Preservation
BUFFALO NIAGARA

Vacant Rental Program (VRP)
Bid Documentation Packet
Project # Round 1 - # 27
Project: 1408 Main Street Niagara Falls, New York 14305
Unit: 3 Upper Apartments
Apt :2

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

Bid Form

Date: December 5th ,2025

Address Where Work Will Be Needed: (1408 Main Street, Niagara Falls, NY 14305 Unit: 3 Upper Units)

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 December 23rd,2025 can be sent via email or mailed to: Preservation Buffalo Niagara, 444 Forest Avenue, Buffalo, NY 14213.

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

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

Tuesday 12/16	**10:00 am -11:30 am**
Friday 12/19	**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 LPA's.

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

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

- Work Scope
- Material List
- Environmental Reports
- Structural/ Engineer Reports (If applicable)

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HRHBuffalo@gmail.com
716.510.8328

1408 Main Street – APT 2

Units: 3 Type: Studio, 1 bathroom

Description: This three-unit building is in varying levels of disrepair. This unit has a bedroom/living room, kitchenette, and bathroom. The bathroom needs remodeling, as well as the kitchenette. The bedrooms needs hardwood floor refinishing.

Work Scope – Bid Needed:

1 - ENVIRONMENTAL TESTING

- Inspect for the presence of mold. If found, mold should be remediated by a NYS licensed remediator. A post-remediation clearance report should be provided to PBN.
- EPA-Certified Lead Risk Assessment to be conducted throughout the entire apartment. Provide PBN with a Lead Risk Assessment Report upon completion.

2 - COSMETIC REPAIRS

- Wall & Ceiling Repair: The walls and ceilings need plaster touch-up/repair throughout the apartment and common hallways, including the stairwell.
    - All holes, gauges, cracks, and broken drywall should be patched with plaster or new drywall and finished to paint-ready.

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- Paint: All walls, ceilings, doors and trim need to be painted.
    - Walls should be painted with Benjamin Moore, Dove White, in flat finish. Ceilings should be painted with flat white ceiling paint. Trim and doors should be painted with semi-gloss white.
        - Ceiling water stains will require 2-3 coats of KILZ until stains are no longer visible. Ceiling should then be painted with flat white ceiling paint
- Flooring: Flooring needs to be replaced in the kitchen, hallway, and bathroom.
    - Kitchen, bathroom and hall to receive new vinyl plank glue-down flooring.
        - Floors should be demo'ed to a level where they can accept new luan installation
        - Subfloor should be inspected for damage, mold, or poor support. Subfloor replaced with ¾" plywood where needed.
        - New ¼" plywood, also known as Luan, should be installed throughout the home, excluding the bedrooms. All areas of new flooring need a new luan subfloor first.
        - New glue-down vinyl planks should be installed throughout the kitchen, living room, front entry, side entry, and dining room. Approximately 600 sq ft.
    - Bedroom has existing hardwood flooring that should be sanded and refinished.
        - Light stain to be used to blend in existing floor stains.
        - Appropriate clear-coat applied to seal and protect.
- Bathroom:
    - Demo shower walls to the studs
    - Install new shower/tub diverter

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  - Install new Hardie Board or equivalent to shower walls to accept tile, ensure proper water-proofing
  - Install tile tub surround and grout
  - Inspect electrical for code compliance and functionality. Ensure GFCI at sink, functioning bath fan, and vanity light. Re-wire where necessary.
  - Water lines and drains should be inspected for functionality. Any galvanized water lines should be replaced with PEX and PVC to City of Niagara Falls building code standards.
  - Install new high efficiency elongated bowl toilet.
  - Install new bath fan with light
  - Install finish trim to new shower diverter
- Miscellaneous (Trim, hardware):
  - Install new bedroom door knob, ensure door closes properly. Shave door to fit if necessary
  - Shave bathroom door so that is will close properly
  - Remove gas wall heater in bedroom
    - Permanently cap existing gas line or remove completely
    - Close wall after removal with drywall. Plaster to paint-ready.

