Vacant Rental Program (VRP)

Bid Documentation Packet

Project # Round 1 - # 54

Project: 1157 Ontario Avenue, Niagara Falls, New York 14305

Unit: 1 Lower

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

Bid Form

Date: January 26st, 2026

Address Where Work Will Be Needed: (1157 Ontaria Avenue, Niagara Falls, NY 14305 Unit: Lower, first floor)

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 February 6th ,2026 by the close of business at 5:00 pm Please sent via email VRP@pbnsaves.org 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. Ext. 104 **Email communication is preferred.**

Walk -through Dates with CM, Haley Hartmans: All construction questions can be addressed on -site during walk- throughs with CM or emailed to VRP@pbnsaves.org

Friday 1/30	**12:00 pm – 1;30 pm**
Tuesday 2/3	**10: 00 am – 11:30 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 LPAs.

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:

1. Cover Page
2. Bid Document
3. Work Scope
4. Material List with links to products for the project
5. SHPO Letter
6. Environmental Report
7. Architect Drawing(s)

Bathroom	Bathtub
Bathroom	Diverter
Bathroom	Vanity
Bathroom	Toilet
Bathroom	Vanity Light
Bathroom	Hardware
Bathroom	Vanity Faucet
Bathroom	Mirror
Bathroom	Bath Fan
Bathroom	Tile Wall & Floor
Bathroom	Grout
Kitchen	Laminate Countertop
Kitchen	Kitchen Sink
Kitchen	Kitchen Faucet
Kitchen	Cabinets
Kitchen	Kitchen Hardware
Walls	Wall Paint
Walls	Trim Paint
Walls	Ceiling Paint
Trim	
Doors	Fire Rated
Doors	Closet Door
Flooring	Flooring
Flooring	Subfloor
Flooring	Adhesive
Lighting	Bedroom Lights
Lighting	Razors
Lighting	Miscellaneous

1157 Ontario Ave - Material List

Aloha 60 in x 30 in Alcove Soaking Tub
Modern Single-Handle 1-Spray Tub and Shower Faucet 1.8 GPM in Chrome (Valve Included)
Everdean 37 in. Single Sink White Bath Vanity with White Cultured Marble Top (Assembled)
12 inch Rough In Two-Piece 1.1 GPF/1.6 GPF Dual Flush Elongated Toilet in White Seat Included
Wakefield 22 in. 3-Light Chrome Vanity Light with Clear Glass Shades
Maxted 5-Piece Bath Hardware Set 18, 24 in. Towel Bars, Toilet Paper Holder, Towel Ring, Towel Hook in Polished Chr
Genta Single Handle Single Hole Bathroom Faucet with Drain Kit Included in Chrome
24 in. W x 30 in. H Rectangular Classic Frameless Wall Bathroom Vanity Mirror
Broan-NuTone QT Series Quiet 130 CFM Ceiling Bathroom Exhaust Fan with Light and Night Light, 1.5 Sones Energy St
Carrara White Marble Look Polished Porcelain Tile, 12 in. x 24 in. Floor and Wall (16 sq. ft. /Case)
Polyblend Plus #115 Platinum 25 lb. Sanded Grout
Laminate Countertop in Textured Calcutta Marble
Drop-In Stainless Steel 30x18 Single Bowl Kitchen Sink
Paulina Single- Handle Spring Neck Pull Down Sprayer
To Be Quoted and paid for directly by PBN
4 Pack Bar Pulls
Benjamin Moore Interior Flat
Interior Semi-Gloss White
Interior Flat White
1x4" flat stock Pre-primed
36x80 6 Panel 90 Minute Fire Rated Steel Door
Exisiting door on-site to be re-purposed
K-Trade 7x48 gluedown 12 mil Levanzo
Luan 5.2M underlay 4x8
Dryset Roll-on 4 gallon pail
Caprice 52 in. Integrated LED Indoor Matte White Ceiling Fan with Light Kit and Remote Control
6in Selectable CCT
Calloway 15 in. Brushed Nickel Selectable LED Flush Mount

White	Home Depot	$ 249.00
Chrome	Home Depot	$ 169.00
White	Home Depot	$ 389.00
White	Home Depot	$ 109.00
Chrome	Home Depot	$ 89.97
Chrome	Home Depot	$ 80.88
Chrome	Home Depot	$ 99.75
	Home Depot	$ 36.97
White	Home Depot	$ 169.00
White/Grey	Home Depot	1.99/sq ft
Platinum	Home Depot	$ 19.48
White and Grey	Home Depot	Varies by Size
Stainless Steel	Home Depot	$ 195.99
Stainless Steel	Home Depot	$ 159.00
	Acme Cabinet	
Stainless Steel	Home Depot	$ 19.98
White Dove OC-17	Benjamin Moore	Varies by Size
White	Any	Varies
White	Any	Varies
Primed	Home Depot	$ 606.00
Levanzo	Carpet Collection	$1.79/sq ft
	Carpet Collection	$23.04 each
	Carpet Collection	$ 278.00
White	Home Depot	$ 152.90
Warm White	Home Depot	$ 27.97
Brushed Nickel	Home Depot	$ 59.97

2-FAMILY DWELLING RENOVATION

1157 ONTARIO
NIAGARA FALLS, NY, 14305

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2. CONFLICTS: NOTES AND DETAILS ON THE DRAWINGS TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS IN CASE OF CONFLICT.
3. CODES: ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NYS UNIFORM FIRE PREVENTION AND BUILDING CODE.
4. SUBSTITUTIONS: PROVIDE MANUFACTURER'S APPROVED PRODUCT EVALUATION REPORTS [ICBO REPORTS] AND A LIST OF ALL PROPOSED SUBSTITUTIONS TO THE ENGINEER FOR REVIEW AND WRITTEN APPROVAL BEFORE FABRICATION.
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FLOOR PLAN NOTES

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10. COORDINATE ALL NEW ARCHITECTURAL WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING DESIGN-BUILD ENGINEERING DRAWINGS, DOCUMENTS AND SPECIFICATIONS.

Work By Others:

- Design Build Plumbing
- Design Build Electrical & HVAC

Gross Living Area:

House Before
- 2,200 SF

House After
- UNIT #1-+/-1,151 SF
- UNIT #2 +/- 615 SF

Fire Rated Construction:

The Building is not Sprinklered.
- Fire Barriers - Required for Vertical Exit Enclosures and exit passageways.
- Fire Partitions for Corridors
  1 hr., fire partition required
- Fire Barriers - Required for incidental use areas (furnace & boiler rooms, storage rooms), 1 hr. fire barrier or Sprinkler Required.
- Opening Protectives - B-label at 2 hr. walls, C-label at 1 hr. walls, 20 min. doors ½ Hr. walls .
  Exterior Walls, Not required due to setback distances at all locations.

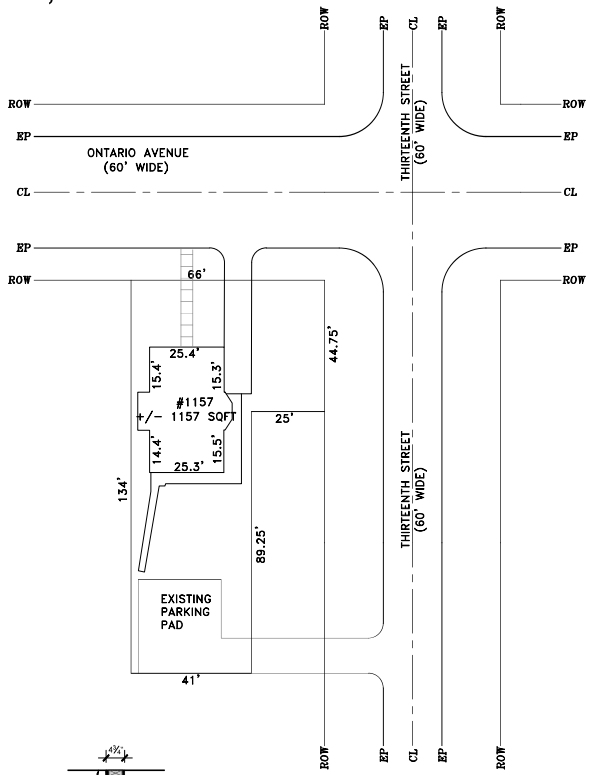
FIRE ALARM / LIFE SAFETY	
SYMBOL	IDENTIFICATION
CO	CARBON MONOXIDE DETECTOR
SD	DUCT MOUNTED SMOKE DETECTOR
FE	10 lB FIRE EXTINGUISHER W/ WALL HOOK
	1 hr. FIRE RATED CONSTRUCTION
	2 hr. FIRE RATED CONSTRUCTION
C	3/4 hr. FIRE RATED DOOR/FRAME
B	1.5 hr. FIRE RATED DOOR/FRAME

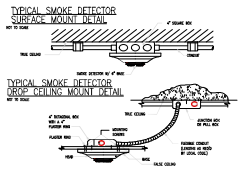
NOTES

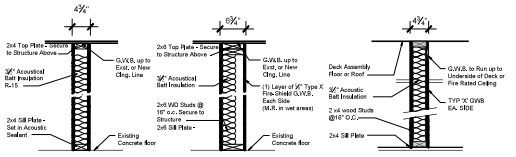
1. ALL RECEPTACLES TO BE LOCATED AT 18" AFF UNO
2. ALL CABLE/DATA BOXES TO BE LOCATED AT 18" AFF UNO
3. ALL ABOVE COUNTER RECEPTACLES TO BE 44" AFF UNO
4. ALL SWITCHES TO BE 48" AFF UNO

INDEX OF DRAWINGS

DWG. NO.	DESCRIPTION	07/25/2025	
T-1	TITLE SHEET	●	●
A-101	BASEMENT, 1ST &2ND FLR PLANS	●	●
A-102	ATTIC FLOOR PLAN	●	●





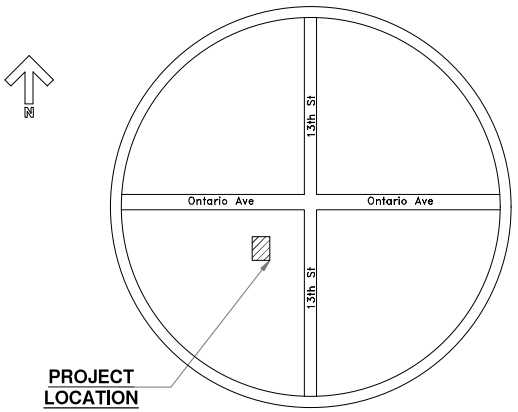


1 2x4 WALL NO INSUATION

2 PLUMBING PARTITION

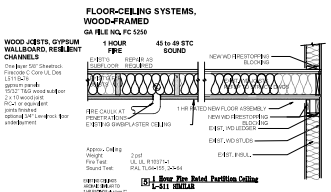
3 2x4 Wall–One Hour Fire UL Design No. U263

