount,3-Light Drum Light Fixture with White Shade,Modern
Living Room, Bedroom, Dining Room,Entryway

Benjamin Moore Interior Flat
Interior Semi-Gloss White
Interior Flat White
3" Pre-primed base

Interior Semi-Gloss White

Pressure treated dimensional lumber

Retain and protect all existing floors, including bathroom outside shower work area.

BY PBN

Color	Supplier	Price
White	Home Depot	$279.00
Chrome	Home Depot	$89.00
Grey	Home Depot	$249.00
White	Home Depot	$109.00
Chrome	Home Depot	$69.22
Chrome	Home Depot	$80.88
Chrome	Home Depot	$99.00
Frameless	Amazon	$41.99
White	Home Depot	$169.00
White/Grey	Home Depot	1.99/sq ft
Platinum	Home Depot	$19.48
Chrome	Amazon	$25.99
White and Grey	Home Depot	Varies by Size
Stainless Steel	Home Depot	$195.99
Stainless Steel	Home Depot Acme Cabinet	$159.00
Silver	Home Depot	$22.56
White	Home Depot	$152.90
White	Amazon	$39.99
White Dove OC-17	Benjamin Moore	Varies by Size
White	Any	Varies
White	Any	Varies

White	Any	Varies
Existing	Existing	Not applicable

Template prices are reference only; verify fit, compatibility a

Work Scope Item	Item
Second Floor Sec 4	Stain Blocking Primer
Second Floor Sec 4	Ceiling Finish Paint

CHANGES TO MATERIAL SELECTIONS MUST BE APPR

1114 Haeberle Roof and Second Floor - Material List

nd pricing before purchase.

Description	Color
Kilz Interior Flat White Match existing color and sheen to adjacent sloped ceiling.	White

OVED BY PBN

Supplier	Price
Any	Varies

GENERAL NOTES:

NEW YORK STATE BUILDING 2020
OTHER REFERENCED STANDARDS MENTIONED IN 19 NYCRR PART 1240 PER NYS 1.

1. RCNYS 2025 MEANS OF EGRESS, ALL STAIRWAYS, RAMPS, HALLWAYS AND DOORS SHALL COMPLY TO THIS SECTION
2. RESCHECK ENERGY CODE CALCULATIONS FORMAT FOR EACH SPECIFIC BUILDING, WILL BE PROVIDED TO LOCAL BUILDING OFFICIALS.
3. MINIMUM ROOM AREAS, HABITABLE SPACES SHALL NOT BE LESS THAN 70.0 S.F. MINIMUM CLEAR FLOOR AREA AND SHALL NOT HAVE A HORIZONTAL DIMENSION OF NOT LESS THAN 7'-0".
4. LIGHT, VENTILATION AND HEATING, ALL HABITBALE ROOMS SHALL HAVE A GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA AND THE MINIMUM OPEN AREA TO 5. THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA. BATHROOMS OR WATER CLOSET COMPARTMENTS SHALL HAVE A GLAZING AREA OF NOT LESS THAN 3.0 S.F., ONE HALF OF WHICH MUST BE OPENABLE WITH THE EXCEPTION THAT IS THE ROOM IS MECHANICALLY VENTED AND IS ARTIFICALLY LIGHTED.
6. GLAZING, SAFETY GLAZING SHALL BE IN FIXED OR OPERABLE DOORS, SLIDING DOORS, AROUND BATHTUBS AND SHOWERS, GLAZING WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR, EXPOSED GLAZING IS OVER 9.0 S.F.. ALSO, WINDOW FALL PROTECTION IS REQUIRED WHERE A FALL HAZARD EXISTS PER IRC R312.2
7. ALL MATERIALS, CONSTRUCTION, ASSEMBLIES, AND EQUIPTMENT SHALL CONFORM TO THE REGULATIONS OF THE STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND GENERALLY ACCEPTED STANDARDS.
8. DWELLING UNIT SEPARATION AND SLEEPING UNIT SEPARATION SHALL BE WALL AND/OR FLOOR ASSEMBLIES HAVING NOT LESS THAN A 1-HOUR FIRE RESISTANCE RATING IN ACCORDANCE WITH ASTM E119. OPENINGS IN FIRE RATED ASSEMBLIES SHALL BE ¾ HOUR RATED DOOR ASSEMBLIES WITH SELF-CLOSURES
9. DISCRETE MODELS (PLANS HAVING THE SAME SPECIFIC ROOM ARRANGEMENT &/OR ARCHITECTURAL STYLE) SHALL BE PREPARED FROM THESE DRAWINGS WITHOUT MODIFICATION, ADDITION OR DELETION IN ANY MANNER.
10. ROOF COVERING SHALL BE OF CLASS A, B, OR C PER NYS RR902, ROOF CLASSIFICATION CONCEALED VERTICAL SPACE SHALL BE FIRE STOPPED AT EACH LEVEL & NOT BE CONTINUOUS WITH CONCEALED HORIZONTAL SPACES. FLOOR PLENUMS UNDER RATED WALLS SHALL BE FIRE STOPPED.
11. RCNYS 2025 FOR NEW STATE CODES, SMOKE ALARMS, CARBON MONOXIDE ALARMS, SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING AREA, EACH STORY OF THE DWELLING AND SHALL BE HARDWIRED AND INTERCONNECTED, CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND EACH STORY OF THE DWELLING. STRUCTURES 3-STORIES OR MORE IN HEIGHT REQUIRED SPRINKLER SYSTEMS
12. CENTER MATING WALL / FIRE / TENANT SEPARATION WALL EXTENDS TO UNDERSIDE OF ROOF SHEATHING TO ENSURE THE CONTINUITY OF THE FIRE SEPARATION
13. ALL STRUCTURAL FRAMING INCLUDING FLOOR JOIST SPANS, CEILING FRAMING SPANS, ROOF RAFTER SPANS, GIRDER SPANS AND HEADER SPANS SHALL COMPLY WITH NYS RESIDENTIAL CODES CHAPTER 5, CHAPTER 6, CHAPTER 8 AND CHAPTER 9
14. DRAFTSTOPS, FIRESTOPS AND FIRE BLOCKING SHALL BE INSTALLER PER NYSBC 2025
15. EACH DWELLING SHALL HAVE A PRIMARY LOCATION MAIN ENTRANCE DOOR. THIS DOOR SHALL BE BOTH SWING TYPE AND 36" MININUM WIDE OF NOT VENTED MECHANICALLY TO THE EXTERIOR, BATHROOMS AND TOILET ROOMS SHALL HAVE A MINIMUM OPENABLE AREA OF 1 ½ SQ.FT., 3 SQ.FT. FOR KITCHENS (60 SQ.FT. OR MORE) SHALL HAVE 4% OF FLOOR AREA OPENING FOR MINIMUM VENTILATION.
16. GARAGES AND ATTACHED GARAGES SHALL BE SEPARATED BY A ¾ HOUR FIRE RATED WALL MINIMUM. EACH OPENING IN WALL SHALL HAVE A ¾ HOUR RATING AND SELF-CLOSING DOOR.
17. ALL GARAGE BEARING WALLS AND GIRDERS REQUIRE A ¾ HOUR FIRE RATING PER UL #'S 307, 413 AND 531
18. INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH NYS CODE R702
19. INTERIOR WALL AND CEILING FINISHE MATERIALS IN ANY LOCATION SHALL BE CLASS C
20. COMPONENT AND CLADDING LOADS, ROOF SHINGLE NAILING, PROTECTION OF OPENINGS ARE AS REGULATED BY APPROPRIATE PRESCRIPTIVE SECTIONS OF THE 2017 UCS UNIFORM CODE SUPPLEMENT

CONSTRUCTION CLASSIFICATIONS:

Rehab Construction Type VB with the following ratings.

■ Exterior Wall Construction (Stick framed)	0-hours
■ Structural Frame stick framed stud	0-hour
■ Floor Construction (dimensional lumber, Type X)	1-hour
■ Roof Construction (dimensional lumber, asphalt)	0-hour

MEANS OF EGRESS:

- **Egress Width,** Stairs = 0.2" per Occupant but not less than 44"
- **Egress Width,** Corridors = 0.15" per Occupant but not less than 44"
- **Number of Exits**:

.

- **Exit Access:**

Travel Distance for exit access: 250' max (B sprinklered)
Common Path of Egress Travel: 125' max. (B sprinklered)
Dead End Corridors: 20' max (new)
Corridor Width: 44" min. required, 60" provided
Exit Access Doors: Provide 2 exits for spaces with occupant loads greater than 50.
Separation of Exits: Provide separation that is not less than ½ diagonal of building

OCCUPANT LOAD:

Numbers in these tables are reflective of calculations made from Table 1004.1.2, actual occupancy loads will most likely be much less. However, the number below are used in code review requirements.

■ **1st Floor:**	1 Units	1,551 sf (1 occ./ 200s.f.)
■ **2nd Floor:**	1 Units	1,551 sf (1 occ./ 200s.f.)

TOTAL FOR ENTIRE BUILDING:
Total Living Space - Square Footage +/- 3,102 sf

FIRE RATED CONSTRUCTION:

The Building is not Sprinklered. Meets Ch. 13 requirements.

- **Fire Barriers -** Required for Vertical Exit Enclosures and exit passageways.
- **Fire Partitions** for Corridors
  1/2 hr. fire partition required (Building is fully sprinklered)
- **Fire Barriers -** Required for incidental use areas (furnace & boiler rooms, storage rooms), 1 hr. fire barrier or Sprinkler Required. Sprinkler Provided, no rated walls required.
- **Opening Protectives -** B-label at 2 hr. walls, B-label at 1 hr. walls, 20 min. doors ½ Hr. walls .

Exterior Walls, Not required due to setback distances at all locations.

ELEVATION NOTES:

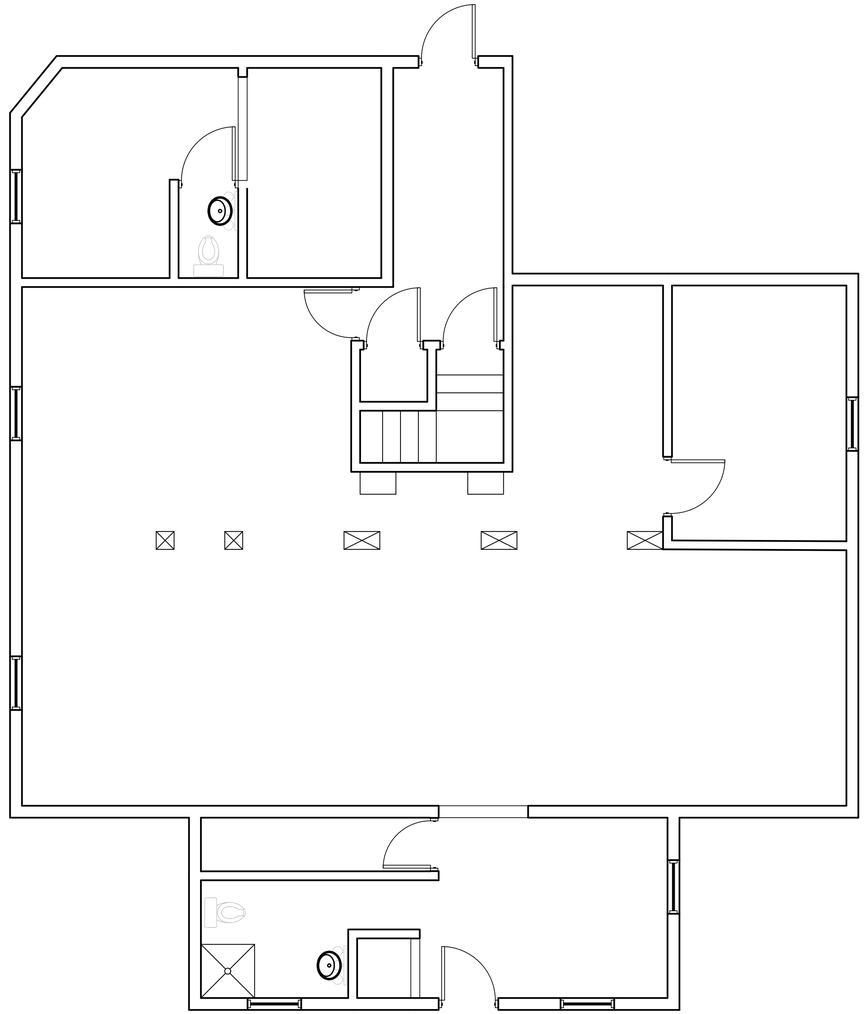
1. ALL ON SITE WORK WILL BE IN ACCORDANCE WITH CURRENT LOCAL AND IRC CODES
2. STOOPS, STAIRS, HANDRAILS, GUTTERS, DOWNSPOUTS AND SPLASH BLOCKS WILL BE SUPPLIED AND INSTALLED BY OTHERS.
8. ALL DRAIN AND WASTE VENTS THRU THE ROOF SHALL BE 3" AND TERMINATE A MINIMUM 18" ABOVE THE POINT IT PASSES THROUGH THE ROOF
9. ALL EXTERIOR ELECTRICAL OUTLETS WILL BE G.F.I. CIRCUIT
10. ALL SIDING WILL BE INSTALLED IN ACCORDANCE WITH RCNYS 2025
11. ANY CHIMNEY STRUCTURES SHALL BE INSTALLED ON SITE BY OTHERS IN ACCORDANCE WITH ALL LOCAL AND STATE BUILDING CODES
12. ALL ELEVATIONS ARE SHOWN WITH STANDARD ROOF PITCH. SEE CROSS-SECTIONS FOR OPTIONAL ROOF DETAILS
13. GLAZING. TESTING AND LABELING. IF APPLICABLE, UNIT SKYLIGHTS SHALL BE TESTED AND APPROVED IN COMPLIANCE WITH AAMA/WDMA 101/I.S.2/NAFS PER 2025
14. ALL ROOF COVERING MATERIALS AND ROOF COVERING INSTALLATION SHALL BE IN ACCORDANCE WITH RCNYS 2025