- Kitchen: Install new kitchenette
  - Demo existing cabinets, countertop, and sink
  - All new cabinets to be installed.
  - New laminate countertops to be installed with sink hole cut for new sink installation. Refer to material list for specs.

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  - New kitchen sink and faucet to be connected by plumber. Water lines and drained are to be replaced with PEX and PVC to City of Niagara Falls building code standards.
  - Gas line for range is to be inspected for code compliances. Repaired/replaced as needed.

- Lighting: Light fixtures are to be replaced throughout.

3 - SAFETY & CLEAN-UP

- New Smoke & Carbon monoxide detectors installed to code throughout the apartment accessible common spaces.
- Ensure all exterior doors and door jams are in good condition. Install new locksets (handle and deadbolt).
- Deep clean all surfaces prior to final walk-through.
- Test and document functionality of all systems (heat, electrical, plumbing, smoke/CO
- alarms).
- Complete final walk-through with PBN to ensure scope compliance

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4 - INTERNAL PBN COST ESTIMATE

Environmental Testing	
Wall Repair	
Interior Paint	
Flooring - New Vinyl	
Flooring - Refinish Hardwood	
Bathroom	
Kitchen	
Miscellaneous	
Lighting	
Safety & Clean-up	
Project Management	
Total	

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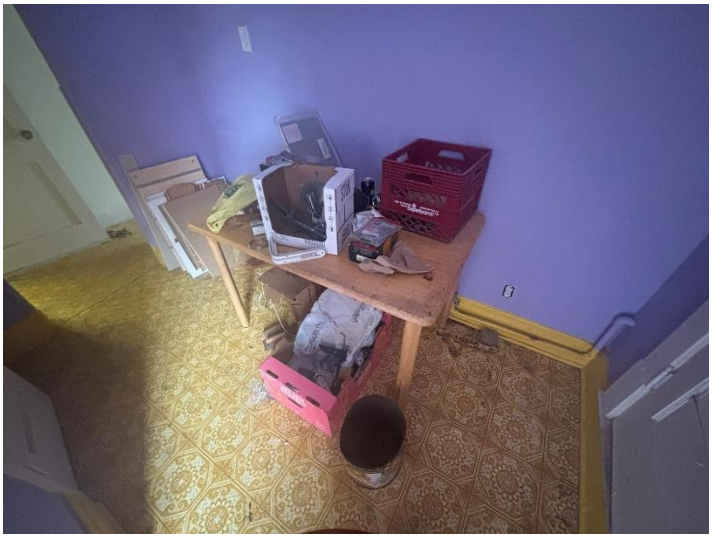

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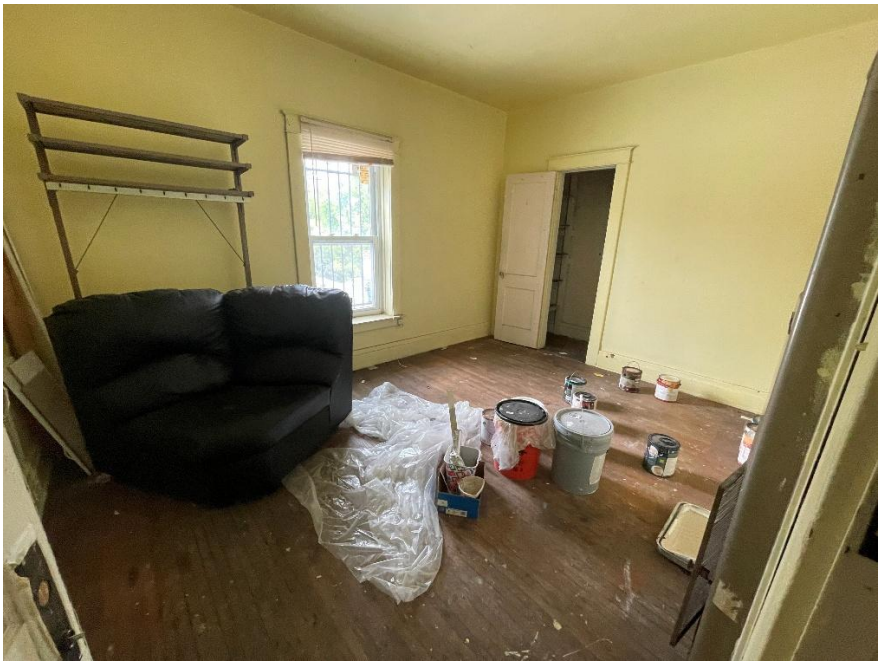