WALL TYPES SCALE: NTS — 3 / T-1

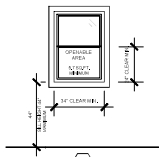


PROJECT LOCATION

Site Location N.T.S



FLOOR-CEILING SYSTEM SCALE: NTS — 4 / T-1



EGRESS WINDOW DETAIL SCALE: NTS — 5 / T-1

NO.	DATE	DESCRIPTION
1	7-16-2025	

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ENGINEER
SCHENNE & ASSOCIATES
CONSULTING ENGINEERS
967 Luther Road
East Aurora, NY 14052
(716) 655-4991; john@schenne.com

OWNER
Umesh Shah
umesh.shah@outlook.com

PROJECT
RENOVATION
1 Family Dwelling to 2 Family dwellings
1157 ONTARIO AVE
NIAGARA FALLS, NY 14305

JOB NUMBER # 25-5154 — CREATED BY LC

TITLE SHEET

SCALE: AS NOTED — DATE: 6-19-2025 — DWG. T-1

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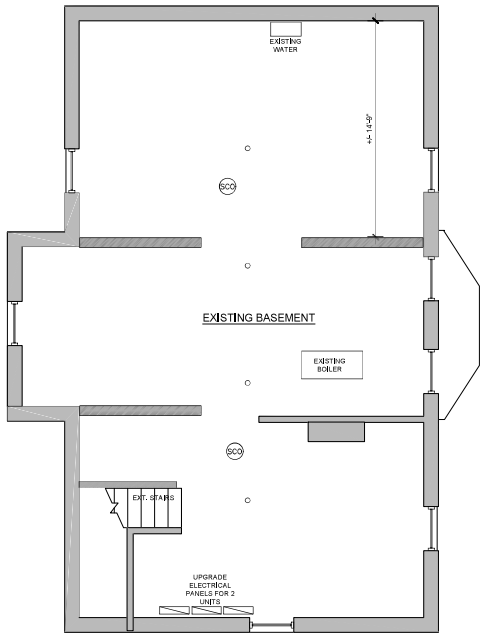
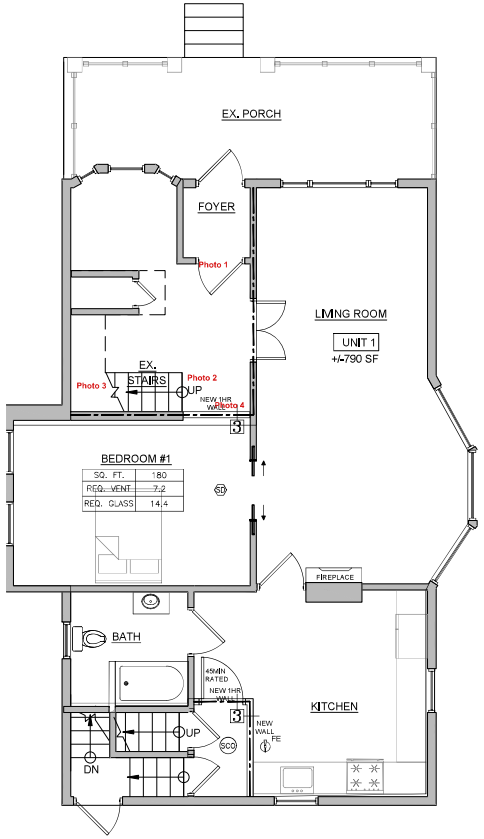
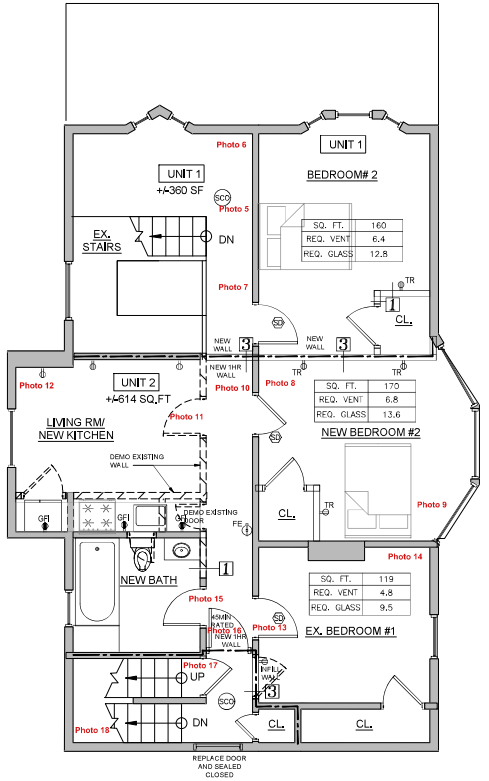


BASEMENT PLAN 1 A-101
SCALE: 1/4"=1'-0"



FIRST FLOOR 2 A-101
SCALE: 1/4"=1'-0"



SECOND FLOOR 3 A-101
SCALE: 1/4"=1'-0"

Legend

- New Engineered Wood flooring
- New Tile Flooring
- Existing to remain/ patched and repaired

NO.	DATE	DESCRIPTION
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(716) 655-4991; john@schenne.com

OWNER
Umesh Shah
umesh.shah@outlook.com

PROJECT
RENOVATION
1 Family Dwelling to
2 Family dwellings
1157 ONTARIO AVE
NIAGARA FALLS, NY 14305

JOB NUMBER # 25-5154
CREATED BY LC

FLOOR PLANS

SCALE: AS NOTED | DATE: 6-19-2025 | DWG. A-101

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6. PIPES, DUCTS, SLEEVES, CHASES, ETC., SHALL NOT BE PLACED IN SLABS, BEAMS, OR WALLS UNLESS SPECIFICALLY SHOWN OR NOTED NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC., UNLESS SPECIFICALLY SHOWN, OBTAIN PRIOR WRITTEN APPROVAL FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC.
7. EXCAVATIONS: LOCATE AND PROTECT UNDERGROUND OR CONCEALED CONDUIT, PLUMBING OR OTHER UTILITIES WHERE NEW WORK IS BEING PERFORMED.
8. CONSTRUCTION LOADS: MATERIALS SHALL BE EVENLY DISTRIBUTED IF PLACED ON FRAMED FLOORS OR ROOFS, LOADS SHALL NOT EXCEED THE ALLOWABLE LOADING (LL=40 PSF) FOR THE SUPPORTING MEMBERS AND THEIR CONNECTIONS.
9. CONSTRUCTION METHODS AND PROJECT SAFETY: THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. NEITHER THE OWNER NOR ENGINEER WILL ENFORCE SAFETY MEASURES OR REGULATIONS. CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
10. CHANGES TO THE DRAWINGS: OBTAIN PRIOR WRITTEN APPROVAL.
11. TO THE BEST OF MY KNOWLEDGE THIS STRUCTURE MEETS OR EXCEEDS THE REQUIREMENTS OF THE NYS ENERGY CONSERVATION CODE.

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.
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.

Work By Others:

- **Design Build Plumbing**
- **Design Build Electrical & HVAC**

Fire Rated Construction:

The Building is not Sprinklered.

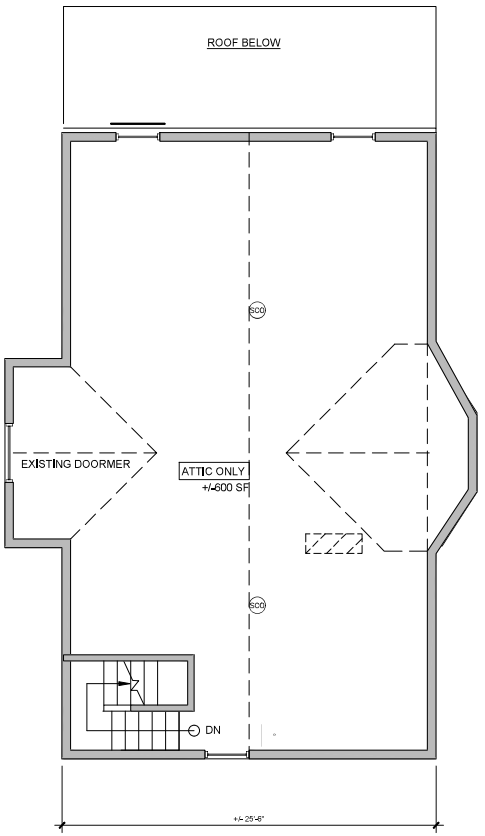
- **Fire Barriers -** Required for Vertical Exit Enclosures and exit passageways.
- **Fire Partitions** for Corridors 1 hr, fire partition required
- **Fire Barriers -** Required for incidental use areas (furnace & boiler rooms, storage rooms), 1 hr. fire barrier or Sprinkler Required.
- **Opening Protectives -** B-label at 2 hr. walls, C-label at 1 hr. walls, 20 min. doors ½ Hr. walls .

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

FIRE ALARM / LIFE SAFETY	
SYMBOL	IDENTIFICATION
CO	CARBON MONOXIDE DETECTOR
SD	DUCT MOUNTED SMOKE DETECTOR
FE	10 lB FIRE EXTINGUISHER W/ WALL HOOK
	1 hr. FIRE RATED CONSTRUCTION
	2 hr. FIRE RATED CONSTRUCTION
C	3/4 hr. FIRE RATED DOOR/FRAME
B	1.5 hr. FIRE RATED DOOR/FRAME

NOTES

1. ALL RECEPTACLES TO BE LOCATED AT 18" AFF UNO
2. ALL CABLE/DATA BOXES TO BE LOCATED AT 18" AFF UNO
3. ALL ABOVE COUNTER RECEPTACLES TO BE 44" AFF UNO
4. ALL SWITCHES TO BE 48" AFF UNO



N

ATTIC FLOOR PLAN 1
SCALE: 1/4"=1'-0" A-102

NO.	DATE	DESCRIPTION
1	7-16-2025	

IT IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS THEIR THEIR NOTICE 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.