SECTION NOTES:

1. FIRE RATED ASSEMBLIES BOTH WALL AND FLOOR/CEILING SHALL BE SUPPORTED BY CONSTRUCTION OF THE SAME OR GREATER FIRE RATING DOWN TO THE FOUNDATION.
2. STRUCTURAL SHEATHING AND PLASTIC INSULATION SHALL BE ATTACHED TO THE OUTSIDE OF FIRE RATED WALLS EXCEPT WHERE SHOWN ON FIRE RATED DETAILS.
3. DOORS AND FRAMES THRU FIRE RATED WALLS SHALL BE ¾ HOUR RATED AND DOORS TO BE SELF-CLOSING.
4. NO PLASTIC PIPE TO PENETRATE FIRE RATED ASSEMBLIES INCLUDING FLOOR/CEILING. RELOCATE OR USE METAL PIPE FROM A MINIMUM OF ABOVE FIRE RATED ASSEMBLY AND DOWN.
5. ON FIRE RATED ASSEMBLIES, FASTENINGS SHALL NOT PENETRATE GYPSUM BOARD EXCEPT AT STUD. SIDING SHALL BE FURRING WHERE NECESSARY.
6. INSULATION SHALL BE INSTALLED UNDER FLOOR AND BE SUPPORTED BY FLOOR JOISTS AND NOT CEILING.
7. THE SAME FIRE ASSEMBLY SHALL RUN FROM FOUNDATION TO ROOF.
8. STRUCTURAL LUMBER MAY BE SUBSTITUTED BY A SPECIES AND/OR GRADE OF LUMBER WITH EQUAL OR GREATER VALUES.
9. ALL STUDS SHALL BE GRADE LUMBER.
10. ROOF SHINGLES ARE FACTORY INSTALLED (NAILED) EXCEPT AT RIDGE. SHINGLES ARE SUPPLIED FOR IN SITE INSTALLATION AT RIDGE.
11. ALL SEAL DOWN TAB SHINGLES ARE U.L. CLASS "C" WITH SHINGLE UNDERLAYMENT OF 15# FELT OR BETTER.
12. FLOOR INSULATION SUPPLIED AND INSTALLED BY BUILDER AS REQUIRED.
13. ALL WINDOWS AND EXTERIOR DOORS THAT ARE FACTORY INSTALLED, ARE CAULKED AND FLASHED PER 2025 NYS CODE 703 EXTERIOR COVERING IN THE FACTORY. FIELD INSTALLED WINDOWS AND DOORS ARE TO BE CAULKED ON SITE BY THE BUILDER.
14. ICE AND WATER SHIELD INSTALLED IN THE FACTORY AT ALL EAVES A MINIMUM 24" BEYOND OR INSIDE THE EXTERIOR WALL LINE. ICE AND WATER SHIELD AT VALLEYS SHALL BE INSTALLED ON SITE BY THE BUILDER. UNDERLAYMENT APPLICATION SHALL CONFORM TO 2025 INTERNATIONAL RESIDENTIAL CODES
15. ALL PENETRATIONS IN AIR VAPOR BARRIER SHALL BE MADE AIR TIGHT. THE VAPOR BARRIER (BUILDING ENVELOPE) SHALL BE MADE DURABLY SEALED PER NYS CODE CHAPTER 11 ENERGY EFFICIENCY, R1102.4 AIR LEAKAGE (MANDATORY)
16. ALL ON SITE CONSTRUCTION SHALL MAINTAIN A CONTINUOUS AIR VAPOR BARRIER.
17. JOINTS BETWEEN MODULES AND FOUNDATION SHALL BE MADE AIR TIGHT ON SITE BY BUILDER.
18. ALL INSULATION SHALL BE IN ACCORDANCE WITH RCNYS 2025 AND MATCH CURRENT RESCHECK VERSION
19. EXTENDED AIR BAFFLES SHALL MATCH AREA OF ADJACENT EAVE VENT PER NYSBC 2025
20. ALL DUCT SEALING AND TESTING SHALL BE IN ACCORDANCE WITH NYSBC 2025
21. ROOF VENTILATION SHALL BE IN ACCORDANCE WITH NYSBC 2025

FLOOR PLAN NOTES:

1. DO NOT SCALE DRAWINGS. If there is a dimension that is not shown on the construction documents that requires clarification, request that clarification of the Architect.
2. The Contractor shall verify all dimensions, grades, boundaries, and construction documents and immediately report any discrepancies to the architect.
3. All work shall conform to the requirements of all Local, State and Federal codes. Local, State and Federal Codes are to take precedence over the drawings and specifications. If discrepancy is noted, inform the Architect immediately and before proceeding with the work.
4. All dimensions, notes, finishes and fixtures shown on typical floor plans, sections and details shall apply to all similar, opposite hand, or symmetrical plans, sections or details.
5. All new walls shall be aligned with the center or nearest edge (as indicated on Dwgs) of existing walls, columns, window openings, etc. u.o.n.
6. All dimensions are to face of said construction, unless otherwise noted.
7. The GC shall maintain the site and building exterior and interior in a safe and clean manner for the owner.
8. GC shall construct, maintain, remove and reinstall any temporary structures necessary to maintain building access during working hours and set in place any temporary structures necessary after work hours until permanent building access is established. The GC shall maintain as long as possible the existing access to the building. The new rear door may be used during office hours to establish entry and exist for patients, tenants and employees. After office hours and or the construction workday, temporary access shall be established for the tenants. Tenants will not be permitted to enter the Doctor's Office after hours.
9. All Finishes not involved in areas of Construction shall be protected in such a manner that when the work is complete the finishes would be in the same condition they were before the work started. Any unfortunate damage to existing work to remain will be restored at no additional cost to the Owner.
10. Coordinate ALL new architectural work with Mechanical, Electrical and Plumbing Design-Build Engineering Drawings, documents and specifications.



CURRENT FLOOR PLAN 1 / A-1
SCALE: 1/4"=1'-0"

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
4	20260519	EMBEDDED 4X4 POST ON TS-3; ADDED NOTE			
3	20260519	CLEANED VIEWPORTS; ADJ PER DET			
2	20260518	CHANGED "HEADER TO LEDGER" ADJ ROOF LON DET			
1	20260509	VERBIAGE ON NOTES ADJUSTED LEDGER BOARD FOR RIDGE TO LVL			

IT IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, OTHER THAN THOSE WHOSE SEAL APPEARS ON THIS DRAWING, TO ALTER IN ANY WAY AN ITEM ON THIS DRAWING. IF AN ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

STATE OF NEW YORK — JOHN AUGUST SCHENNE — LICENSED PROFESSIONAL ENGINEER — No. 059307

ENGINEER
SCHENNE & ASSOCIATES
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967 Luther Road
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(716) 655-4991; john@schenne.com

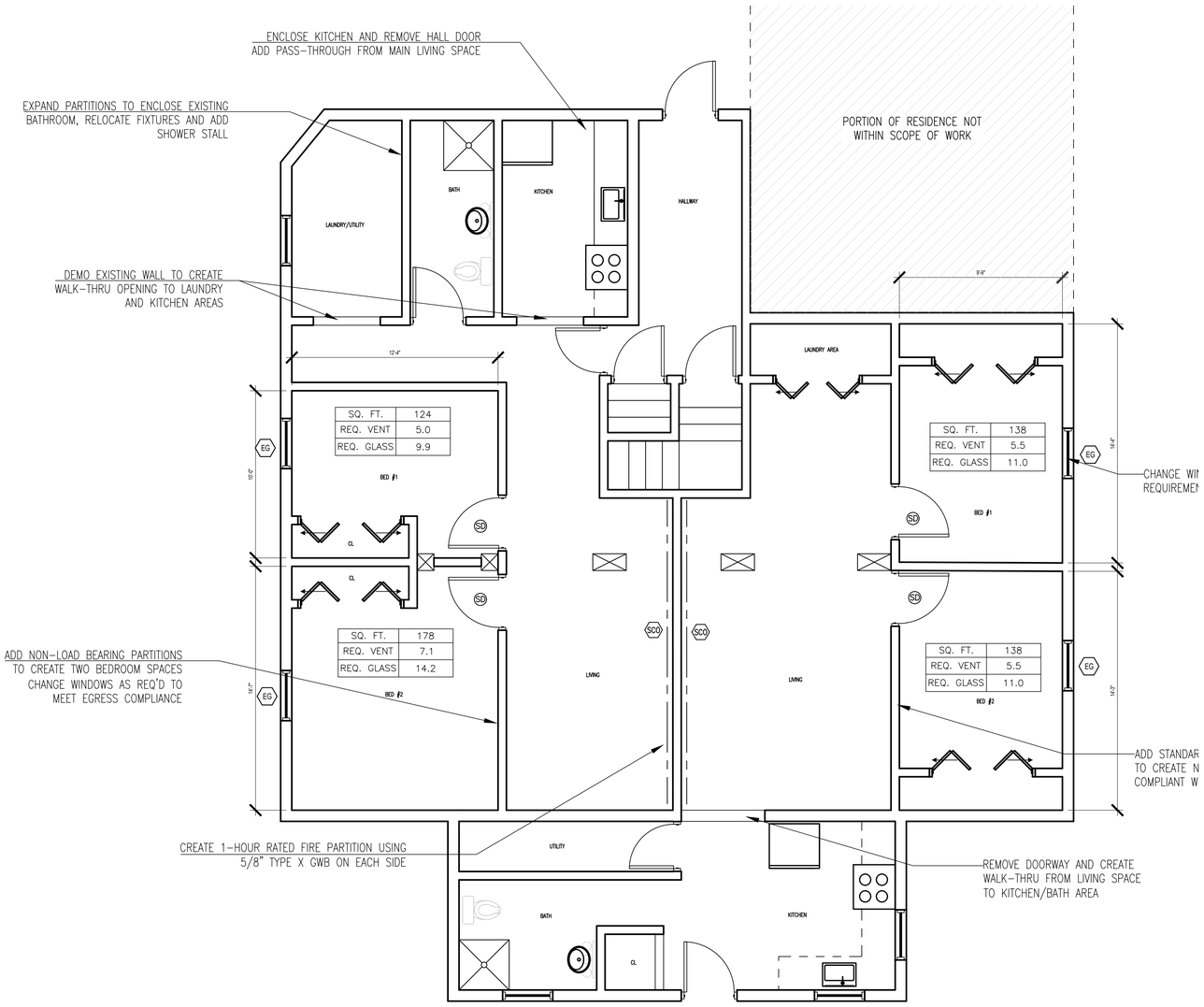
OWNER
PALMER
1114 HAEBERLE AVE,
NIAGARA FALLS, NY 14301

PROJECT
PROPOSED RENOVATIONS
1114 HAEBERLE AVE,
NIAGARA FALLS, NY 14301

JOB NUMBER # 26-6469 — CREATED BY: MJS

CURRENT FLOOR PLAN

SCALE: AS NOTED | DATE: 20260625 | DWG. A-1



PROPOSED FLOOR PLAN 2 / A-1

SCALE: 1/4"=1'-0"

NO.	DATE	DESCRIPTION
4	20260519	EMBEDDED 4X4 POST ON 1/1-3, ADDED NOTE
3	20260519	CLEANED VIEWPORTS, ADJ PER DET CHANGED "HEADER TO LEDGER"
2	20260518	ADJ ROOF CON DET, VERBIAGE ON NOTES
1	20260509	ADJUSTED LEDGER BOARD FOR ROOF TO LVL

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STATE OF NEW YORK · AUGUST SCHENNE · No. 059307 · LICENSED PROFESSIONAL ENGINEER

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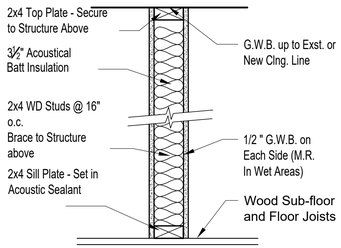
OWNER
PALMER
1114 HAEBERLE AVE,
NIAGARA FALLS, NY 14301

PROJECT
PROPOSED RENOVATIONS
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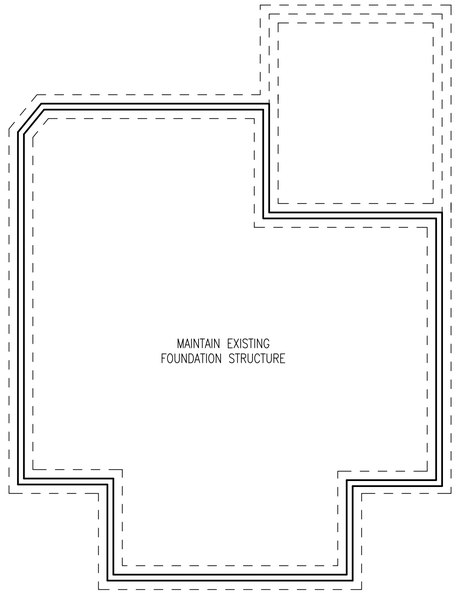
JOB NUMBER # 26-6469 | CREATED BY: MJS

PROPOSED FLOOR PLAN

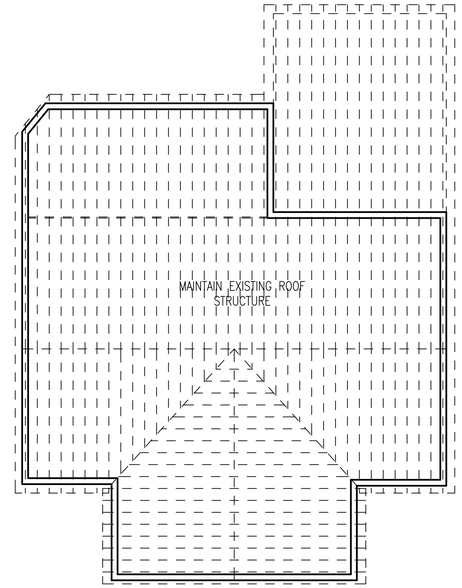
SCALE: AS NOTED | DATE: 20260625 | DWG. **A-2**