1408 Main St Apt 2 - Material List

Work Scope Item	Item	Description
Bathroom	Diverter	Modern Single-Handle 1-Spray Tub and Shower Faucet 1.8 GPM
Bathroom	Toilet	12 inch Rough In Two-Piece 1.1 GPF/1.6 GPF Dual Flush Elongat
Bathroom	Mirror	24 in. W x 30 in. H Rectangular Classic Frameless Wall Bathroor
Bathroom	Tile Wall	Restore Bright White 4-1/4 in. x 4-1/4 in. Ceramic Wall Tile (12.5
Bathroom	Grout	Polyblend Plus #640 Arctic White 25 lb. Sanded Grout
Bathroom	Bath Fan	Broan-NuTone QT Series Quiet 130 CFM Ceiling Bathroom Exha
Doors	Lock Set	Tylo Satin Chrome Entry Door Knob and Single Cylinder Deadbol
Flooring	Flooring	K-Trade 7x48 gluedown 12 mil Levanzo
Flooring	Subfloor	Luan 5.2M underlay 4x8
Flooring	Adhesive	Dryset Roll-on 4 gallon pail
Kitchen	Laminate Countertop	Laminate Countertop in Textured Calcutta Marble
Kitchen	Kitchen Sink	ROVOGO 24"x18"x9" Kitchen Sink Drop in 304 Stainless Steel
Kitchen	Kitchen Faucet	Paulina Single- Handle Spring Neck Pull Down Sprayer
Kitchen	Cabinets	To Be Quoted and paid for directly by PBN
Kitchen	Kitchen Hardware	(4-Pack) Solid Bar 3 in. (76 mm) Brushed Stainless Steel Moderr
Lighting	Bedroom Lights	Caprice 52 in. Integrated LED Indoor Matte White Ceiling Fan wi
Lighting	Miscellaneous	Calloway 15 in. Brushed Nickel Selectable LED Flush Mount
Walls	Wall Paint	Benjamin Moore Interior Flat
Walls	Trim Paint	Interior Semi-Gloss White
Walls	Ceiling Paint	Interior Flat White

Color	Supplier	Price
Chrome	Home Depot	$169.00
White	Home Depot	$109.00
n Vanity Mirror	Home Depot	$36.97
White	Home Depot	$.88/sq ft
Arctic White	Home Depot	$19.48
White	Home Depot	$169.00
Silver	Home Depot	$28.47
Levanzo	Carpet Collection	$1.79/sq ft
	Carpet Collection	$23.04 each
	Carpet Collection	$278.00
White and Grey	Home Depot	Varies by Size
Stainless Steel	Amazon	$164.99
Stainless Steel	Home Depot	$159.00
	Acme Cabinet	
Stainless Steel	Home Depot	$19.98
White	Home Depot	$152.90
Brushed Nickel	Home Depot	$59.97
White Dove OC-17	Benjamin Moore	Varies by Size
White	Any	Varies
White	Any	Varies

October 24, 2025

Constance Strother
Preservation Buffalo Niagara
617 Main Street
Suite 201
Buffalo, NY 14203