ENGINEER
SCHENNE & ASSOCIATES
CONSULTING ENGINEERS
967 Luther Road
East Aurora, NY 14052
(716) 655-4991; john@schenne.com

OWNER
Umesh Shah
umesh.shah@outlook.com

PROJECT
RENOVATION
1 Family Dwelling to
2 Family dwellings
1157 ONTARIO AVE
NIAGARA FALLS, NY 14305

JOB NUMBER # 25-5154 CREATED BY LC

ATTIC FLOOR PLAN

SCALE: AS NOTED DATE: 6-19-2025 DWG. A-102

New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

KATHY MOSER
Acting Commissioner

January 14, 2026

Constance Strother
Preservation Buffalo Niagara
444 Forest Avenue
Suite 201
Buffalo, NY 14213

Re: HCR/HTFC (S)
1157 Ontario Ave - Unit 2
1157 Ontario Ave, Niagara Falls, NY 14305
25PR11296

Dear Constance Strother:

Thank you for continuing to consult with the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

The home at 1157 Ontario Avenue is eligible for listing in the State and National Registers of Historic Places. Our office has reviewed the proposed second floor apartment rehabilitation through the materials received on 1/12/2026. Based upon our review, it is the OPRHP's opinion that this project will have No Adverse Impact on this historic resource.

If you have any questions, I am best reached by email.

Sincerely,

Derek Rohde
Historic Site Restoration Coordinator
518-275-5745 | Derek.Rohde@parks.ny.gov

Photo 1

Photo 2

Photo 3

Photo 4

Photo 5

Photo 6

Photo 7

Photo 8

Photo 9

Photo 10

Photo 11

Photo 12

Photo 13

Photo 14

Photo 15

Photo 16

Photo 17

Photo 18

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

December 31, 2025

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

RE: Flood Plain Determination
1157 Ontario 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.

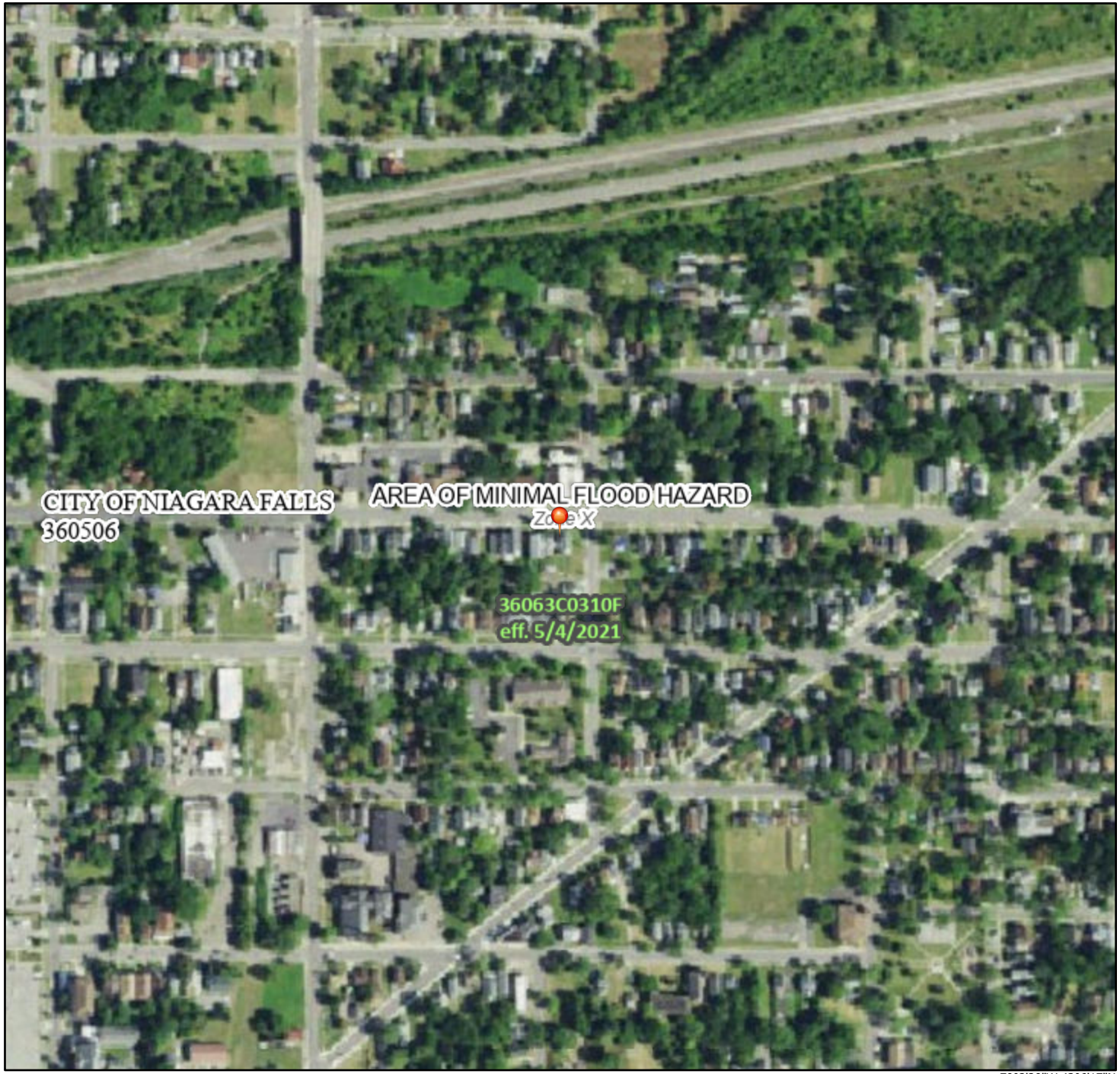
Thank you,

John Pusztay

National Flood Hazard Layer FIRMette

FEMA

79°3'7"W 43°6'44"N



79°2'29"W 43°6'17"N

Feet

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

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 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 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 12/31/2025 at 7:09 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.

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

December 31, 2025

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
1157 Ontario 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 December 9, 2025.

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 at 1157 Ontario Ave., Niagara Falls, NY. This single-family home is being converted a two-family dwelling.

Aurora was charged with:

* Identifying and sampling suspect asbestos containing materials likely to be disturbed by planned renovations,

* Assess quantity and condition of confirmed asbestos containing materials,

* Report 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 1157 Ontario Ave., Niagara Falls, NY.

The inspection was conducted on December 9, 2025. The following materials were observed and assessed as part of this inspection:

HAN #	Description
100A	Plaster skim coat
100B	Plaster base coat
101	Textured coating
202	12”x12” ceiling tile - smooth
203	12”x12” ceiling tile - textured
204	2’x4’ lay-in ceiling tile
300	Sheet floor – blue pattern
301	Red floor tile / mastic
400	Pipe insulation
600	Window glazing compound

Sampling and analysis of the suspect materials under Polarized Light Microscopy, and where necessary under Transmission Electron Microscopy, confirmed the following materials are asbestos containing building materials (See Appendix C for laboratory reports and chains of custody):

HAN #	Description	Location	Quantity	Friability	Condition
101	Textured coating	Dining room ceiling	190 SF	Friable	Damaged
400	Pipe insulation	Basement	120 LF	Friable	Intact

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

WE ARE YOUR DOL

NEW YORK STATE | Department of Labor

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

ASBESTOS HANDLING LICENSE

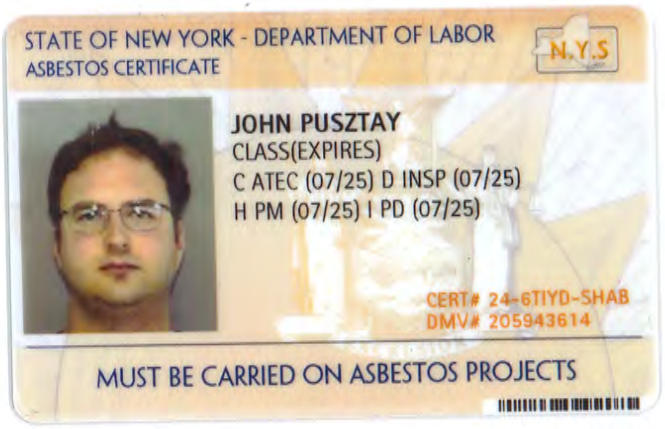
Aurora Environmental LLC
1500 Union Road, Suite 202, West Seneca, NY, 14224

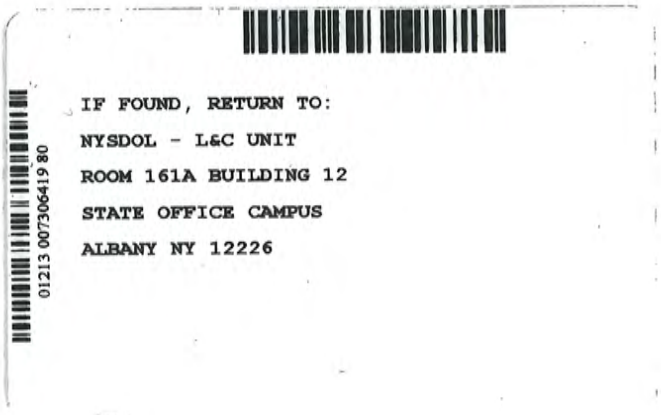
License Number: 70444
License Class: RESTRICTED
Date of Issue: 03/18/2025
Expiration Date: 03/31/2026
Duly Authorized Representative: John Pusztay

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.