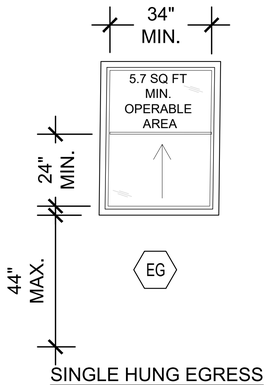
STANDARD PARTITION DET, TYP (3 / S-1)
SCALE: 1/2"=1'-0"



FOUNDATION PLAN (2 / S-1)
SCALE: 1/8"=1'-0"

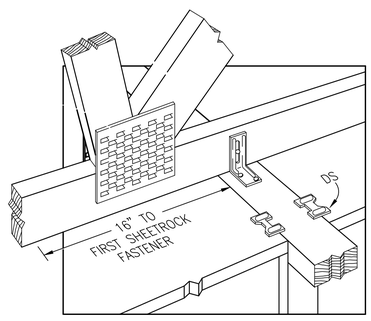


ROOF FRAMING PLAN (1 / S-1)
SCALE: 1/8"=1'-0"



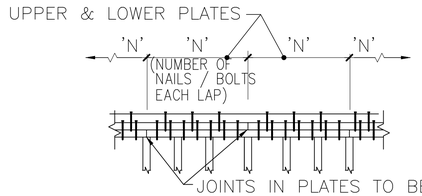
SINGLE HUNG EGRESS

EGRESS WINDOW DET, TYP (4 / S-1)
SCALE: 1/2"=1'-0"



NOTE: FLOATING CORNERS SHALL BE USED AT ALL CEILING/WALL INTERSECTIONS WHEN TRUSSES ARE USED

WALL-CEILING DET, TYP (5 / S-1)
SCALE: 1/2"=1'-0"

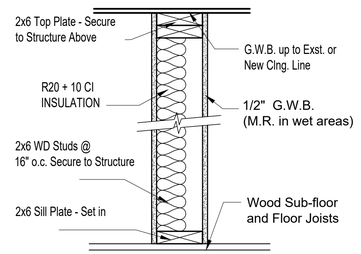


MARK	'N' (NUMBER)	CONNECTOR
MINIMUM		
A	24	16d

NOTE: ALL TOP PLATES SHALL BE 3-2X6 AND SHALL BE SPLICED IN ACCORDANCE WITH THIS DETAIL

DOUBLE TOP PLATE SPLICE DET, TYP (6 / S-1)
SCALE: 1/2"=1'-0"

DECK FRAMING PLAN
SCALE: 1/2"=1'-0"



PLUMBING PARTITION DET, TYP (7 / S-1)
SCALE: 1/2"=1'-0"

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
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JOB NUMBER # 26-6469
CREATED BY: MJS

ROOF/FOUNDATION PLAN

SCALE: AS NOTED | DATE: 20260625 | DWG. S-1

AURORA ENVIRONMENTAL LLC
1500 Union Road · Suite 202 · West Seneca, NY 14224

October 8, 2026

Constance D. Strother
East Side Preservation Specialist
Preservation Buffalo Niagara
617 Main Street, Suite 201
Buffalo, NY 14203

Re: Lead Hazard Risk Assessment Report
1114 Haeberle Ave.
Niagara Falls, NY

Dear Ms. Strother:

Enclosed please find the Lead Hazard Risk Assessment Report for the above referenced property. The Assessment was conducted on September 18, 2026.

If after reviewing this report you have any questions, or if we can be of assistance in any other way, please do not hesitate to call.

Sincerely,

John Pusztay

Summary Tabulation

1.0 Project Information

2.0 Executive Summary

- 2.1 Identified Lead Hazards
- 2.2 Paint Sampling and Testing
- 2.3 Interior Dust Sampling
- 2.4 Soil Sampling
- 2.5 Paint Condition survey

3.0 Ongoing Monitoring

4.0 Disclosure Regulations

5.0 Conditions and Limitations

6.0 Lead Hazard Control Options

Appendices

A XRF Analyzer Report / Laboratory Results and Chains of Custody

B Site and Floor Plan

C Scope of Renovation Work, As Provided to Assessor

D Resident Questionnaire

E Copy of Risk Assessor's License/Certification

F Copy of Firms Lead Activity License/Certification

G Additional Lead and Lead Safety Resource Data

H Viken Detection Pb200i, PB200e Performance Characteristics Sheet

1.0 Project Information

Aurora Environmental LLC (Aurora) was retained by Preservation Buffalo Niagara to perform a Lead Hazard Risk Assessment and Limited LBP Testing of the three vacant residential Units within 1114 Haeberle Ave., Niagara Falls, NY. The Assessment was conducted by John Pusztay, a Certified Risk Assessor. The purpose of the Assessment was to identify the presence of lead hazards on and/or in a limited number of surfaces inside and outside the residences, as well as to identify the presence of deteriorated lead-based paint (LBP) and LBP that may be disturbed during planned renovations. To the knowledge of this Assessor, there has been no previous LBP testing within these units.

As part of the Assessment, a visual survey of the property and structure was conducted, dust wipe sampling was performed on a limited number of interior surfaces, and composite soil samples were collected. In addition, limited on-site paint testing using an x-ray fluorescence (XRF) lead-in-paint analyzer was performed.

2.0 Executive Summary

As a result of the Lead Hazard Risk Assessment conducted on September 18, 2026 it was found that lead-based surface coatings (paint) and lead hazards were present on the subject property as of the date of the Assessment. The analytical results from this Assessment identified the following lead-based paint (LBP) and Lead hazards, as defined by EPA and/or HUD standards:

Lead Based Paint:

- None identified

Existing Lead-Based Paint Hazards and Potential Lead Hazards:
The following areas are coated with Lead-Based Paint (LBP) that is deteriorated and currently present existing lead-based paint hazards:

- None identified

2.1 Identified Lead Hazards

XRF analyzer results from the deteriorated paint that was tested showed that LBP hazards exist, as defined in the Residential LBP Hazard Reduction Act of 1992 (Title X) and as defined by the Environmental Protection Agency (EPA) regulation published in the January 5, 2001 Federal Register. XRF analyzer results indicate that lead levels above EPA and/or US Department of Housing and Urban Development (HUD) criteria exist in the following locations:

Existing Lead Hazards
The following areas are coated with Lead-Based Paint (LBP) that is deteriorated and currently present existing lead-based paint hazards:

- None Identified

XRF Analyzer report can be found in Appendix A. Hazard control options for identified lead hazards are discussed within Section 6.0 of this report.

2.2 Paint Sampling and Testing

Limited LBP Testing, in conformance with HUD Guidelines 24 CFR 35 Section 35.930 (c), was conducted using an x-ray fluorescence analyzer. This was accomplished at this residence on surfaces found to have deteriorated paint, friction/impact surfaces and/or where it was indicated to the Assessor that planned renovation would occur. A total of 20 tests (assays) were taken at a limited number of specified surfaces on the inside and outside of the residence using an x-ray fluorescence analyzer. Deteriorated paint, friction/impact surfaces and areas that were specified to be disturbed during the planned renovation project were tested. Refer to Appendix A for XRF analyzer report. The following surfaces were found to contain lead concentrations Lead concentrations that meet or exceed the HUD definition of LBP ($\geq$ 1.0 mg/cm^2):

- See XRF summary report Appendix A

Some of the remaining test locations exhibited lead-in-paint levels below the HUD LPB threshold, but in great enough quantities to be detectable by XRF analysis. It should be noted that lead concentrations (in paint) that are less than the levels that identify a surface coating as LBP still have the potential of causing lead poisoning. Should these or any potential LBP painted components and/or surfaces be disturbed in any manner that generates dust, extreme care must be taken to limit its spread. **It should be assumed that any and all painted surfaces, components, or surfaces not tested as part of this investigation, or any previous investigations are coated with LBP, and that renovation or repair activities in these areas dictate the use of safe work practices that limit dust generation and area contamination.**

2.3 Interior Dust Sampling

A total of four (4) single surface dust wipe samples were collected within the First-Floor Front Unit, four (4) single surface dust wipe samples were collected within the First-Floor Rear Unit, and five (5) single surface dust wipe samples were collected within the Second-Floor Unit to determine the levels of lead-containing dust on the interior window sills and floors. These samples were collected in accordance with the requirements of ASTM Standard E-1728, Standard Practice for Field Collection of Settled Dust Samples Using Wipe Sampling Methods for Lead Determination by Atomic Spectrometry Techniques. EPA, HUD regulations define the following as elevated levels for lead dust in residences: floors – $\geq$10 $\mu g/ft^2$ (micrograms per square foot), and interior windowsills – $\geq$100 $\mu g/ft^2$. Please refer to Appendix A for the laboratory reports and to Appendix G for a list of publications and resources addressing lead hazards and their health effects; both are located at the end of this report.

Analysis revealed no elevated lead levels

2.4 Soil Sampling

No bare soil was observed; therefore, no soil sampling was conducted

2.5 Paint Condition Survey

Deteriorated paint is defined as “any interior or exterior paint or other coating that is peeling, chipping, chalking or cracking, or any paint or coating located on an interior or exterior surface or fixture that is otherwise damaged or separated from the substrate.” This definition is typically associated with surface conditions only.

Deteriorated paint, paint conditions, lead content, & most apparent cause of deterioration:

- Painted wood porch floor and stairs – rear unit, not lead based paint, weather

3.0 Ongoing Monitoring

Ongoing monitoring is necessary in all dwellings in which LBP is known or assumed to be present. At these dwellings, the potential exists for LBP hazards to develop. Hazards can develop by means such as, but not limited to: the failure of lead hazard control measures; previously intact LBP becoming deteriorated; lead-in-dust re-accumulating through friction, impact, and deterioration of paint; or, through the introduction of contaminated exterior dust and soil into the interior of the structure. Ongoing monitoring typically includes two different activities: re-evaluation and annual visual surveys. A re-evaluation is a risk assessment that includes limited soil and dust sampling and a visual evaluation of paint films and any existing lead hazard controls. Re-evaluations are supplemented with visual surveys by the homeowner, which should be conducted at least once a year. Homeowner conducted visual surveys do not replace the need for professional re-evaluations. Visual surveys should confirm that all Paint with known or suspected LBP are not deteriorating, that lead hazard control methods have not failed, and that structural problems do not threaten the integrity of any remaining known, assumed or suspected LBP.

Ongoing Lead Safe Maintenance, as found in chapter 6 of the HUD publication entitled; ***Guidelines for the Evaluation and Control of LBP Hazards in Housing,*** dated July 2012, is a guideline for the homeowner to assess the condition of areas where hazard control activities have occurred. The homeowner is encouraged to utilize the Ongoing Monitoring Schedule per this document. Visual surveys by the homeowner should occur on at least a yearly basis for all painted surfaces. All surfaces that have undergone the hazard control strategy of Interim Controls, Encapsulation or Enclosure should also be checked during this survey. If components with LBP are replaced, no re-evaluation or visual survey would be needed in these areas, as the LBP would have been removed with the components.

4.0 Disclosure Regulations

Per Federal Law (Section 1018 of Title X – found in 24 CFR Part 35 and 40 CFR Part 745) A copy of this report must be made available to new lessees (tenants) and/or must be provided to purchasers of this property under Federal law before they become obligated under any future lease or sales contract transactions), until the demolition of this property. Landlords (Lessors) and/or sellers are also required to distribute an educational pamphlet developed by the EPA, ***"Protect Your Family From Lead in Your Home"*** , and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from LBP hazards.

5.0 Conditions & Limitations

An EPA certified risk assessor has performed the Client requested tasks of this assessment in a thorough and professional manner consistent with commonly accepted standard industry practices, as of the date of the assessment. Aurora Environmental cannot guarantee and does not warrant that this Assessment/Limited LBP Testing has identified all adverse environmental factors and/or conditions affecting the subject property on the date of the Assessment.

As part of this Assessment, a limited number of areas were tested for the presence of LBP. All LBP, dust, and soil hazards that were identified are addressed in this report. However, LBP, dust lead hazards, and/or soil lead hazards may be present at other locations of the property. Additional paint testing should precede any future remodeling activities that occur at untested areas. Additional dust and/or soil sample collection and analysis should follow any hazard control activity, repair, remodeling, or renovation effort, and any other work efforts that may in any way disturb LBP and/or any lead containing materials.

Aurora Environmental cannot and will not warrant that the Assessment/Limited Testing that was requested by the client will satisfy the dictates of, or provide a legal defense in connection with, any environmental laws or regulations. It is the responsibility of the client to know and abide by all applicable laws, regulations, and standards.

The results reported and conclusions reached by Aurora Environmental are solely for the benefit of the client. The results and opinions in this report are based solely upon the conditions found on the property as of the date of the Assessment.

The results of the laboratory analytical reports that may be contained herein are the product of the knowledge, experience and expertise of the laboratory retained to perform such services.

Aurora Environmental LLC cannot be held responsible or liable for the misrepresentation of fact, misstatements or withholding of relevant information of those parties interviewed during this inspection.

6.0 Lead Hazard Control Options

Lead-safe work practices and worker/occupant protection practices complying with current EPA, HUD and OSHA standards will be necessary to safely complete all work involving the disturbance of LBP coated surfaces and components. In addition, any work considered Lead hazard control will enlist the use of interim control (temporary) methods and/or abatement (permanent) methods. It should be noted that all lead hazard control activities have the potential of creating additional hazards, or even creating hazards that were not present before. All persons and/or firms performing lead hazard control activities must have received proper training in Lead-Safe Work Practices and/or Lead Abatement. Details for the listed lead hazard control options and issues surrounding occupant/worker protection practices can be found in the publication entitled: ***Guidelines for the Evaluation and Control of LBP Hazards in Housing (July 2012 Revision)*** published by the HUD, as well as in the Occupational Safety and Health Administration (OSHA) regulations found in 29 CFR, Part 1926.62, known as the OSHA Lead Exposure in Construction Industry Standard.