Re: HCR/HTFC (S)
1408 Main Street: Vacant Rental Program
1408 Main St, Niagara Falls, NY 14305
25PR09935

Dear Constance Strother:

Thank you for requesting the comments of 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 building at 1408 Main Street contributes to the Main Street Historic District, which is listed in the State and National Registers of Historic Places. Our office has reviewed the proposed scope of work and photos for interior work on the building's three residential units. We understand that work is confined to the interior of this building. Based upon our review, it is the OPRHP's opinion that this project will have No Adverse Impact on historic resources, provided the following conditions can be met:

1. Where historic woodwork (trim, molding, doors, etc.) is intact it must be retained. If painted it may be repainted.

2. New flooring must be compatible with the character of the building and match the general characteristics of historic flooring appropriate to the age of the building – The following would be considered not compatible with the character of the building and should be avoided: digitally printed flooring, wide plank, rusticated and grey colored wood flooring. Tile is appropriate in kitchen and bathroom areas.

If these conditions cannot be met or if there are substantive changes to the proposes scope of work (including work on the exterior), consultation with our office should resume. 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

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

November 18, 2025

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

RE: Flood Plain Determination
1408 Main St.
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.

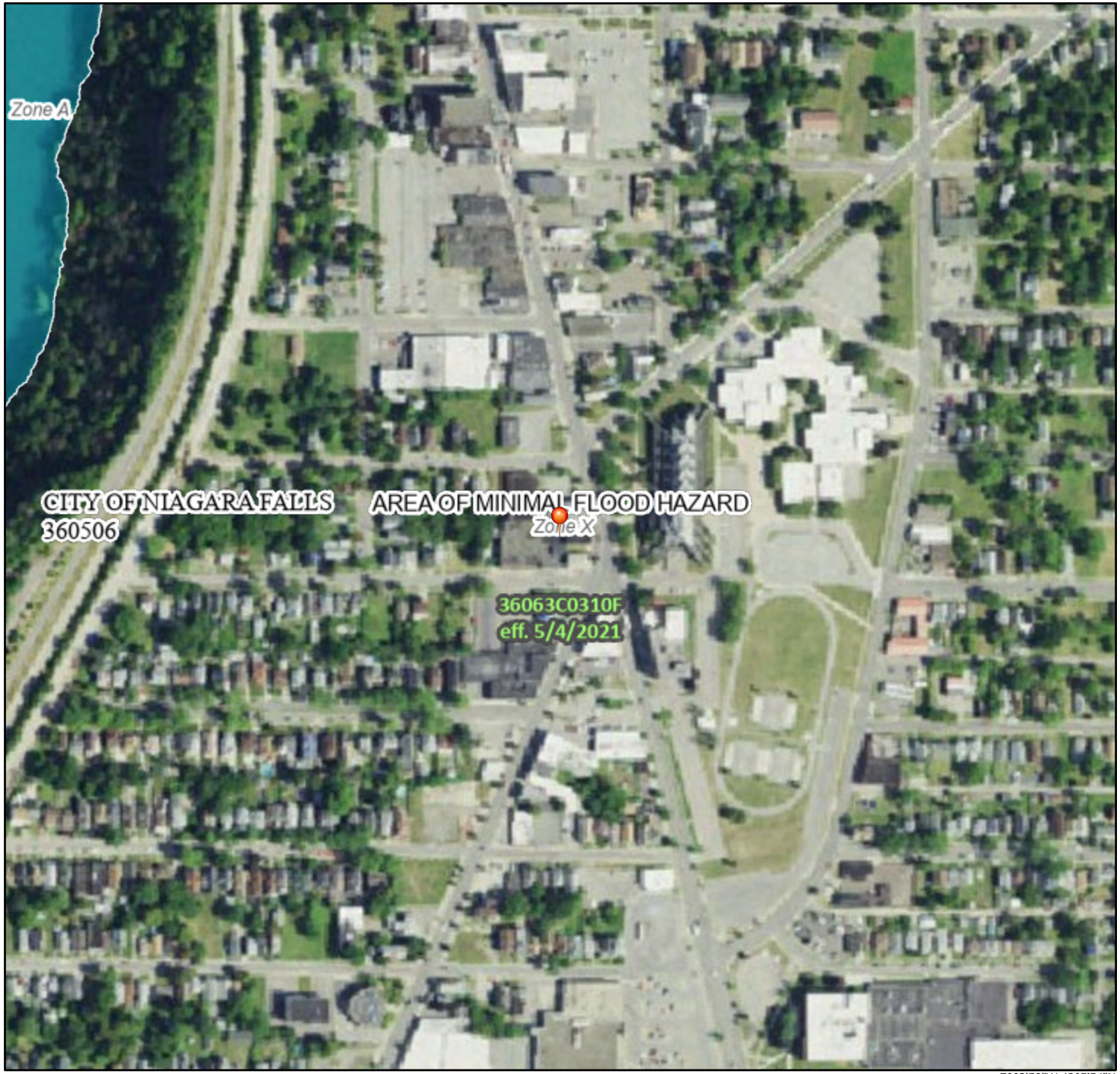
Thank you,

John Pusztay

National Flood Hazard Layer FIRMette

FEMA

79°3'27"W 43°6'21"N



79°2'50"W 43°5'54"N

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

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

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

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

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

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

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

OTHER FEATURES
- 20.2 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 11/18/2025 at 2:14 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

November 18, 2025

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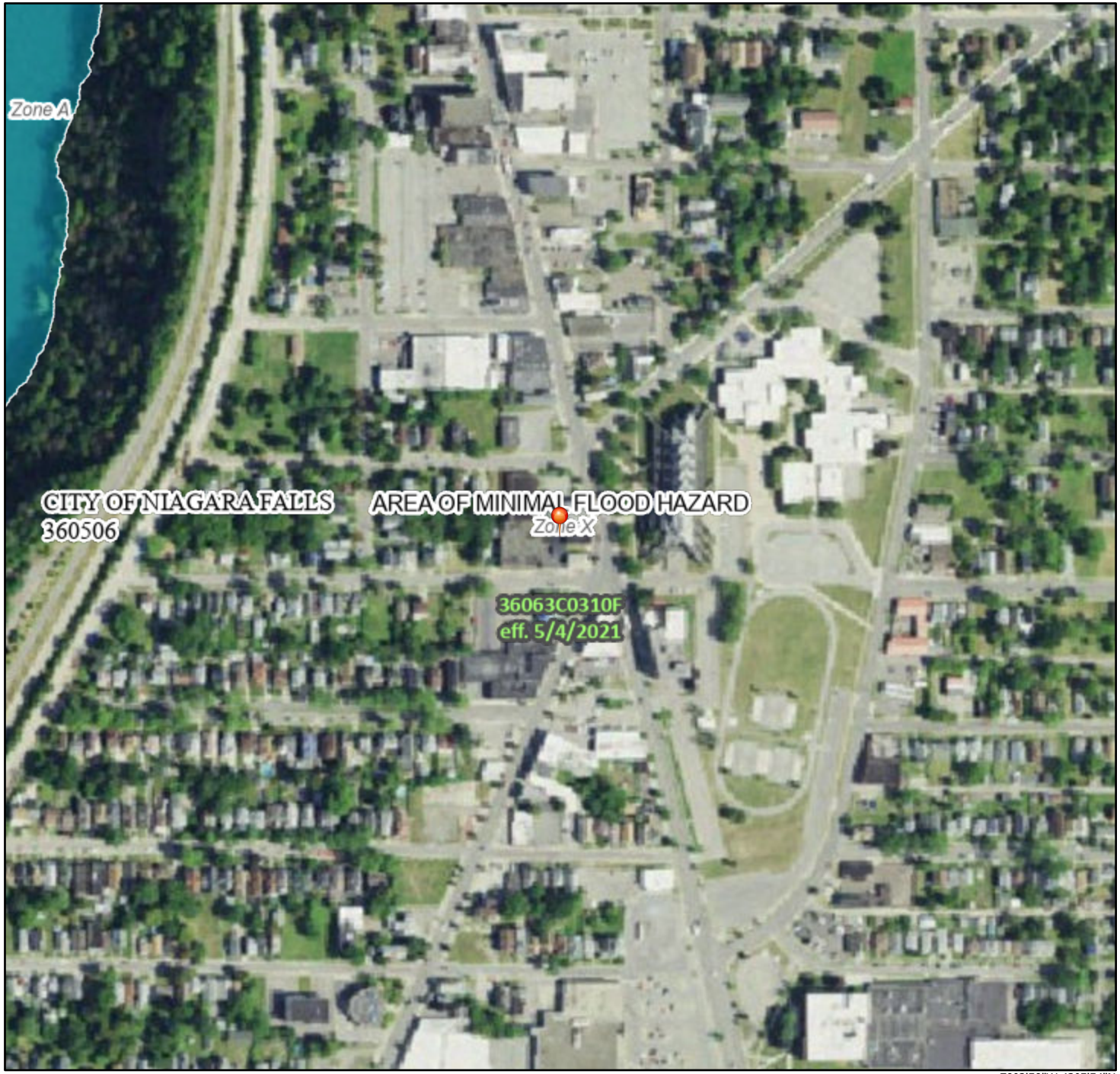