Amy Phillips, Director
For the Commissioner of Labor


STATE OF NEW YORK - DEPARTMENT OF LABOR
ASBESTOS CERTIFICATE
N.Y.S
JOHN PUSZTAY
CLASS(EXPIRES)
C ATEC (07/25) D INSP (07/25)
H PM (07/25) I PD (07/25)
CERT# 24-6TIYD-SHAB
DMV# 205943614
MUST BE CARRIED ON ASBESTOS PROJECTS


01213 007306419 80
IF FOUND, RETURN TO:
NYSDOL - L&C UNIT
ROOM 161A BUILDING 12
STATE OFFICE CAMPUS
ALBANY NY 12226

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER

Expires 12:01 AM April 01, 2026
Issued April 01, 2025

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.: 70357

Appendix C Laboratory reports and chain of custody

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

December 23, 2025

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

RE: Aurora Environmental, LLC
Job Number 125121684
P.O. #AE#2185
AE#2185; Preservation Buffalo Niagara/444 Forest Ave Buffalo, NY; 1157 Ontario Ave/Niagara Falls, NY (Report Amended 12/23/2025)

Dear John Pusztay:

Enclosed are the results of Asbestos Analysis - Bulk Protocol of the following Aurora Environmental, LLC samples, received at AmeriSci on Wednesday, December 17, 2025, for a 5 day turnaround:

100A/B-1, 100A/B-2, 100A/B-3, 100A/B-4, 100A/B-5, 101-1, 101-2, 101-3, 202-1, 202-2, 203-1, 203-2, 204-1, 204-2, 300-1, 300-2, 301-1, 301-2, 400-1, 600-1, 600-2

The 21 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 12/17/2025 **AmeriSci Job #** 125121684
Date Examined 12/23/25 **P.O. #**
ELAP # 10984 **Page** 1 **of** 5

RE: AE#2185; Preservation Buffalo Niagara/444 Forest Ave Buffalo, NY; 1157 Ontario Ave/Niagara Falls, NY (Report Amended 12/23/2025)

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
100A/B-1 100A/B	125121684-01.1	***No***	NAD (by NYS ELAP 198.1) by Daisha Addison on 12/23/25	
Location: Plaster Skim/Base; Dining Rm Ceiling **Analyst Description:** White, Heterogeneous, Non-Fibrous, Skim Coat (Plaster) **Asbestos Types:** **Other Material:** Non-fibrous 100%				
100A/B-1 100A/B	125121684-01.2	***No***	NAD (by NYS ELAP 198.1) by Daisha Addison on 12/23/25	
Location: Plaster Skim/Base; Dining Rm Ceiling **Analyst Description:** Beige/Gray, Heterogeneous, Non-Fibrous, Base Coat (Plaster) **Asbestos Types:** **Other Material:** Animal hair 2.0%, Cellulose 3.0%, Non-fibrous 95%				
100A/B-2 100A/B	125121684-02.1	***No***	NAD (by NYS ELAP 198.1) by Daisha Addison on 12/23/25	
Location: Plaster Skim/Base; Dining Rm Ceiling **Analyst Description:** White, Heterogeneous, Non-Fibrous, Skim Coat (Plaster) **Asbestos Types:** **Other Material:** Non-fibrous 100%				
100A/B-2 100A/B	125121684-02.2	***No***	NAD (by NYS ELAP 198.1) by Daisha Addison on 12/23/25	
Location: Plaster Skim/Base; Dining Rm Ceiling **Analyst Description:** Beige/Gray, Heterogeneous, Non-Fibrous, Base Coat (Plaster) **Asbestos Types:** **Other Material:** Animal hair 2.0%, Cellulose 3.0%, Non-fibrous 95%				
100A/B-3 100A/B	125121684-03.1	***No***	NAD (by NYS ELAP 198.1) by Daisha Addison on 12/23/25	
Location: Plaster Skim/Base; Bedroom 3 Wall **Analyst Description:** White, Heterogeneous, Non-Fibrous, Skim Coat (Plaster) **Asbestos Types:** **Other Material:** Non-fibrous 100%				
100A/B-3 100A/B	125121684-03.2	***No***	NAD (by NYS ELAP 198.1) by Daisha Addison on 12/23/25	
Location: Plaster Skim/Base; Bedroom 3 Wall **Analyst Description:** Beige/Gray, Heterogeneous, Non-Fibrous, Base Coat (Plaster) **Asbestos Types:** **Other Material:** Animal hair 2.0%, Cellulose 3.0%, Non-fibrous 95%				

See Reporting notes on last page

PLM Bulk Asbestos Report

AE#2185; Preservation Buffalo Niagara/444 Forest Ave Buffalo, NY;
1157 Ontario Ave/Niagara Falls, NY (Report Amended 12/23/2025)

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
100A/B-4 100A/B	125121684-04.1	***No***	NAD (by NYS ELAP 198.1) by Daisha Addison on 12/23/25	
Location: Plaster Skim/Base; Bedroom 3 Wall **Analyst Description:** White, Heterogeneous, Non-Fibrous, Skim Coat (Plaster) **Asbestos Types:** **Other Material:** Non-fibrous 100%				
100A/B-4 100A/B	125121684-04.2	***No***	NAD (by NYS ELAP 198.1) by Daisha Addison on 12/23/25	
Location: Plaster Skim/Base; Bedroom 3 Wall **Analyst Description:** Beige/Gray, Heterogeneous, Non-Fibrous, Base Coat (Plaster) **Asbestos Types:** **Other Material:** Animal hair 2.0%, Cellulose 3.0%, Non-fibrous 95%				
100A/B-5 100A/B	125121684-05.1	***No***	NAD (by NYS ELAP 198.1) by Daisha Addison on 12/23/25	
Location: Plaster Skim/Base; Bedroom 3 Wall **Analyst Description:** White, Heterogeneous, Non-Fibrous, Skim Coat (Plaster) **Asbestos Types:** **Other Material:** Non-fibrous 100%				
100A/B-5 100A/B	125121684-05.2	***No***	NAD (by NYS ELAP 198.1) by Daisha Addison on 12/23/25	
Location: Plaster Skim/Base; Bedroom 3 Wall **Analyst Description:** Beige/Gray, Heterogeneous, Non-Fibrous, Base Coat (Plaster) **Asbestos Types:** **Other Material:** Animal hair 2.0%, Cellulose 3.0%, Non-fibrous 95%				
101-1 101	125121684-06	***Yes***	4.3% (EPA 600/M4-82-020) by Daisha Addison on 12/23/25	
Location: Texture Coating; Dining Rm Ceiling **Analyst Description:** Beige, Heterogeneous, Fibrous, Bulk Material **Asbestos Types:** Chrysotile 4.3% **Other Material:** Non-fibrous 95%				
101-2 101	125121684-07		NA/PS	
Location: Texture Coating; Dining Rm Ceiling **Analyst Description:** Bulk Material **Asbestos Types:** **Other Material:**				
101-3 101	125121684-08		NA/PS	
Location: Texture Coating; Dining Rm Ceiling **Analyst Description:** Bulk Material **Asbestos Types:** **Other Material:**				

See Reporting notes on last page

PLM Bulk Asbestos Report

AE#2185; Preservation Buffalo Niagara/444 Forest Ave Buffalo, NY;
1157 Ontario Ave/Niagara Falls, NY (Report Amended 12/23/2025)

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
202-1 202	125121684-09	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Daisha Addison on 12/23/25	*1*

Location: 12x12 Ceiling Tile - Smooth; Bedroom 3
Analyst Description: Tan, Heterogeneous, Non-Fibrous, Bulk Material
Asbestos Types:
Other Material: Fibrous glass 13%
Comment: Heat Sensitive (organic): 84.2%; Acid Soluble (inorganic): 1.9%; Inert (Non-asbestos): 13.9%

202-2 202	125121684-10	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Daisha Addison on 12/23/25	*1*

Location: 12x12 Ceiling Tile - Smooth; Bedroom 3
Analyst Description: Tan, Heterogeneous, Non-Fibrous, Bulk Material
Asbestos Types:
Other Material: Fibrous glass 17%
Comment: Heat Sensitive (organic): 79.2%; Acid Soluble (inorganic): 3.8%; Inert (Non-asbestos): 17.0%

203-1 203	125121684-11	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Daisha Addison on 12/23/25	*1*

Location: 12x12 Ceiling Tile - Textured; Bedroom 4
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Bulk Material
Asbestos Types:
Other Material: Fibrous glass 20%
Comment: Heat Sensitive (organic): 76.1%; Acid Soluble (inorganic): 3.5%; Inert (Non-asbestos): 20.3%

203-2 203	125121684-12	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Daisha Addison on 12/23/25	*1*

Location: 12x12 Ceiling Tile - Textured; Bedroom 4
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Bulk Material
Asbestos Types:
Other Material: Fibrous glass 21%
Comment: Heat Sensitive (organic): 75.7%; Acid Soluble (inorganic): 2.4%; Inert (Non-asbestos): 21.9%

204-1 204	125121684-13	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Daisha Addison on 12/23/25	*1*

Location: 2'x4' Lay-In Ceiling Tile; Dining Rm
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Bulk Material
Asbestos Types:
Other Material: Fibrous glass 46%
Comment: Heat Sensitive (organic): 37.5%; Acid Soluble (inorganic): 16.1%; Inert (Non-asbestos): 46.4%

204-2 204	125121684-14	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Daisha Addison on 12/23/25	*1*

Location: 2'x4' Lay-In Ceiling Tile; Dining Rm
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Bulk Material
Asbestos Types:
Other Material: Fibrous glass 50%
Comment: Heat Sensitive (organic): 30.0%; Acid Soluble (inorganic): 20.0%; Inert (Non-asbestos): 50.1%

See Reporting notes on last page

PLM Bulk Asbestos Report

AE#2185; Preservation Buffalo Niagara/444 Forest Ave Buffalo, NY;
1157 Ontario Ave/Niagara Falls, NY (Report Amended 12/23/2025)

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
300-1 300	125121684-15	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Daisha Addison on 12/23/25	*1*

Location: Sheet Floor - Blue Pattern; Bedroom 1 Closet
Analyst Description: Blue, Heterogeneous, Non-Fibrous, Bulk Material
Asbestos Types:
Other Material: Non-fibrous 14%
Comment: Heat Sensitive (organic): 69.3%; Acid Soluble (inorganic): 15.9%; Inert (Non-asbestos): 14.8%

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
300-2 300	125121684-16	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Daisha Addison on 12/23/25	*1*

Location: Sheet Floor - Blue Pattern; Bedroom 1 Closet
Analyst Description: Blue, Heterogeneous, Non-Fibrous, Bulk Material
Asbestos Types:
Other Material: Non-fibrous 3.2%
Comment: Heat Sensitive (organic): 76.7%; Acid Soluble (inorganic): 20.1%; Inert (Non-asbestos): 3.2%