Interim controls, as defined by HUD, means a set of measures designed to temporarily reduce human exposure to LBP hazards and/or lead containing materials. These activities include, but are not limited to: component and/or substrate repairs; paint and varnish repairs; the removal of dust-lead hazards; renovation; remodeling; maintenance; temporary containment; placement of seed, sod or other forms of vegetation over bare soil areas; the placement of at least 6 inches of an appropriate mulch material over an impervious material, laid on top of bare soil areas; the tilling of bare soil areas; extensive and specialized cleaning; and, ongoing LBP maintenance activities. Follow all lead-safe work practice procedures to reduce dust lead content to less than acceptable clearance level (40 micrograms per square foot for floors). Cleaning must be accomplished following the HUD indicated cleaning protocols, as detailed in the Guidelines for the Evaluation and Control of LBP Hazards in Housing (July 2012 Revision), published by the U.S. Department of Housing and Urban Development. The cleaning protocols described in this publication can assist the contractor in thoroughly, properly and safely cleaning the site.

Abatement, as defined by HUD, means any set of measures designed to permanently eliminate LBP and/or LBP hazards. The product manufacturer and/or contractor must warrant abatement methods to last a minimum of twenty (20) years, or these methods must have a design life of at least twenty (20) years. These activities include, but are not necessarily limited to: the removal of LBP from substrates and components; the replacement of components or fixtures with lead containing materials and/or lead containing paint; the permanent enclosure of LBP with construction materials; the encapsulation of LBP with approved products; the removal or permanent covering (concrete or asphalt) of soil-lead hazards; and, extensive and specialized cleaning activities.

Before any lead hazard control activities begin, the structure and site must be inspected and pre-cleaned following HUD specified cleaning protocols, as detailed in the Guidelines for the Evaluation and Control of LBP Hazards in Housing (July 2012 Revision), published by the U.S. Department of Housing and Urban Development. Some of the required steps include removing large debris and paint chips followed by HEPA vacuuming of all horizontal surfaces (floors, windowsills, troughs, etc.). The cleaning protocols described in this publication can assist the contractor in doing a preliminary cleaning and improving the chances of passing clearance inspections after remediation.

APPENDIX A
XRF ANALYZER REPORT / LABORATORY RESULTS AND CHAINS OF CUSTODY

AE#2305

Aurora Environmental LLC
1500 Union Rd., Suite 202
West Seneca, NY 14224

INSPECTION SITE:	1114 Haeberle Niagara Falls, NY
INSPECTION DATE:	9/18/2026 - 9/18/2026
INSTRUMENT TYPE:	Viken Detection Pb200i XRF Lead Paint Analyzer 1476
ACTION LEVEL:	1.0 (mg/cm²)
STATEMENT:	none

AE#2305

Inspection Date:	9/18/2026 - 9/18/2026	Inspection Site:	1114 Haeberle Niagara Falls, NY
Action Level:	1.0 (mg/cm²)		
Total Readings:	20		
Unit Started:	09/18/2026 17:21:42		
Unit Ended:	09/18/2026 17:39:37		

Read #	Result	Job	Room	-->RoomChoice	Structure	-->Member	Substrate	Wall	Lead (mg/cm²)
34	Positive	1114 Haeberle	Apartment	Calibration					1.0 mg/cm²
35	Positive	1114 Haeberle	Apartment	Calibration					1.0 mg/cm²
36	Positive	1114 Haeberle	Apartment	Calibration					1.0 mg/cm²
37	Negative	1114 Haeberle	Exterior	House	Stair	Treads	Wood	C	0.1 mg/cm²
38	Negative	1114 Haeberle	Exterior	House	Stair	Risers	Wood	C	0.0 mg/cm²
39	Negative	1114 Haeberle	Exterior	House	Porch	Floor	Wood	C	0.2 mg/cm²
40	Negative	1114 Haeberle	Exterior	House	Stair	Treads	Wood	C	0.1 mg/cm²
41	Negative	1114 Haeberle	Exterior	House	Door	Casing	Wood	A	0.0 mg/cm²
42	Negative	1114 Haeberle lower rear	Apartment	Kitchen	Room	Wall	Drywall	A	0.2 mg/cm²
43	Negative	1114 Haeberle lower front	Exterior	House	Door		Metal	C	0.1 mg/cm²
44	Negative	1114 Haeberle upper	Apartment		Stair	Treads	Wood		0.2 mg/cm²
45	Negative	1114 Haeberle upper	Apartment		Stair	Risers	Wood		0.1 mg/cm²
46	Negative	1114 Haeberle upper	Apartment		Stair	Stringer	Wood		0.0 mg/cm²
47	Negative	1114 Haeberle upper	Apartment	Living Room	Room	Ceiling	Drywall	A	0.2 mg/cm²
48	Negative	1114 Haeberle upper	Apartment	Living Room	Room	Wall	Drywall	A	0.3 mg/cm²
49	Negative	1114 Haeberle upper	Apartment	Living Room	Door	Casing	Wood	D	0.1 mg/cm²
50	Negative	1114 Haeberle upper	Apartment	Living Room	Door	Casing	Wood	D	0.2 mg/cm²
51	Positive	1114 Haeberle upper	Apartment	Calibration					1.0 mg/cm²
52	Positive	1114 Haeberle upper	Apartment	Calibration					1.0 mg/cm²
53	Positive	1114 Haeberle upper	Apartment	Calibration					1.1 mg/cm²

------ END OF READINGS ------

EHS Laboratories
ENVIRONMENTAL HAZARDS SERVICES, LLC
7469 Whitepine Rd
North Chesterfield, VA 23237
Telephone: 800.347.4010

Lead Dust Wipe Analysis Report

Report Number: 26-09-05402

Client: Aurora Environmental LLC
1500 Union Rd
Suite 202
West Seneca, NY 14224

Received Date: 09/24/2026
Analyzed Date: 09/30/2026
Reported Date: 10/01/2026

Project/Test Address: 2305; 1114 Haeberle Lower Front; Niagara Falls, NY
Collection Date: 09/18/2026

Client Number: 201282

Laboratory Results

Fax Number:

Lab Sample Number	Client Sample Number	Collection Location	Surface	Total Pb (ug)	Wipe Area (ft²)	Concentration (ug/ft²)	Narrative ID
26-09-05402-001	1	LIVING RM	SL	<4.00	0.333	<12.1	
26-09-05402-002	2	LIVING RM	FL	<4.00	1.00	<4.00	
26-09-05402-003	3	BEDROOM	SL	<4.00	0.333	<12.1	
26-09-05402-004	4	BEDROOM	FL	<4.00	1.50	<2.67	
26-09-05402-005	5	BOILER RM	FL	<4.00	1.00	<4.00	

Environmental Hazards Services, L.L.C

Client Number: 201282 **Report Number:** 26-09-05402

Project/Test Address: 2305; 1114 Haeberle Lower Front; Niagara Falls, NY

Lab Sample Number	Client Sample Number	Collection Location	Surface	Total Pb (ug)	Wipe Area (ft^2)	Concentration (ug/ft^2)	Narrative ID

Method: ASTM E-1979-17/EPA SW846 7000B

Accreditation #:

Reviewed By Authorized Signatory: Melissa Kanode

Melissa Kanode

QA/QC Clerk

The Reporting Limit (RL) is 4.00 ug Total Pb. Dust wipe area and results are calculated based on area measurements determined by the client. All internal quality control requirements associated with this batch were met, unless otherwise noted.

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Results represent the analysis of samples submitted by the client. Sample location, description, area, etc., was provided by the client. Results reported above in ug/ft2 are calculated based on area supplied by the client. If the report does not contain the result for a field blank, it is due to the fact that the client did not include a field blank with their samples. These sample results do not reflect blank correction. Measurement Uncertainty values are available upon request. This report shall not be reproduced except in full, without the written consent of Environmental Hazards Services, L.L.C.

ELLAP Accrediitation through AIHA LAP, LLC (100420), NY ELAP #11714.

Legend	ug = microgram	ug/ft^2 = micrograms per square foot	Pb = lead
	mL = milliliter	ft^2 = square foot	

AURORA ENVIRONMENTAL LLC

BULK SAMPLE · CHAIN of CUSTODY

1500 Union Road, Suite 202, West Seneca, NY 14224 (716)608·6803

Client Name/Contact:	Preservation Buffalo Niagara
Client Address:	444 Forest Ave
	Buffalo, NY
Site Address:	1114 Haeberle - Lower Front
	Niagara Falls, NY

Date 9/18/26 **Job#** 2305 **Analysis Requested** Lead Dust wipe **# of Samples** 5 **TAT** Standard **Page** 1 of 1

Sample ID #			Description	Sample Location	Notes
Date	HAN	#			
		1	Lead Dust Wipe	Living Rm WS	6"x8"
		2		Living Rm HF	12"x12"
		3		Bedroom WS	6"x8"
		4		Bedroom HF	12"x12"
		5		Boiler Rm HF	12"x12"

26-09-05402

Due Date:
10/01/2026
(Thursday)
AE

SI

Notes and Special Instructions:

HF = Hard Floor
WS = Window Sill

Sampled by (print): John Pusztay Signature: John Pusztay Date: 9/18/26

Relinquished by (print): John Pusztay Signature: John Pusztay Date: 9/21/26

Received by (print): J Dannault Signature: Jamie Dannault Date: 9/24/26 12:36pm

EHS Laboratories
ENVIRONMENTAL HAZARDS SERVICES, LLC
7469 Whitepine Rd
North Chesterfield, VA 23237
Telephone: 800.347.4010

Lead Dust Wipe Analysis Report

Report Number: 26-09-05404

Client: Aurora Environmental LLC
1500 Union Rd
Suite 202
West Seneca, NY 14224

Received Date: 09/24/2026
Analyzed Date: 09/30/2026
Reported Date: 10/01/2026

Project/Test Address: 2305; 1114 Haeberle Lower Rear; Niagara Falls, NY
Collection Date: 09/18/2026

Client Number: 201282

Laboratory Results

Fax Number:

Lab Sample Number	Client Sample Number	Collection Location	Surface	Total Pb (ug)	Wipe Area (ft^2)	Concentration (ug/ft^2)	Narrative ID
26-09-05404-001	12	LIVING RM	SL	<4.00	0.219	<18.3	
26-09-05404-002	13	LIVING RM	FL	<4.00	1.00	<4.00	
26-09-05404-003	14	BEDROOM	SL	<4.00	0.264	<15.2	
26-09-05404-004	15	BEDROOM	FL	<4.00	1.00	<4.00	
26-09-05404-005	16	BOILER RM	FL	<4.00	1.00	<4.00	

Environmental Hazards Services, L.L.C

Client Number: 201282 Report Number: 26-09-05404

Project/Test Address: 2305; 1114 Haeberle Lower Rear; Niagara Falls, NY

Lab Sample Number	Client Sample Number	Collection Location	Surface	Total Pb (ug)	Wipe Area (ft^2)	Concentration (ug/ft^2)	Narrative ID

Method: ASTM E-1979-17/EPA SW846 7000B

Accreditation #:

Reviewed By Authorized Signatory: Melissa Kanode

Melissa Kanode

QA/QC Clerk

The Reporting Limit (RL) is 4.00 ug Total Pb. Dust wipe area and results are calculated based on area measurements determined by the client. All internal quality control requirements associated with this batch were met, unless otherwise noted.

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Results represent the analysis of samples submitted by the client. Sample location, description, area, etc., was provided by the client. Results reported above in ug/ft2 are calculated based on area supplied by the client. If the report does not contain the result for a field blank, it is due to the fact that the client did not include a field blank with their samples. These sample results do not reflect blank correction. Measurement Uncertainty values are available upon request. This report shall not be reproduced except in full, without the written consent of Environmental Hazards Services, L.L.C.

ELLAP Accrediitation through AIHA LAP, LLC (100420), NY ELAP #11714.

Legend	ug = microgram	ug/ft^2 = micrograms per square foot	Pb = lead
	mL = milliliter	ft^2 = square foot	

AURORA ENVIRONMENTAL LLC

BULK SAMPLE · CHAIN of CUSTODY

1500 Union Road, Suite 202, West Seneca, NY 14224 (716)608·6803

Client Name/Contact:	Preservation Buffalo Niagara
Client Address:	444 Forest Ave
	Buffalo, NY
Site Address:	1114 Haeberle - Lower Rear
	Niagara Falls, NY

Date 9|18|26 **Job#** 2305 **Analysis Requested** Lead Dust wipe **# of Samples** 5 **TAT** standard **Page** 1 of 1

Sample ID #			Description	Sample Location	Notes
Date	HAN	#			
		12	Lead Dust Wipe	Living Rm WS	1.5" x 21"
		13		Living Rm HF	12"x12"
		14		Bedroom WS	2" x 19"
		15		Bedroom HF	12"x12"
		16		Boiler Rm HF	12"x12"

26-09-05404

Due Date:
10/01/2026
(Thursday)
AE

Notes and Special Instructions:

HF = Hard Floor
WS = Window Sill

SI

Sampled by (print): John Puszta Signature: [signature] Date: 9/18/26

Relinquished by (print): John Puszta Signature: [signature] Date: 9/21/26

Received by (print): J Damon Signature: [signature] Date: 9/24/26 12:38 pm

EHS Laboratories
ENVIRONMENTAL HAZARDS SERVICES, LLC
7469 Whitepine Rd
North Chesterfield, VA 23237
Telephone: 800.347.4010

Lead Dust Wipe Analysis Report

Report Number: 26-09-05406

Client: Aurora Environmental LLC
1500 Union Rd
Suite 202
West Seneca, NY 14224

Received Date: 09/24/2026
Analyzed Date: 09/30/2026
Reported Date: 10/01/2026

Project/Test Address: 2305; 1114 Haeberle Upper; Niagara Falls, NY
Collection Date: 09/18/2026

Client Number: 201282

Fax Number:

Laboratory Results

Lab Sample Number	Client Sample Number	Collection Location	Surface	Total Pb (ug)	Wipe Area (ft^2)	Concentration (ug/ft^2)	Narrative ID
26-09-05406-001	6	LIVING RM	SL	<4.00	0.229	<17.5	
26-09-05406-002	7	LIVING RM	FL	<4.00	1.00	<4.00	
26-09-05406-003	8	BEDROOM 1	SL	<4.00	0.333	<12.1	
26-09-05406-004	9	BEDROOM 1	FL	<4.00	1.00	<4.00	
26-09-05406-005	10	BEDROOM 2	FL	<4.00	1.00	<4.00	
26-09-05406-006	11	BOILER RM	FL	<4.00	1.00	<4.00	

Environmental Hazards Services, L.L.C

Client Number: 201282 Report Number: 26-09-05406

Project/Test Address: 2305; 1114 Haeberle Upper; Niagara Falls, NY

Lab Sample Number	Client Sample Number	Collection Location	Surface	Total Pb (ug)	Wipe Area (ft^2)	Concentration (ug/ft^2)	Narrative ID

Method: ASTM E-1979-17/EPA SW846 7000B

Accreditation #:

Reviewed By Authorized Signatory: Melissa Kanode

Melissa Kanode

QA/QC Clerk

The Reporting Limit (RL) is 4.00 ug Total Pb. Dust wipe area and results are calculated based on area measurements determined by the client. All internal quality control requirements associated with this batch were met, unless otherwise noted.

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Results represent the analysis of samples submitted by the client. Sample location, description, area, etc., was provided by the client. Results reported above in ug/ft2 are calculated based on area supplied by the client. If the report does not contain the result for a field blank, it is due to the fact that the client did not include a field blank with their samples. These sample results do not reflect blank correction. Measurement Uncertainty values are available upon request. This report shall not be reproduced except in full, without the written consent of Environmental Hazards Services, L.L.C.

ELLAP Accrediitation through AIHA LAP, LLC (100420), NY ELAP #11714.

Legend	ug = microgram	ug/ft^2 = micrograms per square foot	Pb = lead
	mL = milliliter	ft^2 = square foot	

AURORA ENVIRONMENTAL LLC

BULK SAMPLE - CHAIN of CUSTODY

1500 Union Road, Suite 202, West Seneca, NY 14224 (716)608-6803

Client Name/Contact:	Preservation Buffalo Niagara
Client Address:	444 Forest Ave
	Buffalo, NY
Site Address:	1114 Haeberle - Upper
	Niagara Falls, NY

Date 9/18/26 **Job#** 2305 **Analysis Requested** Lead Dust wipe **# of Samples** 6 **TAT** Standard **Page** 1 of 1

Sample ID #			Description	Sample Location	Notes
Date	HAN	#			
		6	Lead Dust Wipe	Living Rm WS	1.5" x 22"
		7		Living Rm HF	12" x 12"
		8		Bedroom 1 WS	6" x 8"
		9		Bedroom 1 HF	12" x 12"
		10		Bedroom 2 HF	12" x 12"
		11		Boiler Rm HF	12" x 12"

26-09-05406

Due Date:
10/01/2026
(Thursday)
AE

Notes and Special Instructions:

HF = Hard Floor
WS = Window sill

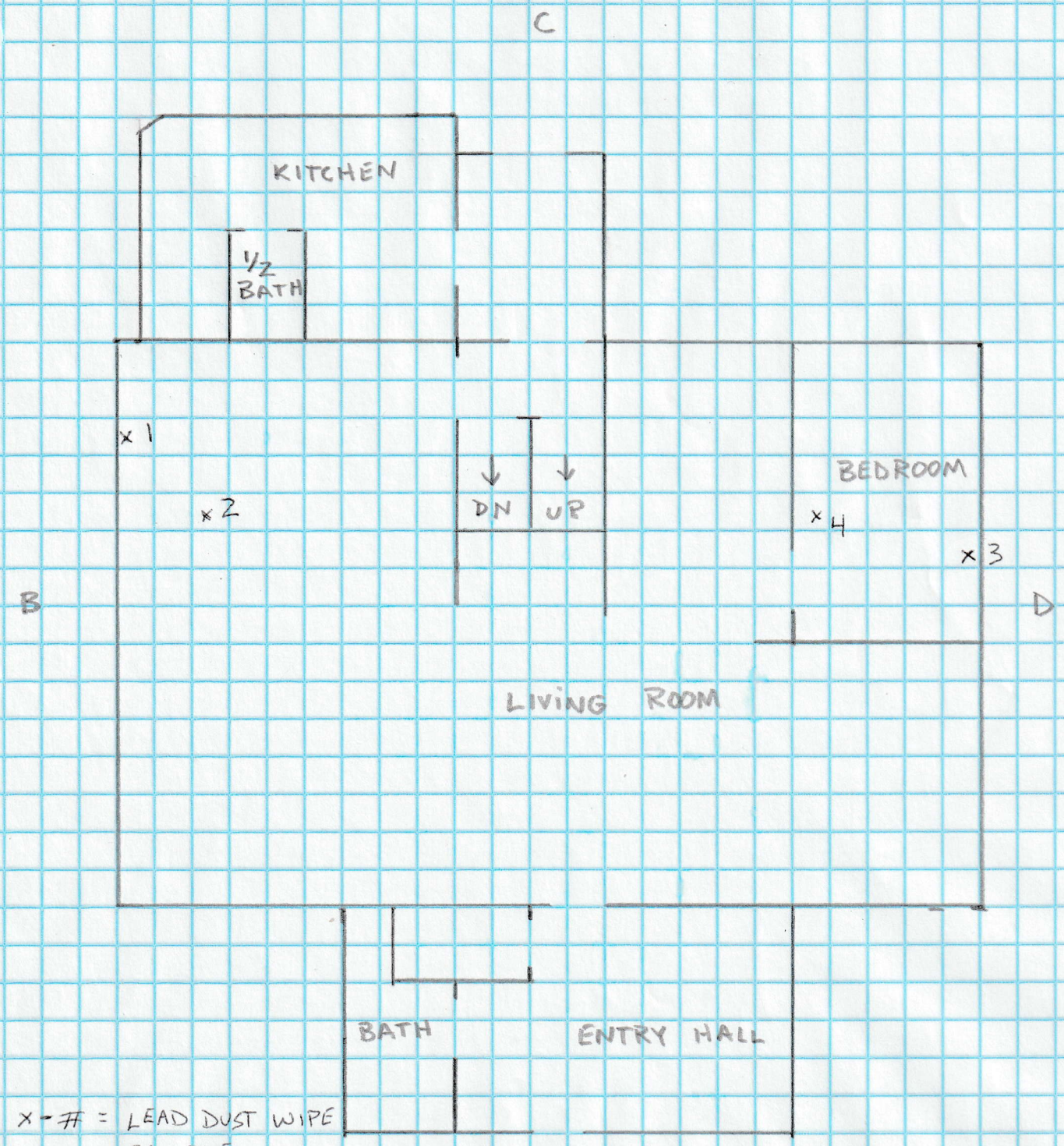
SI

Sampled by (print): John Pusztay Signature: John Pusztay Date: 9/18/26

Relinquished by (print): John Pusztay Signature: John Pusztay Date: 9/21/26

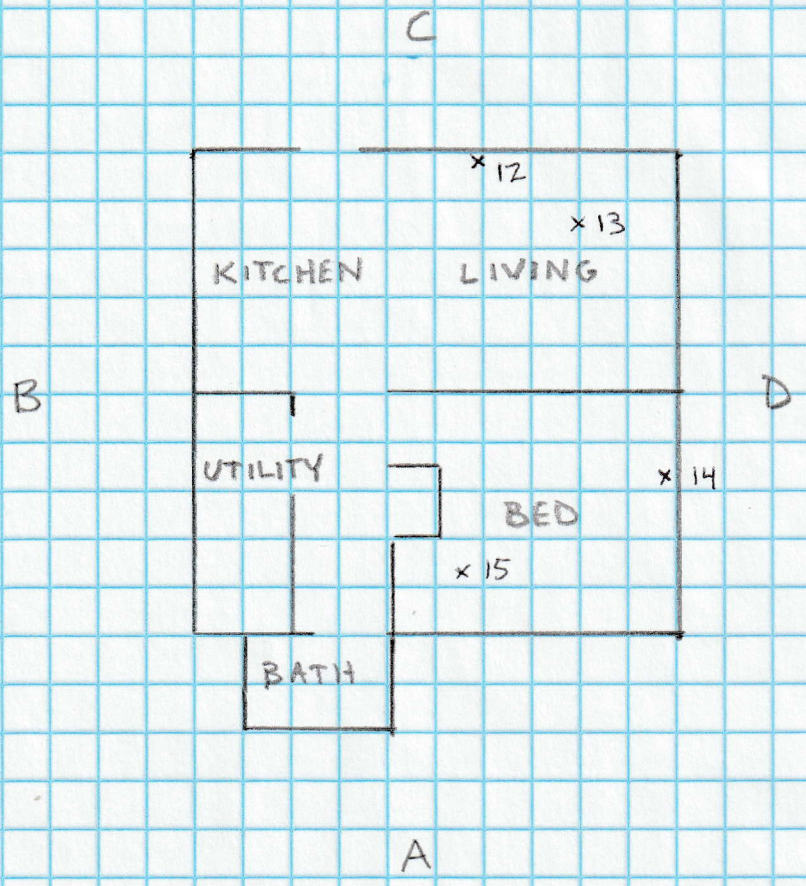
Received by (print): J Dannecker Signature: Jennie Date: 9/24/26 12:42pm

APPENDIX B
SITE AND FLOOR PLAN



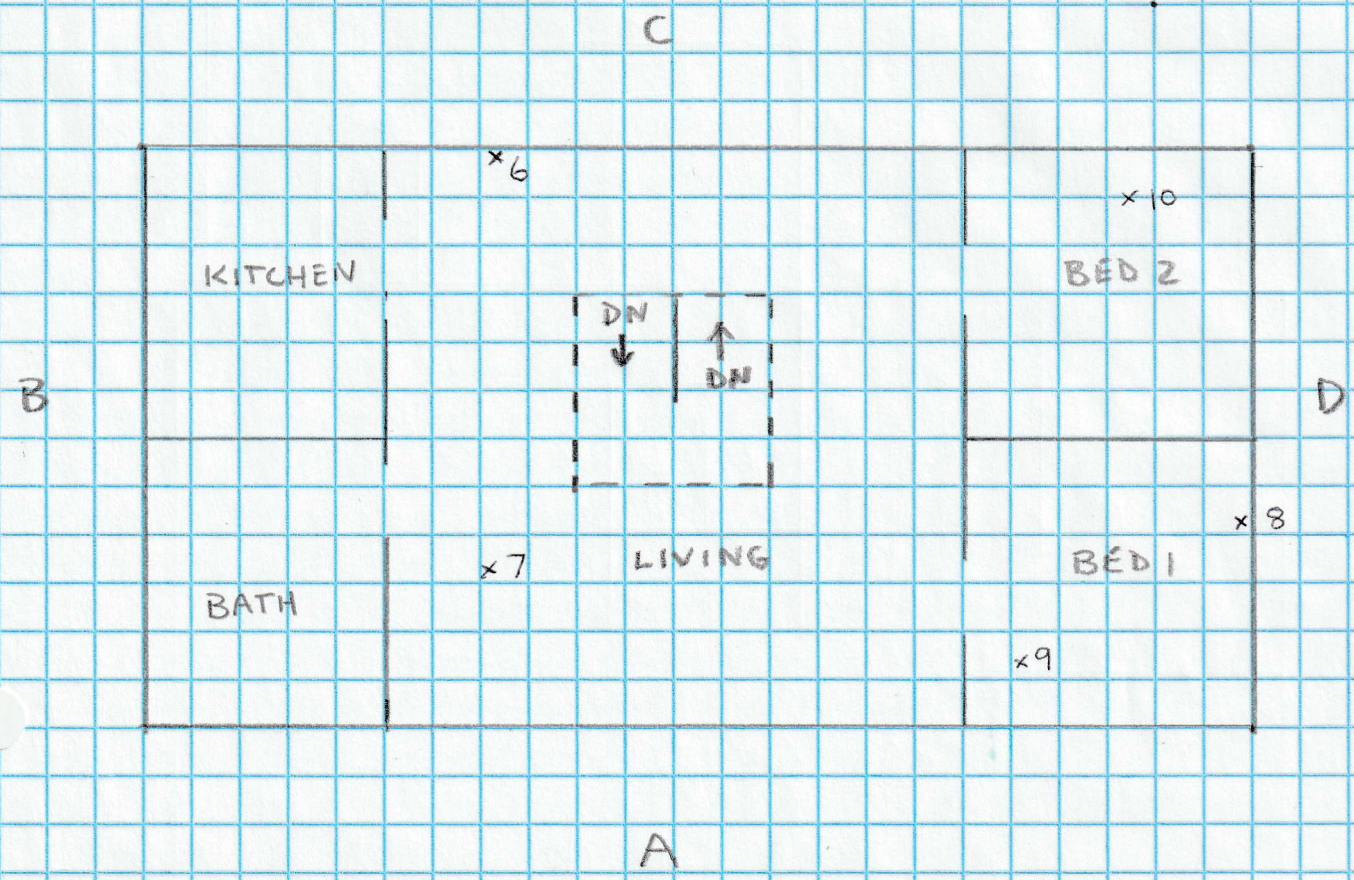
x - # = LEAD DUST WIPE SAMPLE

1114 HAEBERLE AVE
NIAGARA FALLS
LOWER FRONT UNIT



x-# = LEAD DUST WIPE SAMPLE

1114 HAEBERLE
LOWER REAR UNIT



x-# = LEAD DUST WIPE SAMPLE

1114 HAEBERLE AVE
NIAGARA FALLS
UPPER UNIT

APPENDIX C
SCOPE OF RENOVATION WORK, AS PROVIDED TO ASSESSOR

The Upper apartment needs wall repair from water damage and a new roof. The Lower Rear apartment needs a new kitchen and bathroom, plus other cosmetic repairs. The Lower front needs to be reconstructed as two apartments. The space will be divided to create a front apartment with two bedrooms, and a rear apartment with two bedrooms.