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
301-1 301	125121684-17L1	***Yes***	Inconclusive - Trace Chrysotile detected at 1% or less (NOB by EPA 600/M4-82-020) by Daisha Addison on 12/23/25	*2*

Location: Red Floor Tile/Mastic; Bedroom 2 - Bottom Layer
Analyst Description: Red, Heterogeneous, Fibrous, Bulk Material
Asbestos Types: Chrysotile 0.9%
Other Material: Non-fibrous 31%
Comment: Heat Sensitive (organic): 39.9%; Acid Soluble (inorganic): 28.1%; Inert (Non-asbestos): 31.1%

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
301-1 301	125121684-17L2	***Yes***	Inconclusive - Trace Chrysotile detected at 1% or less (NOB by EPA 600/M4-82-020) by Daisha Addison on 12/23/25	*2*

Location: Red Floor Tile/Mastic; Bedroom 2 - Bottom Layer
Analyst Description: Black, Heterogeneous, Non-Fibrous, Bulk Material
Asbestos Types: Chrysotile <0.3 % pc
Other Material: Non-fibrous 35%
Comment: Heat Sensitive (organic): 60.7%; Acid Soluble (inorganic): 3.9%; Inert (Non-asbestos): 35.3%

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
301-2 301	125121684-18L1	***Yes***	Inconclusive - Trace Chrysotile detected at 1% or less (NOB by EPA 600/M4-82-020) by Daisha Addison on 12/23/25	*2*

Location: Red Floor Tile/Mastic; Bedroom 2 - Bottom Layer
Analyst Description: Red, Heterogeneous, Fibrous, Bulk Material
Asbestos Types: Chrysotile 0.5%
Other Material: Non-fibrous 36%
Comment: Heat Sensitive (organic): 37.7%; Acid Soluble (inorganic): 25.8%; Inert (Non-asbestos): 36.0%

See Reporting notes on last page

PLM Bulk Asbestos Report

AE#2185; Preservation Buffalo Niagara/444 Forest Ave Buffalo, NY;
1157 Ontario Ave/Niagara Falls, NY (Report Amended 12/23/2025)

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
301-2 301	125121684-18L2	***Yes***	Inconclusive - Trace Chrysotile detected at 1% or less (NOB by EPA 600/M4-82-020) by Daisha Addison on 12/23/25	*2*

Location: Red Floor Tile/Mastic; Bedroom 2 - Bottom Layer

Analyst Description: Black, Heterogeneous, Non-Fibrous, Bulk Material
Asbestos Types: Chrysotile <0.3 % pc
Other Material: Non-fibrous 35%

Comment: Heat Sensitive (organic): 54.2%; Acid Soluble (inorganic): 10.0%; Inert (Non-asbestos): 35.7%

400-1 400	125121684-19	***Yes***	27% (by NYS ELAP 198.1) by Daisha Addison on 12/23/25	

Location: Pipe Insulation; Basement
Analyst Description: Gray, Homogeneous, Fibrous, Bulk Material
Asbestos Types: Chrysotile 27%
Other Material: Cellulose 50%, Non-fibrous 23%

600-1 600	125121684-20	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Daisha Addison on 12/23/25	*1*

Location: Window Glazing Compound; Bedroom 2 Window
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Bulk Material
Asbestos Types:
Other Material: Non-fibrous 45%

Comment: Heat Sensitive (organic): 15.8%; Acid Soluble (inorganic): 43.2%; Inert (Non-asbestos): 41.0%

600-2 600	125121684-21	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Daisha Addison on 12/23/25	*1*

Location: Window Glazing Compound; Bedroom 2 Window
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Bulk Material
Asbestos Types:
Other Material: Non-fibrous 45%

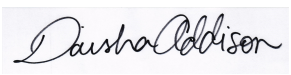
Comment: Heat Sensitive (organic): 12.8%; Acid Soluble (inorganic): 42.0%; Inert (Non-asbestos): 45.3%

Reporting Notes:

(1) NAD results by NYS 198.6 are inconclusive and are not considered non-ACM

(2) Trace <1% results by NYS 198.6 are inconclusive and are not considered non-ACM

Analyzed by: Daisha Addison
Date: 12/23/2025



Reviewed by: Glenn F. Massey

*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 6120 microscope, Serial #2200363, 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.

Client Name: Aurora Environmental, LLC

Table I
Summary of Bulk Asbestos Analysis Results by NYS ELAP 198.4

AE#2185; Preservation Buffalo Niagara/444 Forest Ave Buffalo, NY; 1157 Ontario Ave/Niagara Falls, NY (Report Amended 12/23/2025)

AmeriSci Sample #	Client Sample#	HG Area	NOB Sample Weight (gram)	NOB Heat Sensitive Organic %	NOB Acid Soluble Inorganic %	NOB Insoluble Non-Asbestos Inorganic %	** Asbestos % by PLM/DS	** Asbestos % by TEM
01.1	100A/B-1	100A/B	----	----	----	----	NAD	NA
Location: Plaster Skim/Base; Dining Rm Ceiling; Skim Coat (Plaster)								
01.2	100A/B-1	100A/B	----	----	----	----	NAD	NA
Location: Plaster Skim/Base; Dining Rm Ceiling; Base Coat (Plaster)								
02.1	100A/B-2	100A/B	----	----	----	----	NAD	NA
Location: Plaster Skim/Base; Dining Rm Ceiling; Skim Coat (Plaster)								
02.2	100A/B-2	100A/B	----	----	----	----	NAD	NA
Location: Plaster Skim/Base; Dining Rm Ceiling; Base Coat (Plaster)								
03.1	100A/B-3	100A/B	----	----	----	----	NAD	NA
Location: Plaster Skim/Base; Bedroom 3 Wall; Skim Coat (Plaster)								
03.2	100A/B-3	100A/B	----	----	----	----	NAD	NA
Location: Plaster Skim/Base; Bedroom 3 Wall; Base Coat (Plaster)								
04.1	100A/B-4	100A/B	----	----	----	----	NAD	NA
Location: Plaster Skim/Base; Bedroom 3 Wall; Skim Coat (Plaster)								
04.2	100A/B-4	100A/B	----	----	----	----	NAD	NA
Location: Plaster Skim/Base; Bedroom 3 Wall; Base Coat (Plaster)								
05.1	100A/B-5	100A/B	----	----	----	----	NAD	NA
Location: Plaster Skim/Base; Bedroom 3 Wall; Skim Coat (Plaster)								
05.2	100A/B-5	100A/B	----	----	----	----	NAD	NA
Location: Plaster Skim/Base; Bedroom 3 Wall; Base Coat (Plaster)								
06	101-1	101	----	----	----	----	Chrysotile 4.3	NA
Location: Texture Coating; Dining Rm Ceiling								
07	101-2	101	----	----	----	----	NA/PS	NA
Location: Texture Coating; Dining Rm Ceiling								
08	101-3	101	----	----	----	----	NA/PS	NA
Location: Texture Coating; Dining Rm Ceiling								
09	202-1	202	0.419	84.2	1.9	13.9	NAD	NAD
Location: 12x12 Ceiling Tile - Smooth; Bedroom 3								
10	202-2	202	0.492	79.2	3.8	17.0	NAD	NAD
Location: 12x12 Ceiling Tile - Smooth; Bedroom 3								
11	203-1	203	0.544	76.1	3.5	20.3	NAD	NAD
Location: 12x12 Ceiling Tile - Textured; Bedroom 4								

See Reporting notes on last page

Client Name: Aurora Environmental, LLC

Table I
Summary of Bulk Asbestos Analysis Results by NYS ELAP 198.4

AE#2185; Preservation Buffalo Niagara/444 Forest Ave Buffalo, NY; 1157 Ontario Ave/Niagara Falls, NY (Report Amended 12/23/2025)

AmeriSci Sample #	Client Sample#	HG Area	NOB Sample Weight (gram)	NOB Heat Sensitive Organic %	NOB Acid Soluble Inorganic %	NOB Insoluble Non-Asbestos Inorganic %	** Asbestos % by PLM/DS	** Asbestos % by TEM
12	203-2	203	0.499	75.7	2.4	21.9	NAD	NAD
Location: 12x12 Ceiling Tile - Textured; Bedroom 4								
13	204-1	204	0.316	37.5	16.1	46.4	NAD	NAD
Location: 2'x4' Lay-In Ceiling Tile; Dining Rm								
14	204-2	204	0.177	30.0	20.0	50.1	NAD	NAD
Location: 2'x4' Lay-In Ceiling Tile; Dining Rm								
15	300-1	300	0.355	69.3	15.9	14.8	NAD	NAD
Location: Sheet Floor - Blue Pattern; Bedroom 1 Closet								
16	300-2	300	0.298	76.7	20.1	3.2	NAD	NAD
Location: Sheet Floor - Blue Pattern; Bedroom 1 Closet								
17L1	301-1	301	0.324	39.9	28.1	31.9	Chrysotile 0.9	Chrysotile Trace
Location: Red Floor Tile/Mastic; Bedroom 2 - Bottom Layer								
17L2	301-1	301	0.500	60.7	3.9	35.2	Chrysotile <0.3	Chrysotile Trace
Location: Red Floor Tile/Mastic; Bedroom 2 - Bottom Layer								
18L1	301-2	301	0.340	37.7	25.8	36.4	Chrysotile 0.5	Chrysotile Trace
Location: Red Floor Tile/Mastic; Bedroom 2 - Bottom Layer								
18L2	301-2	301	0.438	54.2	10.0	35.7	Chrysotile <0.3	Chrysotile Trace
Location: Red Floor Tile/Mastic; Bedroom 2 - Bottom Layer								
19	400-1	400	----	----	----	----	Chrysotile 26	NA
Location: Pipe Insulation; Basement								
20	600-1	600	0.668	15.8	43.2	41.0	NAD	NAD
Location: Window Glazing Compound; Bedroom 2 Window								
21	600-2	600	0.624	12.8	42.0	45.3	NAD	NAD
Location: Window Glazing Compound; Bedroom 2 Window								

Analyzed by: Cory M. Parnell

Date: 12/23/2025

Reviewed by: Glenn F. Massey

Semi-Quantitative Analysis: NAD = no asbestos detected; NA = not analyzed; NA/PS = not analyzed due to positive stop; Trace = <1%; PLM analysis by EPA 600/R-93/116 per 40 CFR 763 (NVLAP Lab Code 101904-0) or NY ELAP 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 (NY ELAP Lab # 10984); TEM prep by EPA 600/R-93/116 Section 2.3 (analysis by Section 2.5, not covered by NVLAP Bulk accreditation); or NY ELAP 198.4 for New York NOB samples (NY ELAP Lab # 10984). Analysis using Jeol, Model JEM-100CX II microscope, Serial #156147-247. ** Warning Notes: Consider PLM fiber diameter limitation, only TEM will resolve fibers <0.25 micrometers in diameter. TEM bulk analysis is representative of the fine grained matrix material and may not be representative of non-uniformly dispersed debris, soils or other heterogeneous materials for which a combination PLM/TEM evaluation is recommended; Quantitation for beginning weights of <0.1 grams should be considered as qualitative only.