APPENDIX D
RESIDENT QUESTIONNAIRE

NOT UTILIZED, UNITS WERE VACANT AT TIME OF ASSESSMENT

APPENDIX E
COPY OF RISK ASSESSOR'S LICENSE/CERTIFICATION

United States Environmental Protection Agency

This is to certify that



John R Pusztay

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as:

Risk Assessor

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires January 28, 2028

LBP-R-I223191-2

Certification #

January 22, 2025

Issued On

Ben Conetta, Manager

Chemicals and Multimedia Programs Branch

APPENDIX F
COPY OF FIRM'S LEAD ACTIVITY LICENSE/CERTIFICATION

United States Environmental Protection Agency

This is to certify that

Aurora Environmental LLC

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires January 10, 2029

LBP-F119051-4

Certification #

December 04, 2025

Issued On

Marc Edmonds, Supervisor

Existing Chemicals Risk Management Branch 2.

APPENDIX G
ADDITIONAL LEAD AND LEAD SAFETY RESOURCE DATA

Terms:

LBP: Any and all paint that contains at least 1 milligram of lead per square centimeter of surface area (1.0 mg/cm^2). This is infrequently expressed as 0.5% lead by weight and/or 5000 parts per million lead concentrations by dry weight.

LBP Hazards: Housing conditions that cause human exposure to unsafe levels of lead from paint. These conditions include, but are not necessarily limited to: deteriorated lead-based paint; friction, impact, or chewable surfaces; lead-contaminated dust; or, lead-contaminated soil.

Paint: Any and all paints, stains, varnishes, shellacs, epoxies, lacquers, polyurethanes, etc.

House Wall Identification Guide: The exterior wall that contains the front entry to the house is labeled as the A wall of the house. Proceeding clock-wise around the house label the remaining walls B, C, and D respectively. The interior room walls correspond to the exterior walls.

Visual Inspection: A visual evaluation of interior and exterior paint and surfaces in an effort to try to identify specific conditions that contributes to LBP hazards. A certified risk assessor or a Housing Quality Standards inspector trained in visual assessments should perform these inspections.

Paint Testing: Testing of specific surfaces that are coated with paint, by XRF (x-ray florescence) or lab analysis, to determine the lead content of these surfaces, performed by a certified LBP inspector or certified risk assessor

Risk Assessment: An on-site investigation to help determine the existence of LBP hazards. This can include paint testing, dust and soil sampling, water sampling and a visual inspection. The risk assessment report identifies lead hazards and potential options for lead hazard control. A certified risk assessor must conduct the assessment.

Clearance Examination: Clearance is performed after hazard reduction, rehabilitation, renovation, repair, modernization, or maintenance activities to determine if a unit is safe for occupancy. It involves a visual inspection, analysis of dust and soil samples, and preparation of a report. A certified risk assessor that is independent from the company or individual conducting the lead hazard control activities should conduct the clearance examination.

Environmental Intervention Blood Lead Level (EIBLL): The level of lead in blood that requires intervention in a child under the age of seventy-two (72) months. This is typically defined as a blood lead level of 20 μg/dL (micrograms per deciliter) of whole blood or above for a single test, or blood levels of 15-19 in two tests taken at least three months apart.

μg (Microgram): A microgram is 1/1000th of a milligram. To put this into perspective, a penny weighs 2 grams. To get a microgram, you would need to divide the penny into 2 million pieces. A microgram is one of those two million pieces.

μg/dL (microgram per deciliter): used to measure the level of lead in children's and worker's blood to establish whether intervention is needed. A deciliter is a little less than a half a cup.

μg/ft^2 (micrograms per square feet): the unit used to express levels of lead in dust samples. All reports should report levels of lead in dust in μg/ft^2.

mg/cm^2 (milligrams per centimeter square): used to report levels of lead in paint thru XRF testing.

PPM (parts per million): Typically used to express the concentrations of lead in soil. Can also be used to express the amount of lead in a surface coating on a mass concentration basis. This measurement can also be shown as: μg/g, mg/kg or mg/l.

PPB (parts per billion): Typically used to express the amount of lead found in drinking water. This measurement is also sometimes expressed as: μg/l.

Dust-thresholds for Lead-Contamination

- Floors — Less than (<) 40 μg/ft^2
- Interior Window Sills — <250 μg/ft^2
- Window Troughs — <400 μg/ft^2

Soil-thresholds for Lead Contamination

- Play areas used by children 6 and under <400 μg/gram or 400 parts per million (PPM)
- Other areas — <1200 μg/gram or 1200 parts per million (PPM)
- Threshold for abatement — <5000 μg/gram or 5000 parts per million (PPM)

The following publications and resources contain additional information on lead and lead hazards:

National Center for Healthy Housing:

http://www.leadsafehousing.org/

National Lead information Center &Clearinghouse:

1-800-424 LEAD, Fax: 301-585-7976

www.epa.gov/lead/nlic.htm

Nation Lead Abatement and Assessment Council:

1-800-590-6522 Fax: 301-924-0265

www.nlaac.org

HUD's Office of Health Homes and Lead Hazard Control:
www.hud.gov/offices/lead

Voice: 1-202-401-0388

The Alliance to End Childhood Lead Poisoning:

http://www.aeclp.org/

The Environmental Protection Agency Lead Programs:
www.epa.gov/opptintr/lead
Voice: 1-202-260-2090

APPENDIX H
VIKEN DETECTION PB200I, PB200E PERFORMANCE CHARACTERISTICS SHEET

Performance Characteristic Sheet

EFFECTIVE DATE: September 1, 2022

MANUFACTURER AND MODEL:

Make: ***Viken Detection*** (previously Heuresis)
Models: ***Model Pb200i, Pb200e***
Source: ***^{57}Co, 5 mCi (nominal – new source)***

FIELD OPERATION GUIDANCE

ACTION LEVEL SETTING:

0.5 mg/cm^2

OPERATING PARAMETERS:

Action Level mode, fixed 5-second reading (nominal), software version Pb 200i-5.0-DEBUG or higher.

Action Level mode, variable-time reading (2-5 seconds nominal), software version Pb 200i-7.0.0 or higher.

XRF CALIBRATION CHECK LIMITS:

0.8 to 1.2 mg/cm^2 (inclusive) at Action Level setting = 1.0 mg/cm^2

SUBSTRATE CORRECTION:

Not applicable

INCONCLUSIVE RANGE OR THRESHOLD:

ACTION LEVEL MODE READING DESCRIPTION	SUBSTRATE	INCONCLUSIVE RANGE (mg/cm^2)
Results not corrected for substrate bias on any substrate	Brick	0.4 – 0.6
	Concrete	0.4 – 0.6
	Drywall	0.4 – 0.6
	Metal	0.4 – 0.6
	Plaster	0.4 – 0.6
	Wood	0.4 – 0.6

BACKGROUND INFORMATION

EVALUATION DATA SOURCE AND DATE:

This sheet is supplemental information to be used in conjunction with Chapter 7 of the HUD *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*, 2012 Edition ("HUD Guidelines"). Performance parameters shown on this sheet are calculated using test results on building components in the HUD archive. Testing was conducted on 146 test samples in January 2020 and January 2021, with four separate instruments running software version Pb200i 5.0 (DEBUG version) in Action Level test mode. The actual source strength of each instrument in 2020 was approximately 2.9 mCi; source ages were approximately 9 months. The 2021 sources were new with source strength 5 mC1.

OPERATING PARAMETERS

Performance parameters shown in this sheet are applicable only when properly operating the instrument using the manufacturer's instructions and procedures described in Chapter 7 of the HUD Guidelines.

XRF CALIBRATION CHECK:

The calibration of the XRF instrument should be checked ***with the Action Level set to 1.0 mg/cm^2*** using the paint film nearest 1.0 mg/cm^2 in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm^2 film; for NIST SRM 2579a, use the 1.04 mg/cm^2 film).

If the average (rounded to 1 decimal place) of three readings is outside the acceptable calibration check range, follow the manufacturer's instructions to bring the instrument into control before XRF testing proceeds.

EVALUATING THE QUALITY OF XRF TESTING:

Randomly select ten testing combinations for retesting from each house or from two randomly selected units in multifamily housing.

Conduct XRF re-testing at the ten testing combinations selected for retesting.

Determine if the XRF testing in the units or house passed or failed the test by applying the steps below. Compute the Retest Tolerance Limit by the following steps:

Determine XRF results for the original and retest XRF readings. In single-family and multi-family housing, a result is defined as a single reading. Therefore, there will be ten original and ten retest XRF results for each house or for the two selected units.

Calculate the average of the original XRF result and the retest XRF result for each testing combination.

Square the average for each testing combination.

Add the ten squared averages together. Call this quantity C.

Multiply the number C by 0.0072. Call this quantity D.

Add the number 0.032 to D. Call this quantity E.

Take the square root of E. Call this quantity F.

Multiply F by 1.645. The result is the Retest Tolerance Limit.

Compute the average of all ten original XRF readings.

Compute the average of all ten re-test XRF readings.

Find the absolute difference of the two averages.

If the difference is less than the Retest Tolerance Limit, the inspection has passed the retest. If the difference of the overall averages equals or exceeds the Retest Tolerance Limit, this procedure should be repeated with ten new testing combinations. If the difference of the overall averages is equal to or greater than the Retest Tolerance Limit a second time, then the inspection should be considered deficient.

Use of this procedure is estimated to produce a spurious result approximately 1% of the time. That is, results of this procedure will call for further examination when no examination is warranted in approximately 1 out of 100 dwelling units tested.

TESTING TIMES:

The nominal reading time recorded in Archive tests averaged 5.39 seconds in fixed time mode and 2.67 seconds in variable-time mode. Nominal reading time means the time the instrument's shutter is open when the ^{57}Co source is new. Actual reading time depends on the age of the source. Since ^{57}Co has a half-life of approximately 9 months, reading time doubles for every 9 months of source age.

CLASSIFICATION OF RESULTS:

XRF results are classified as **positive** if they are **greater than or equal** to 0.6 mg/cm^2, ***negative*** if they are ***less than or equal*** *to* 0.4 mg/cm^2 and ***inconclusive*** if they are ***equal*** to 0.5 mg/ cm^2.

DOCUMENTATION:

This XRF Performance Characteristic Sheet (PCS) was developed by QuanTech, Inc., under a contract with the U.S. Department of Housing and Urban Development, Office of Lead Hazard Control and Healthy Homes.

A report titled *Methodology for XRF Performance Characteristic Sheets* (EPA 747-R-95-008) provides an explanation of the statistical methodology used to develop Performance Characteristic Sheets at the Federal standard (Action Level) of 1.0 mg/cm^2, and provides empirical results from using the recommended inconclusive ranges or thresholds for specific XRF instruments. The report may be downloaded at http://www2.epa.gov/lead/methodology-xrf-performance-characteristic-sheets-epa-747-r-95-008-september-1997. The methodology was subsequently generalized by QuanTech for application to other Action Levels.

AURORA ENVIRONMENTAL LLC
1500 Union Road · Suite 202 · West Seneca, NY 14224

October 8, 2026

Constance D. Strother
East Side Preservation Specialist
Preservation Buffalo Niagara
617 Main Street, Suite 201
Buffalo, NY 14203

Re: Pre-Renovation Asbestos Inspection
Vacant Rental Assistance Program
1114 Haeberle Ave.
Niagara Falls, NY

Dear Ms. Strother:

Enclosed please find the limited asbestos inspection report for the above referenced property. The inspection was conducted on September 18, 2026.

If after reviewing this report you have any questions, or if we can be of assistance in any other way, please do not hesitate to call.

Sincerely,

John Pusztay

Summary Tabulation

1. Introduction
2. Methodology
3. Executive summary

Appendices

A General conditions of inspection
B Certifications and licenses
C Laboratory reports and chain of custody
D Sample location maps

1 Introduction

Aurora Environmental LLC (Aurora) was retained by Preservation Buffalo Niagara to perform a pre-renovation asbestos inspection of the three vacant residential units at 1114 Haeberle Ave., Niagara Falls, NY. The Upper apartment needs wall repair from water damage and a new roof. The Lower Rear apartment needs a new kitchen and bathroom, plus other cosmetic repairs. The Lower front needs to be reconstructed as two apartments. The space will be divided to create a front apartment with two bedrooms, and a rear apartment with two bedrooms.

Aurora was charged with:

- Asbestos testing needed for walls in both 1st floor apartments
- Asbestos testing needed for 2nd floor wall in Living Room near water damage
- Reporting findings

2 Methodology

All work performed by Aurora was conducted in accordance with applicable regulations including New York State Department of Labor standards 12 NYCRR Part 56, National Emission Standards for Hazardous Air Pollutants (NESHAPS), and Occupational Safety and Health Administration regulations. All Aurora personnel assigned to conduct inspections have completed the Environmental Protection Agency (EPA) required training and New York State Department of Labor Division of Safety and Health certification program.

Based on the homogeneous areas, samples of suspect materials were collected and transported to a NYS DOH ELAP accredited laboratory for analysis.

Samples were analyzed using Polarized Light Microscopy (PLM) in accordance with NYS DOH ELAP Item #198.1 or #198.6. For materials classified as non-friable organically bound materials (NOBs) that were analyzed as equal to or less than 1% asbestos by PLM, additional analysis was performed under Transmission Electron Microscopy (TEM) in accordance with NYS DOH ELAP Item #198.4. The results of this analysis confirmed whether or not a suspect material actually contained asbestos. The confirmed materials are listed in **SECTION 3 Executive Summary.**

3. Executive Summary

The pre-renovation asbestos inspection included identification, quantification, assessment for condition, sampling and analysis of suspect asbestos containing materials indicated for disturbance by proposed renovations at 1114 Haeberle Ave., Niagara Falls, NY.

The inspection was conducted on September 18, 2026. The following materials were observed and assessed as part of this inspection:

HAN #	Description
Lower Front Unit	
100A	Drywall
100B	Joint compound
Lower Rear Unit	
101A	Drywall
101B	Joint compound
Upper Unit	
102A	Drywall
102B	Joint compound
103	Textured coating

Analysis of these materials under Polarized Light Microscopy, and where necessary Transmission Electron Microscopy revealed that the assessed materials are not asbestos containing materials (ACM). Copies of all laboratory analysis reports and chains of custody listing locations of sample collection are located in **Appendix C**.

Appendix A General conditions of inspection

1. This inspection was limited to those areas presented to Aurora's personnel by client representatives. Aurora Environmental LLC neither accepts nor implies liability for that may be present between walls, floors or interstitial areas not accessible to our personnel. No subterranean investigation was conducted as part of this inspection.

2. The results of the laboratory analytical reports that may be contained herein are results of the knowledge, experience and expertise of the laboratory retained to perform such services.

3. Aurora Environmental LLC neither accepts nor implies any liability for the implementation of the recommendations found within this report.

4. Aurora Environmental LLC cannot be held responsible or liable for the misrepresentation of fact, misstatements or withholding of relevant information of those parties interviewed during this inspection.

5. This report is based on the condition and contents present at the site on the day of the inspection.

6. If paint samples were collected as part of this inspection, unless otherwise specifically stated, this report shall not be construed as an inspection for lead-based paint in accordance with HUD Guidelines for Evaluation and Control of Lead-based Paint.

Appendix B Certifications and licenses

NEW YORK STATE | Department of Labor

WORKING FOR YOU

DIVISION OF SAFETY & HEALTH LICENSE AND CERTIFICATE UNIT, STATE OFFICE CAMPUS, BLDG. 12, ALBANY, NY 12226

ASBESTOS HANDLING LICENSE

Aurora Environmental LLC
1500 Union Road, Suite 202, West Seneca, NY 14224

License Number: 70444
License Class: RESTRICTED
Date of Issue: 03/06/2026
Expiration Date: 03/31/2027
Duly Authorized Representative: John Pusztay

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Vicki Mockler, Director
For the Commissioner of Labor

STATE OF NEW YORK - DEPARTMENT OF LABOR
ASBESTOS CERTIFICATE

N.Y.S



JOHN PUSZTAY
CLASS(EXPIRES)
C ATEC (07/26) D INSP (07/26)
H PM (07/26) I PD (07/26)

CERT# 25-6TIYD-SHAB
DMV# 205943614

MUST BE CARRIED ON ASBESTOS PROJECTS

IF FOUND, RETURN TO:
NYSDOL - L&C UNIT
ROOM 161A BUILDING 12
STATE OFFICE CAMPUS
ALBANY NY 12226

01213 007639699 36

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER

Expires 12:01 AM April 01, 2027
Issued April 01, 2026

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

MR. CORY M. PARNELL
AMERISCI RICHMOND
13635 GENITO RD
MIDLOTHIAN, VA 23112

NY Lab Id No: 10984

is hereby APPROVED as an Environmental Laboratory for the category
ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE
All approved subcategories and/or analytes are listed below:

Miscellaneous

Asbestos in Friable Material	Item 198.1 of Manual
	EPA 600/M4/82/020
Asbestos in Non-Friable Material-PLM	Item 198.6 of Manual (NOB by PLM)
Asbestos in Non-Friable Material-TEM	Item 198.4 of Manual
Asbestos-Vermiculite-Containing Mate	Item 198.8 of Manual

Serial No.: 72018

Property of the New York State Department of Health. Certificates are valid only at the address shown and must be conspicuously posted by the laboratory. Continued accreditation depends on the laboratory's successful ongoing participation in the Program. Consumers may verify a laboratory's accreditation status online at https://apps.health.ny.gov/pubdoh/applinks/wc/elappublicweb/, by phone (518) 485-5570 or by email to elap@health.ny.gov.

Appendix C Laboratory reports and chain of custody

AmeriSci Richmond
13635 GENITO ROAD
MIDLOTHIAN, VIRGINIA 23112
TEL: (804) 763-1200 • FAX: (804) 763-0493

October 1, 2026

Aurora Environmental, LLC
Attn: John Pusztay
1500 Union Road, Ste 202
West Seneca, NY 14224

RE: Aurora Environmental, LLC
Job Number 126092076
P.O. #2305
2305; Preservation Buffalo Niagara/444 Forest Ave Buffalo, Ave; 1114 Haeberle Niagara Falls, NY

Dear John Pusztay:

Enclosed are the results of Asbestos Analysis - Bulk Protocol of the following Aurora Environmental, LLC samples, received at AmeriSci on Wednesday, September 23, 2026, for a 5 day turnaround:

100A-1, 100A-2, 100B-1, 100B-2, 101A-1, 101A-2, 101B-1, 101B-2, 102A-1, 102A-2, 102B-1, 102B-2, 103-1, 103-2, 103-3

The 15 samples, placed in zip lock bag, were shipped to AmeriSci via Fed Ex. Aurora Environmental, LLC requested ELAP PLM/TEM analysis of these samples.

The results of the analyses which were performed under NYSDOH ELAP Lab Certification # 10984 following ELAP 198.4 TEM guidelines are presented within the Summary Table of this report. The presence of matrix reduction data in the Summary Table normally indicates an NOB sample. For NOB samples the individual matrix reduction and TEM analysis results are listed in Table I. Complete PLM results for individual samples analyzed by ELAP 198.1 (friable) and ELAP 198.6 (NOB) are presented in the PLM Bulk Asbestos Report. This combined report relates ONLY to sample analysis expressed as percent composition by weight and percent asbestos. This report must not be used to claim product endorsement or approval by these laboratories, NVLAP, ELAP or any other associated agency. The National Institute of Standards and Technology accreditation requirements, mandate that this report must not be reproduced, except in full without the written approval of the laboratory. This report may contain specific data not covered by NVLAP or ELAP accreditations respectively, if so identified in relevant footnotes.

AmeriSci appreciates this opportunity to serve your organization. Please contact us for any further assistance or with any questions.

Sincerely,

Glenn F. Massey

QA Manager | Authorized Signatory

AmeriSci Richmond
13635 GENITO ROAD
MIDLOTHIAN, VIRGINIA 23112
TEL: (804) 763-1200 • FAX: (804) 763-0493

PLM Bulk Asbestos Report

Aurora Environmental, LLC
Attn: John Pusztay
1500 Union Road, Ste 202

West Seneca, NY 14224

Date Received 9/23/2026 **AmeriSci Job #** 126092076
Date Examined 09/29/26 **P.O. #**
ELAP # 10984 **Page** 1 **of** 3
RE: 2305; Preservation Buffalo Niagara/444 Forest Ave Buffalo, Ave; 1114 Haeberle Niagara Falls, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
100A-1 1	126092076-01	***No***	NAD (by NYS ELAP 198.1) by Beverly A. Schrage on 09/29/26	
Location: Drywall; Lower Front Unit - Living Rm **Analyst Description:** Beige/Gray, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 5.0%, Non-fibrous 95%				
100A-2 1	126092076-02	***No***	NAD (by NYS ELAP 198.1) by Beverly A. Schrage on 09/29/26	
Location: Drywall; Lower Front Unit - Living Rm **Analyst Description:** Beige/Gray, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 5.0%, Non-fibrous 95%				
100B-1 2	126092076-03	***No***	NAD (by NYS ELAP 198.1) by Beverly A. Schrage on 09/29/26	
Location: Joint Compound; Lower Front Unit - Living Rm **Analyst Description:** White, Heterogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%				
100B-2 2	126092076-04	***No***	NAD (by NYS ELAP 198.1) by Beverly A. Schrage on 09/29/26	
Location: Joint Compound; Lower Front Unit - Living Rm **Analyst Description:** White, Heterogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%				
101A-1 3	126092076-05	***No***	NAD (by NYS ELAP 198.1) by Beverly A. Schrage on 09/29/26	
Location: Drywall; Lower Rear Unit - Kitchen **Analyst Description:** Beige/Gray, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 5.0%, Non-fibrous 95%				
101A-2 3	126092076-06	***No***	NAD (by NYS ELAP 198.1) by Beverly A. Schrage on 09/29/26	
Location: Drywall; Lower Rear Unit - Kitchen **Analyst Description:** Beige/Gray, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 5.0%, Non-fibrous 95%				

See Reporting notes on last page

PLM Bulk Asbestos Report

2305; Preservation Buffalo Niagara/444 Forest Ave Buffalo, Ave; 1114 Haeberle Niagara Falls, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
101B-1 4	126092076-07	***No***	NAD (by NYS ELAP 198.1) by Beverly A. Schrage on 09/29/26	
Location: Joint Compound; Lower Rear Unit - Kitchen **Analyst Description:** White, Heterogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%				
101B-2 4	126092076-08	***No***	NAD (by NYS ELAP 198.1) by Beverly A. Schrage on 09/29/26	
Location: Joint Compound; Lower Rear - Bedroom **Analyst Description:** Beige/Gray, Homogeneous, Non-Fibrous, Drywall **Asbestos Types:** **Other Material:** Cellulose 5.0%, Non-fibrous 95% **Comment:** No JC observed.				
102A-1 5	126092076-09	***No***	NAD (by NYS ELAP 198.1) by Beverly A. Schrage on 09/29/26	
Location: Drywall; Upper Unit - Living Rm **Analyst Description:** Beige/Gray, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 5.0%, Non-fibrous 95%				
102A-2 5	126092076-10	***No***	NAD (by NYS ELAP 198.1) by Beverly A. Schrage on 09/29/26	
Location: Drywall; Upper Unit - Living Rm **Analyst Description:** Beige/Gray, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 5.0%, Non-fibrous 95%				
102B-1 6	126092076-11	***No***	NAD (by NYS ELAP 198.1) by Beverly A. Schrage on 09/29/26	
Location: Joint Compound; Upper Unit - Living Rm **Analyst Description:** Beige/Gray, Homogeneous, Non-Fibrous, Drywall **Asbestos Types:** **Other Material:** Cellulose 5.0%, Non-fibrous 95% **Comment:** No JC Observed.				
102B-2 6	126092076-12	***No***	NAD (by NYS ELAP 198.1) by Beverly A. Schrage on 09/29/26	
Location: Joint Compound; Upper Unit - Living Rm **Analyst Description:** White, Heterogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%				

See Reporting notes on last page

PLM Bulk Asbestos Report

2305; Preservation Buffalo Niagara/444 Forest Ave Buffalo, Ave; 1114 Haeberle Niagara Falls, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
103-1 7	126092076-13	***No***	NAD (by NYS ELAP 198.1) by Beverly A. Schrage on 09/29/26	
Location: Textured Coating; Upper Unit - Living Rm **Analyst Description:** White, Heterogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%				
103-2 7	126092076-14	***No***	NAD (by NYS ELAP 198.1) by Beverly A. Schrage on 09/29/26	
Location: Textured Coating; Upper Unit - Living Rm **Analyst Description:** White, Heterogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%				
103-3 7	126092076-15	***No***	NAD (by NYS ELAP 198.1) by Beverly A. Schrage on 09/29/26	
Location: Textured Coating; Upper Unit - Living Rm **Analyst Description:** White, Heterogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%				

Reporting Notes:

Analyzed by: Beverly A. Schrage  Reviewed by: Glenn F. Massey 

Date: 9/29/2026

*NAD = no asbestos detected, Detection Limit <1%, Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1%; "Present" or NVA = "No Visible Asbestos" are observations made during a qualitative analysis (Not covered by NVLAP or NY ELAP accreditations); NA = not analyzed; NA/PS = not analyzed / positive stop; PLM Bulk Asbestos Analysis using Meiji, Model MT 6130 microscope, Serial #1410301, by EPA 600/R-93/116 per 40 CFR 763 (NVLAP Lab Code 101904-0) and ELAP PLM Analysis Protocol 198.1 for New York friable samples which includes quantitation of any vermiculite observed (198.6 for NOB samples) or EPA 400 pt ct by EPA 600/M4-82-020 (NYSDOH ELAP Lab # 10984); CA ELAP Lab # 2508; Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. NAD or Trace results by PLM are inconclusive, TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). NIST Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the laboratory. This PLM report relates ONLY to the items tested.