AmeriSci Richmond	Report Amendment Explanation Form (append to amended report)	Date Amended 12/23/2025

Client: Aurora Environmental, LLC

AmeriSci Job #: 125121684

Client Job: AE#2185

Analysis Type: ELAP-PLM/TEM

AmeriSci Sample #s affected: 125121684-

Amended by (print/sign): Glenn F. Massey

Original Item(s) Being Amended: Prep/Analyst Entered Data To Wrong Sample

Changes Made: Weights Removed, Sample Reanalyzed

Reason for Changes: Customer Noted Possible Error

Attach original sheet with incorrect item or items to be amended clearly indicated or circled.

125121684

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:	1157 Ontario Ave Niagara Falls, NY

Date 12/9/25 **Job#** AE#2185 **Analysis Requested** PLM/TEM ELAP **# of Samples** 21 **TAT** 5-day **Page** 1 **of** 1

Sample ID #			Description	Sample Location	Notes
Date	HAN	#			
	100A/B	- 1	Plaster Skim / Base	Dining Rm Ceiling	Analyze A (white) and B (gray) layers separately
		- 2	"	"	
		3		Bedroom 3 wall	
		4			
		5			
	101	1	Textured coating	Dining Rm Ceiling	
		2			
		3			
	202	1	12x12 ceiling tile - smooth	Bedroom 3	
		2			
	203	1	12x12 ceiling tile - textured	Bedroom 4	
		2			
	204	1	2'x4' lay in ceiling tile	Dining Rm	
		2			
	300	1	Sheet Floor - blue pattern	Bedroom 1 Closet	
		2			
	301	1	Red Floor tile / mastic	Bedroom 2 - bottom layer	Analyze mastic and tile separately
		2			
	400	1	Pipe Insulation	Basement	
	600	1	Window Glazing Compound	Bedroom 2 window	
	600	2			

Notes and Special Instructions:

Positive Stop by HAN

Sampled by (print): John Puszty Signature: [signature] Date: 12/9/25

Relinquished by (print): John Puszty Signature: [signature] Date: 12/12/25

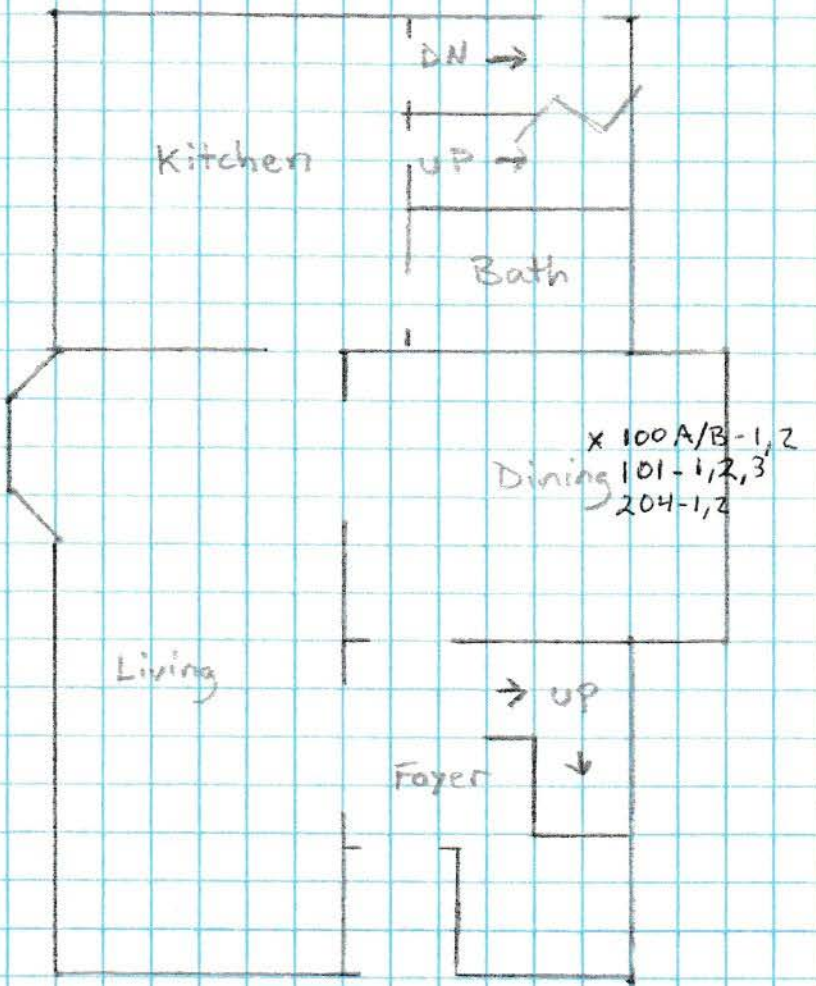
Received by (print): _____ Signature: _____ Date: _____

Received

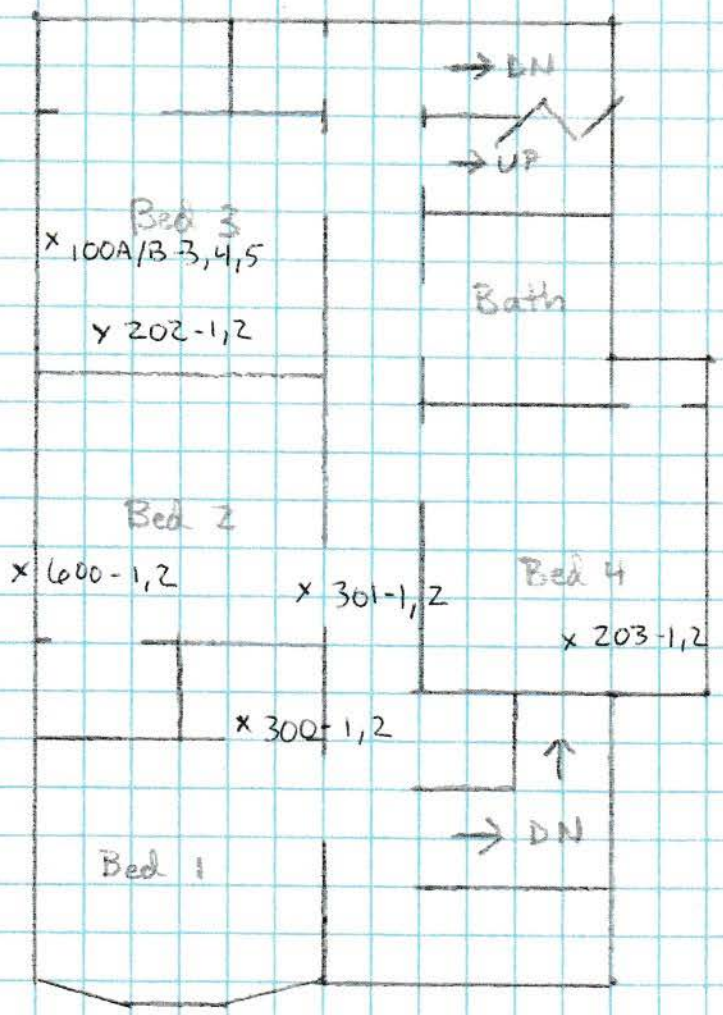
DEC 17 2025

[signature]

Appendix D Sample location maps



1157 Ontario Ave
Niagara Falls, NY



1157 Ontario Ave
Niagara Falls, NY

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

December 30, 2025

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

Re: Lead Hazard Risk Assessment Report
1157 Ontario 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 December 9, 2025.

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

Appendices

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 vacant single-family residence at 1157 Ontario 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. Based upon conversations with the Owner and Broadway-Fillmore Neighborhood Housing, 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 December 9, 2025 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:

<u>Lead Based Paint:</u>

- Basement – wood cabinets and electric panel
- Basement - wood door
- Interior wood stair components (risers, treads, stringers)
- Rear entry – wood wainscot
- Door and door components
- Painted plaster walls and ceilings
- Wooden window components - exterior
- Painted wood floors
- Front porch – wooden sofit and fascia

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

- Basement – wood cabinets and electric panel
- Basement - wood door
- Interior wood stair components (risers, treads, stringers)
- Rear entry – wood wainscot
- Doors and door components
- Painted plaster walls and ceilings
- Wooden window components - exterior

- Painted wood floors
- Front porch – wooden sofit and fascia

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:

- Basement – wood cabinets and electric panel
- Basement - wood door
- Interior wood stair components (risers, treads, stringers)
- Rear entry – wood wainscot
- Doors and door components
- Painted plaster walls and ceilings
- Wooden window components - exterior
- Painted wood floors
- Front porch – wooden sofit and fascia
- Lead Dust Hazard – throughout

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 64 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 eight (8) single surface dust wipe samples were collected within the 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 – ≥10 μg/ft^2 (micrograms per square foot), and, interior windowsills – ≥100 μg/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.

2.4 Soil Sampling

Bare soil was not present; therefore, no soil samples were collected.

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 typically associated with surface conditions only.

Component with deteriorated paint	Substrate	Lead-Based Paint?	Cause
Basement cabinets	Wood	Yes	Friction and Impact
Walls - Bedrooms 2,3,4, second floor hall, rear entrance and rear stairwell	Plaster	Yes	Substrate damage
Ceilings – Bedrooms 2,3,4, second floor hall and dining room	Plaster	Yes	Substrate damage
Radiators - throughout	Metal	No	Age
Exterior window components	Wood	Yes	Age and weather
Baseboard – Bedrooms 2,3,4, second floor hallway	Wood	No	Age
Doors, door casings and jambs – Bedroom 2,3,4, second floor bathroom, second floor hallway	Wood	Yes	Age and impact
Interior window components – Bedrooms 2, 3,4, second floor bath	Wood	No	Friction and Impact
Stair treads, risers and stringers – foyer and rear stairs	Wood	Yes	Friction and Impact
Floors – Bedroom 3, second floor hall	Wood	Yes	Friction and Impact

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

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

Lead Dust Wipe Analysis Report

Report Number: 25-12-02707

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

Received Date: 12/15/2025
Analyzed Date: 12/19/2025
Reported Date: 12/22/2025

Project/Test Address: AE #2185; 1157 Ontario Ave; Niagara Falls, NY
Collection Date: 12/10/2025

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
25-12-02707-001	1	BEDROOM 1	SL	4080	0.542	7530	
25-12-02707-002	2	BEDROOM 1	FL	9.02	1.00	9.02	
25-12-02707-003	3	BEDROOM 2	SL	339	0.339	1000	
25-12-02707-004	4	BEDROOM 2	FL	280	1.00	280	
25-12-02707-005	5	BEDROOM 4	SL	103	0.339	303	
25-12-02707-006	6	BEDROOM 4	FL	81.4	1.00	81.4	
25-12-02707-007	7	LIVING ROOM	SL	104	0.339	306	
25-12-02707-008	8	LIVING ROOM	FL	24.2	1.00	24.2	
25-12-02707-009	9	BOILER ROOM	FL	<4.00	1.00	<4.00	

Environmental Hazards Services, L.L.C

Client Number: 201282 **Report Number:** 25-12-02707

Project/Test Address: AE #2185; 1157 Ontario Ave; 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: Amanda Lowery

Amanda Lowery

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. 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

1500 Union Road, Suite 202, West Seneca, NY 14224

BULK SAMPLE - CHAIN of CUSTODY

(716)608-6803

Client Name/Contact: Preservation Buffalo Niagara

Client Address: 444 Forest Ave
Buffalo NY 14213

Site Address: 1157 Ontario Ave
Niagara Falls, NY

Date 12/10/25 **Job#** AE#2185 **Analysis Requested** Lead Dust wipe **# of Samples** 9 **TAT** Standard **Page** 1 **of** 1

Sample ID #			Description	Sample Location	Notes
Date	HAN	#			
		1	Lead Dust Wipe	Bedroom 1 WS	26"x3"
		2		Bedroom 1 HF	12"x12"
		3		Bedroom 2 WS	15"x3.25"
		4		Bedroom 2 HF	12"x12"
		5		Bedroom 4 WS	15"x3.25"
		6		Bedroom 4 HF	12"x12"
		7		Living Rm WS	15"x3.25"
		8		Living Rm HF	12"x12"
		9		Boiler Rm HF	12"x12"

25-12-02707

Due Date:
12/22/2025
(Monday)
AE

Notes and Special Instructions:

WS = Window Sill
HF = Hard Floor

Sampled by (print): John Pusztay Signature: [signature] Date: 12/10/25

Relinquished by (print): John Pusztay Signature: [signature] Date: 12/11/25

Received by (print): [illegible] Signature: [signature] Date: 12/15/25

AE#2185

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

INSPECTION SITE:	1157 Ontario Niagara Falls, NY
INSPECTION DATE:	12/9/2025 - 12/9/2025
INSTRUMENT TYPE:	Viken Detection Pb200i XRF Lead Paint Analyzer 1476
ACTION LEVEL:	1.0 (mg/cm²)
STATEMENT:	none

AE#2185

Inspection Date:	12/9/2025 - 12/9/2025	Inspection Site:	1157 Ontario Niagara Falls, NY
Action Level:	1.0 (mg/cm²)		
Total Readings:	64		
Unit Started:	12/09/2025 12:51:07		
Unit Ended:	12/09/2025 13:34:21		

Read #	Result	Job	Room	-->RoomChoice	Structure	-->Member	Substrate	Wall	Lead (mg/cm²)
266	Negative	1157 Ontario	Apartment	Calibration					0.8 mg/cm²
267	Negative	1157 Ontario	Apartment	Calibration					0.9 mg/cm²
268	Negative	1157 Ontario	Apartment	Calibration					0.9 mg/cm²
269	Negative	1157 Ontario	Apartment	Kitchen	Radiator		Metal		0.3 mg/cm²
270	Negative	1157 Ontario	Apartment	Basement	Window	Sash	Wood	C	0.0 mg/cm²
271	Negative	1157 Ontario	Apartment	Basement	Window	Sash	Wood	B	0.3 mg/cm²
272	Positive	1157 Ontario	Apartment	Basement	Electric Panel		Wood		7.5 mg/cm²
273	Positive	1157 Ontario	Apartment	Basement	Cabinets		Wood		7.6 mg/cm²
274	Negative	1157 Ontario	Apartment	Basement	Room	Wall	Wood		0.1 mg/cm²
275	Negative	1157 Ontario	Apartment	Basement	Room	Wall	Wood		0.2 mg/cm²
276	Negative	1157 Ontario	Apartment	Basement	Door	---	Wood		0.9 mg/cm²
277	Positive	1157 Ontario	Apartment	Basement	Door	---	Wood		1.0 mg/cm²
278	Positive	1157 Ontario	Apartment	Basement	Stair	Risers	Wood		8.4 mg/cm²
279	Positive	1157 Ontario	Apartment	Rear Entry	Door	Casing	Wood	C	7.4 mg/cm²
280	Positive	1157 Ontario	Apartment	Rear Entry	Wainscoting		Wood	C	8.0 mg/cm²
281	Positive	1157 Ontario	Apartment	Rear Entry	Door	---	Wood	B	7.4 mg/cm²
282	Positive	1157 Ontario	Apartment	Rear Entry	Door	Casing	Wood	B	8.6 mg/cm²
283	Negative	1157 Ontario	Apartment	Dining Room	Radiator		Metal		0.2 mg/cm²
284	Negative	1157 Ontario	Apartment	Foyer	Radiator		Metal		0.1 mg/cm²
285	Negative	1157 Ontario	Apartment	Foyer	Door		Wood	A	0.1 mg/cm²
286	Negative	1157 Ontario	Apartment	Foyer	Door	Casing	Wood	A	0.2 mg/cm²
287	Positive	1157 Ontario	Apartment	Foyer	Stair	Risers	Wood		3.1 mg/cm²
288	Negative	1157 Ontario	Apartment	Bedroom 1	Radiator		Metal		0.2 mg/cm²
289	Positive	1157 Ontario	Apartment	Bedroom 1	Closet	Wall	Plaster	C	3.4 mg/cm²
290	Negative	1157 Ontario	Apartment	Bedroom 1	Closet	Baseboard	Wood	C	0.3 mg/cm²
291	Negative	1157 Ontario	Apartment	Bedroom 1	Door		Wood	D	0.3 mg/cm²

AE#2185

Inspection Date: 12/9/2025 - 12/9/2025
Action Level: 1.0 (mg/cm²)
Total Readings: 64
Unit Started: 12/09/2025 12:51:07
Unit Ended: 12/09/2025 13:34:21

Inspection Site: 1157 Ontario
Niagara Falls, NY

Read #	Result	Job	Room	-->RoomChoice	Structure	-->Member	Substrate	Wall	Lead (mg/cm²)
292	Negative	1157 Ontario	Apartment	Bedroom 1	Door	Jamb	Wood	D	0.1 mg/cm²
293	Negative	1157 Ontario	Apartment	Bedroom 2	Window	Sash	Wood	B	0.4 mg/cm²
294	Negative	1157 Ontario	Apartment	Bedroom 2	Window	Sash	Wood	B	0.4 mg/cm²
295	Negative	1157 Ontario	Apartment	Bedroom 2	Window	Casing	Wood	B	0.3 mg/cm²
296	Negative	1157 Ontario	Apartment	Bedroom 2	Window	Sill	Wood	B	0.4 mg/cm²
297	Negative	1157 Ontario	Apartment	Bedroom 2	Window	Sill	Wood	B	0.3 mg/cm²
298	Positive	1157 Ontario	Apartment	Bedroom 2	Window	Exterior Jamb	Wood	B	19.0 mg/cm²
299	Negative	1157 Ontario	Apartment	Bedroom 2	Closet	Door	Wood	A	0.4 mg/cm²
300	Negative	1157 Ontario	Apartment	Bedroom 2	Closet	Jamb	Wood	A	0.3 mg/cm²
301	Negative	1157 Ontario	Apartment	Bedroom 2	Door		Wood	D	0.1 mg/cm²
302	Negative	1157 Ontario	Apartment	Bedroom 2	Door	Jamb	Wood	D	0.4 mg/cm²
303	Negative	1157 Ontario	Apartment	Bedroom 2	Room	Baseboard	Wood	D	0.4 mg/cm²
304	Negative	1157 Ontario	Apartment	Bedroom 3	Room	Baseboard	Wood	D	0.2 mg/cm²
305	Negative	1157 Ontario	Apartment	Bedroom 3	Window	Casing	Wood	B	0.4 mg/cm²
306	Negative	1157 Ontario	Apartment	Bedroom 3	Window	Sill	Wood	B	0.2 mg/cm²
307	Negative	1157 Ontario	Apartment	Bedroom 3	Closet	Door	Wood	B	0.1 mg/cm²
308	Negative	1157 Ontario	Apartment	Bedroom 3	Closet	Casing	Wood	B	0.4 mg/cm²
309	Negative	1157 Ontario	Apartment	Bedroom 3	Door	Casing	Wood	D	0.4 mg/cm²
310	Negative	1157 Ontario	Apartment	Bedroom 3	Door	Jamb	Wood	D	0.2 mg/cm²
311	Positive	1157 Ontario	Apartment	Bedroom 3	Room	Floor	Wood		2.1 mg/cm²
312	Negative	1157 Ontario	Apartment	Bedroom 4	Window	Casing	Wood		0.3 mg/cm²
313	Negative	1157 Ontario	Apartment	Bedroom 4	Window	Sill	Wood		0.3 mg/cm²
314	Negative	1157 Ontario	Apartment	Bedroom 4	Room	Baseboard	Wood	A	0.2 mg/cm²
315	Negative	1157 Ontario	Apartment	Bedroom 4	Closet	Door	Wood	C	0.3 mg/cm²
316	Negative	1157 Ontario	Apartment	Bedroom 4	Closet	Casing	Wood	C	0.1 mg/cm²
317	Negative	1157 Ontario	Apartment	Bedroom 4	Closet	Jamb	Wood	C	0.0 mg/cm²