126092076

BULK SAMPLE · CHAIN of CUSTODY

AURORA ENVIRONMENTAL LLC

1500 Union Road, Suite 202, West Seneca, NY 14224 (716)608-6803

Client Name/Contact:	Preservation Buffalo Niagara
Client Address:	444 Forest Ave. Buffalo, NY
Site Address:	1114 Haeberle Niagara Falls, NY

Date 091826 **Job#** 2305 **Analysis Requested** PLM/EAP **# of Samples** 15 **TAT** 5-day **Page** 1 of 1

Sample ID #			Description	Sample Location	Notes
Date	HAN	#			
	100A	1	Drywall	Lower Front Unit - Living Rm	
		2			
	100B	1	Joint Compound		
		2			
	101A	1	Drywall	Lower Rear Unit - Kitchen	
		2			
	101B	1	Joint Compound	1	
		2		lower Rear - Bedroom	
	102A	1	Drywall	Upper Unit - Living Rm	
		2			
	102B	1	Joint Compound		
		2			
	103	1	Textured Coating		
		2			
		3			

Notes and Special Instructions:

Positive Stop by HAN

Sampled by (print): John Puszteny Signature: [signature] Date: 9/18/26

Relinquished by (print): John Puszteny Signature: [signature] Date: 9/22/26

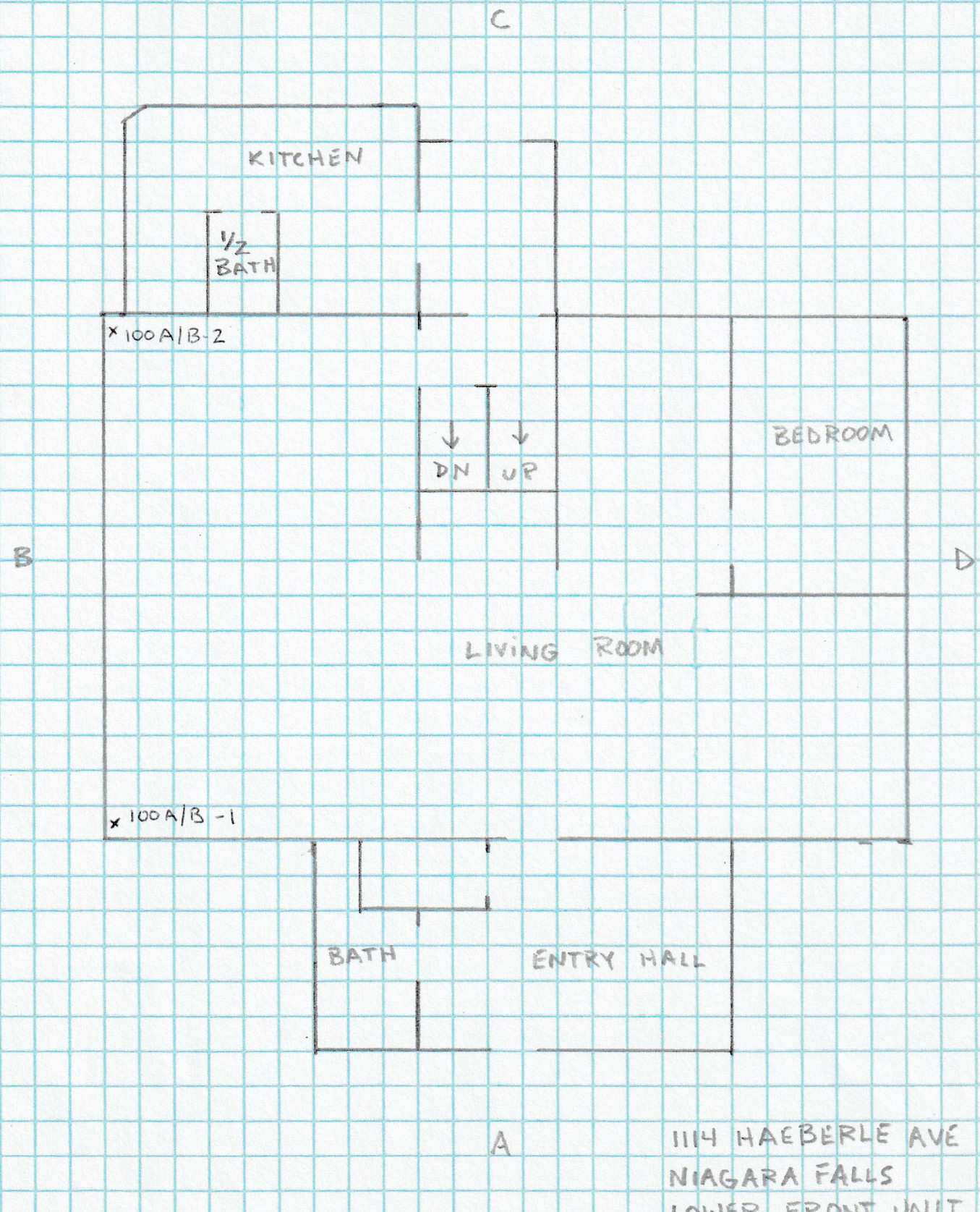
Received by (print): _____ Signature: _____ Date: _____

Received

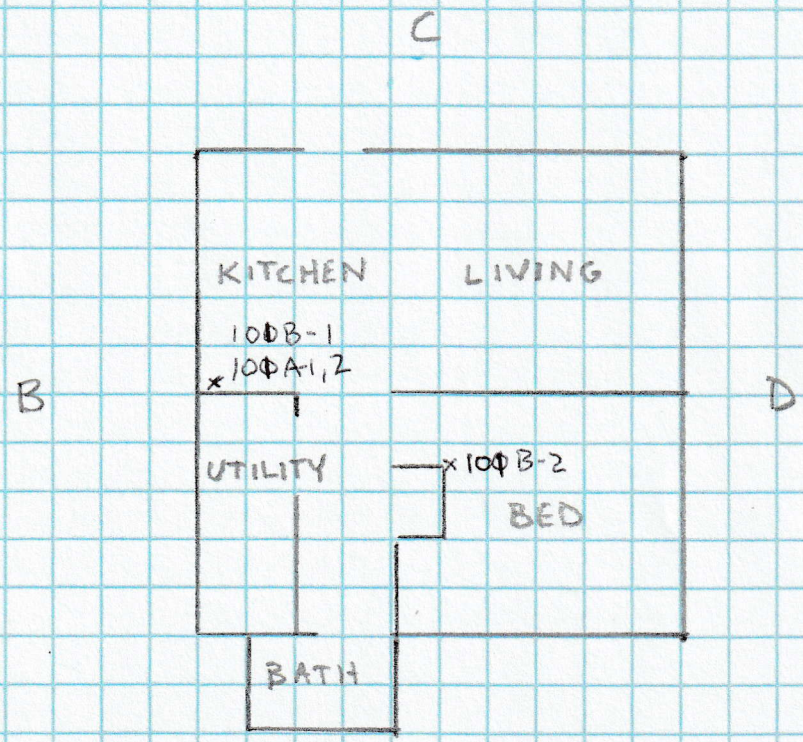
SEP 23 2026

BNW

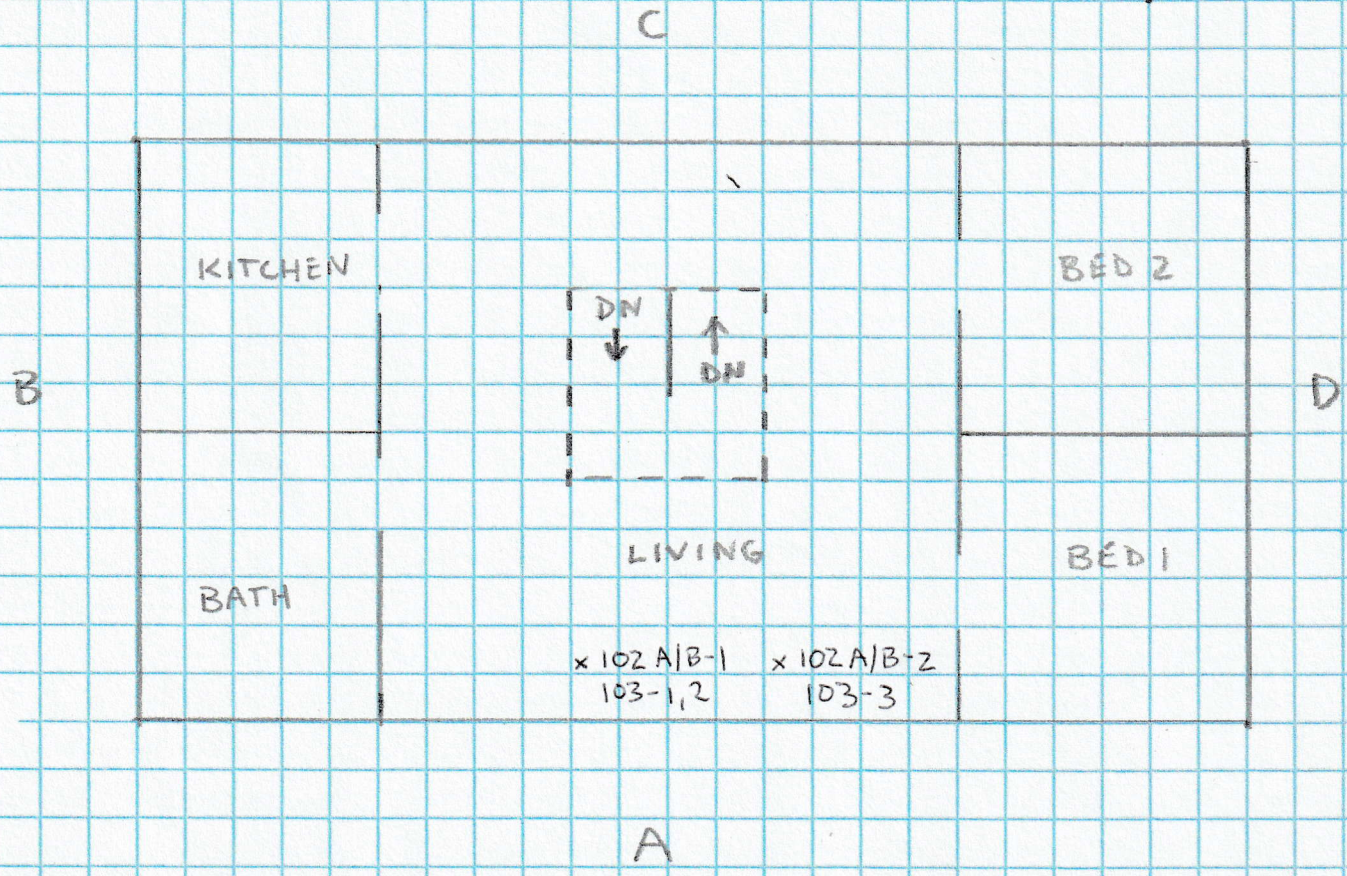
Appendix D Sample location maps



1114 HAEBERLE AVE
NIAGARA FALLS
LOWER FRONT UNIT



1114 HAEBERLE
LOWER REAR UNIT



1114 HAEBERLE AVE
NIAGARA FALLS
UPPER UNIT

AURORA ENVIRONMENTAL LLC
1500 Union Road, Suite 202, West Seneca, NY 14224

October 8, 2026

Constance D. Strother
East Side Preservation Specialist
Preservation Buffalo Niagara
617 Main Street, Suite 201
Buffalo, NY 14203

RE: Flood Plain Determination
1114 Haeberle Ave.
Niagara Falls, New York

Dear Ms. Strother:

It has been determined that the above referenced address does not lie in the 100-year flood plain.
As shown on the attached mapping from FEMA which indicates that the property is within an “Area of Minimal Flood Hazard”. Per FEMA an Area Minimal Flood Hazard has a very low probability of flooding, usually above the 500-year flood level.

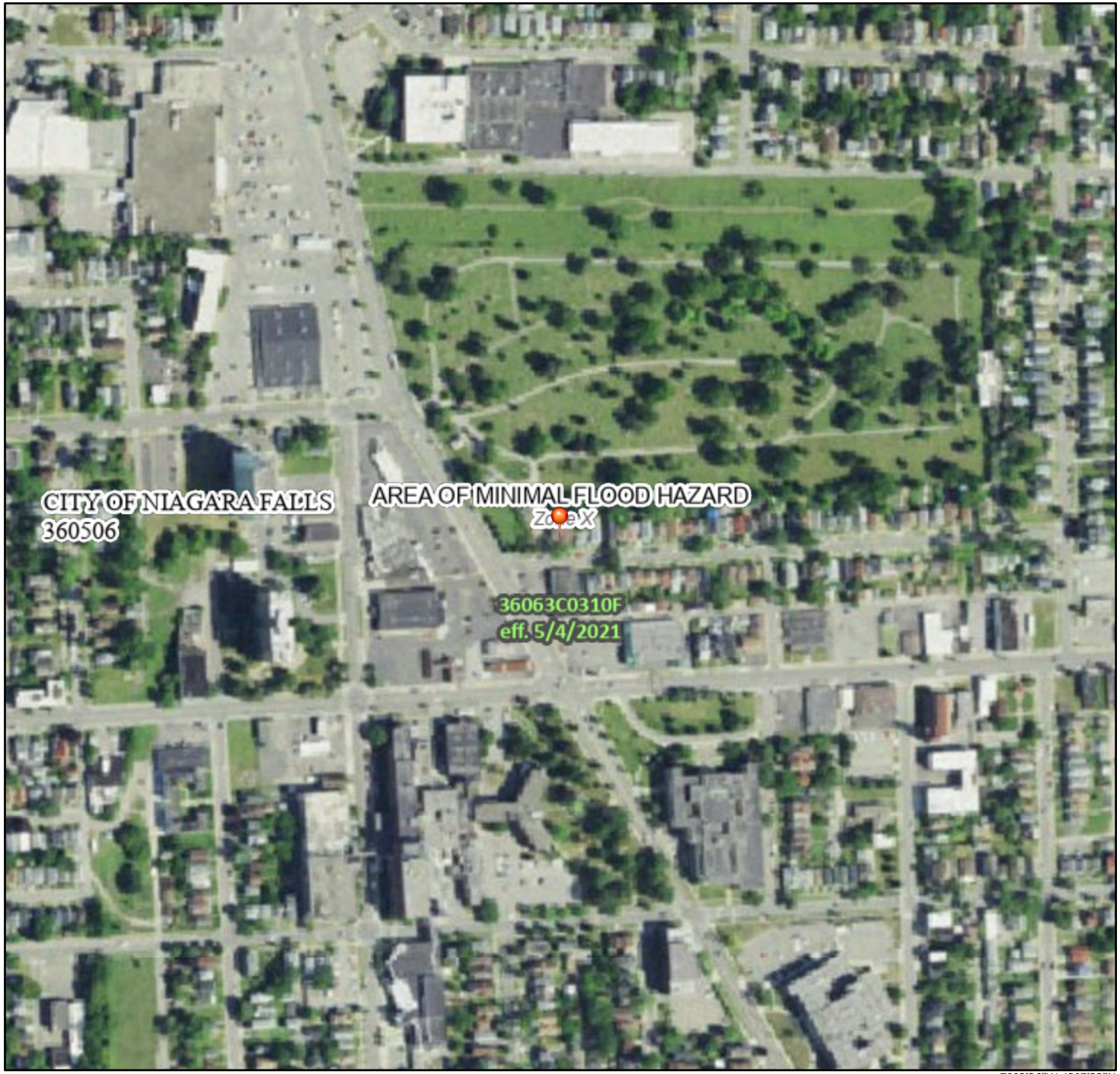
Thank you,

John Pusztay

National Flood Hazard Layer FIRMette

FEMA

79°3'14"W 43°5'58"N



79°2'36"W 43°5'32"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/8/2026 at 10:19 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.