AE#2185

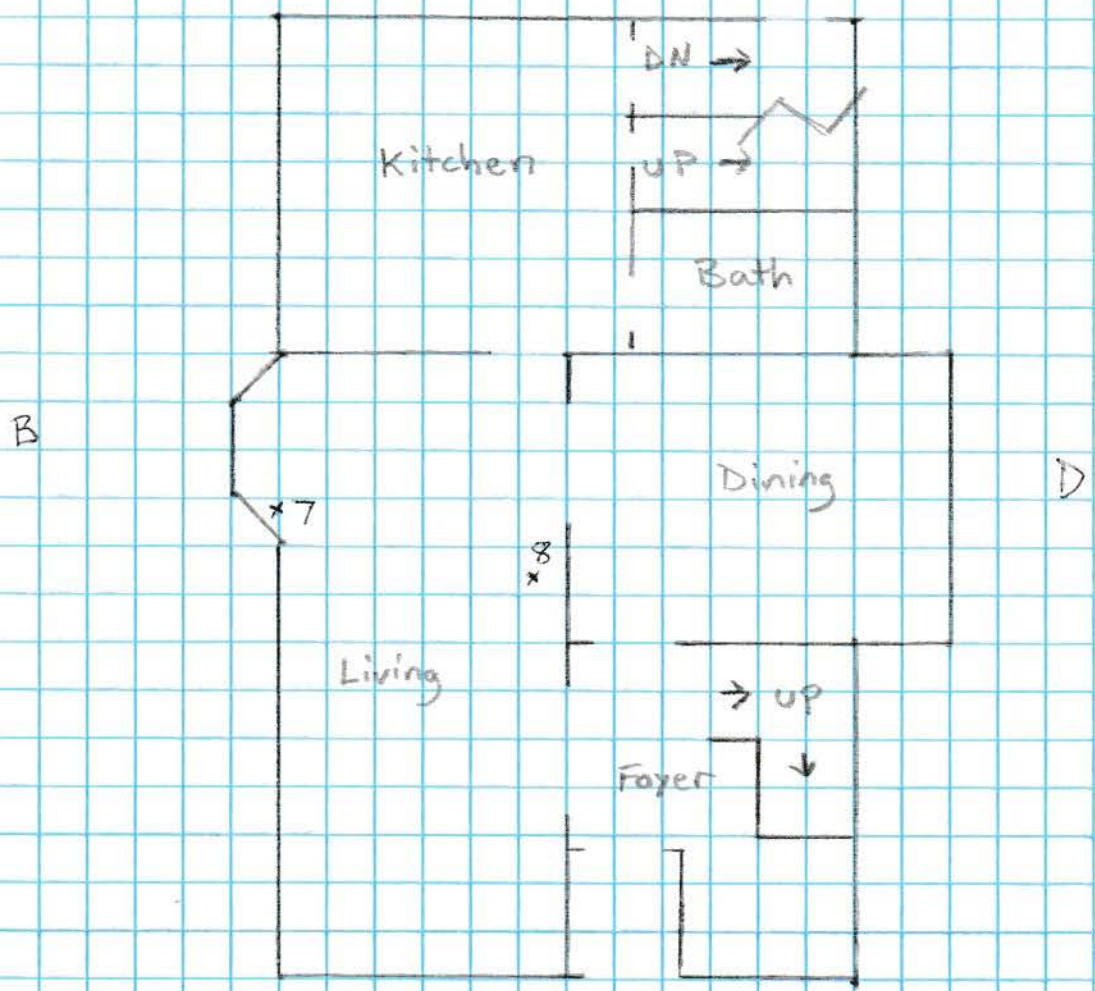
Inspection Date:	12/9/2025 - 12/9/2025	Inspection Site:	1157 Ontario Niagara Falls, NY
Action Level:	1.0 (mg/cm²)		
Total Readings:	64		
Unit Started:	12/09/2025 12:51:07		
Unit Ended:	12/09/2025 13:34:21		

Read #	Result	Job	Room	-->RoomChoice	Structure	-->Member	Substrate	Wall	Lead (mg/cm²)
318	Negative	1157 Ontario	Apartment	Bedroom 4	Door	---	Wood	B	0.2 mg/cm²
319	Negative	1157 Ontario	Apartment	Bedroom 4	Door	Casing	Wood	B	0.3 mg/cm²
320	Negative	1157 Ontario	Apartment	Bedroom 4	Door	Jamb	Wood	B	0.2 mg/cm²
321	Negative	1157 Ontario	Exterior	Front Porch	Room	Floor	Wood		0.2 mg/cm²
322	Negative	1157 Ontario	Exterior	Front Porch	Room	Floor	Wood		0.1 mg/cm²
323	Positive	1157 Ontario	Exterior	Front Porch	Soffit	N/A	Wood		18.2 mg/cm²
324	Positive	1157 Ontario	Exterior	Front Porch	Soffit	N/A	Wood		20.6 mg/cm²
325	Negative	1157 Ontario	Exterior	Front Porch	Door		Wood	A	0.3 mg/cm²
326	Negative	1157 Ontario	Exterior	Front Porch	Door	Jamb	Wood	A	0.3 mg/cm²
327	Negative	1157 Ontario	Exterior	Calibration					0.9 mg/cm²
328	Negative	1157 Ontario	Exterior	Calibration					0.9 mg/cm²
329	Negative	1157 Ontario	Exterior	Calibration					0.9 mg/cm²

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

APPENDIX B
SITE AND FLOOR PLAN

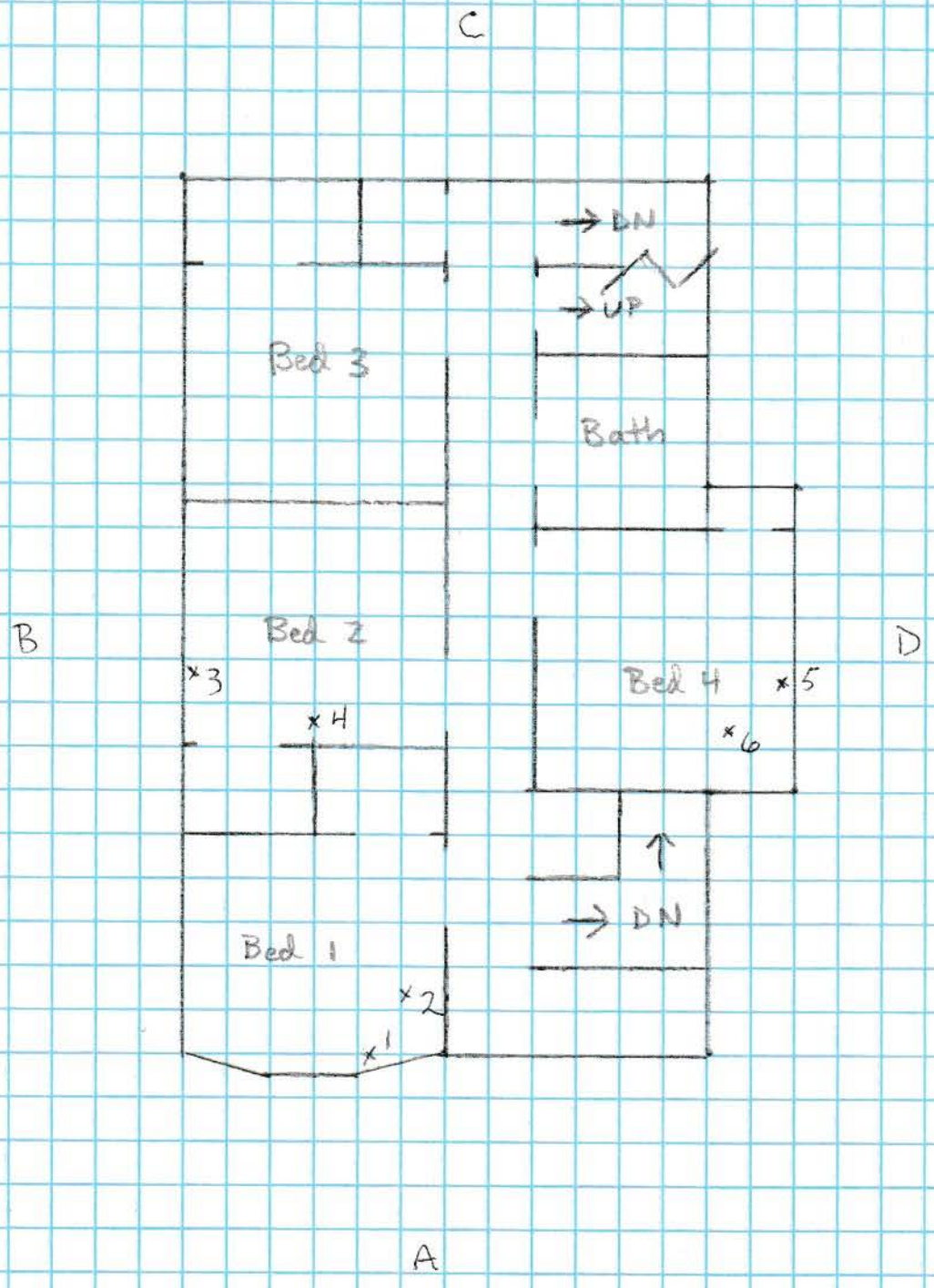
C



A

1157 Ontario Ave
Niagara Falls, NY

x-# = Lead Dust Wipe Sample



1157 Ontario Ave
Niagara Falls, NY

x - # = Lead Dust Wipe Sample

APPENDIX C
SCOPE OF RENOVATION WORK, AS PROVIDED TO ASSESSOR

This is currently a single-family home. It is being renovated to be a two-family dwelling. The new apartment will need a upgraded electrical panel. Access to the new 2nd floor apartment will require a vestibule on the 1st floor to be built. The new 2nd floor apartment will consist of two bedrooms, an open living room and kitchen space, and a renovated existing bathroom.

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.