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AURORA ENVIRONMENTAL LLC
1500 Union Road · Suite 202 · West Seneca, NY 14224

November 20, 2025

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

Re: Mold Assessment Report
1408 Main St.
Niagara Falls, NY

Dear Ms. Strother:

Enclosed please find the Mold Assessment Report for the above referenced property. The assessment was conducted on October 30, 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. Visual assessment
3. Sampling and analysis
4. Recommendations
5. Remediation plan

Appendices

A General conditions of inspection

B Certifications and licenses

C Laboratory reports and chain of custody

D Drawings

1 Introduction

Aurora Environmental LLC (Aurora) was retained by Preservation Buffalo Niagara to conduct a mold assessment of the vacant residential unit (Apartment 1) at 1408 Main St., Niagara Falls, NY in accordance with Article 32 of the NYS Labor Law. The assessment focused on the kitchen where water damage had occurred.

This assessment included:

- Visual inspection by a certified Mold Assessor throughout the scope of inspection for suspect fungal growth, or evidence of water damage,
- Limited screening for moisture in building materials within areas of water damage or visible mold utilizing a handheld direct read instrument,
- Visual identification of suspect fungal growth and confirmation of its presence through sample collection and laboratory analysis, and
- Reporting of findings

2. Visual Assessment

The unit was vacant at the time of inspection. Water damage and visible mold were noted on the ceiling (approximately 48 square feet) and wall D of the entry hall (approximately 8 linear feet of wall terminating at doorway to Laundry Room). The source of moisture was reported to be a roof leak which has been repaired.

Mold on Entry Hall ceiling

Mold and water damage on Entry Hall D Wall

3. Sampling and analysis

No samples were collected.

4. Recommendations

The moisture source (roof leak) was reportedly repaired.

Visible mold was observed on the Entrance Hall ceiling and D-Wall impacting approximately 120 square feet of drywall.

The drywall of the Entrance Hall ceiling and D-wall should be removed and underlying structure cleaned. Drywall joint compound was determined to be ACM. All disturbance to drywall must also be in accordance with 12NYCRR Part 56, OSHA 1926.1101, and EPA NESHAPS. Refer to the Pre-Renovation Asbestos Inspection Report prepared by Aurora on November 18, 2025.

Per EPA 402-K-02-003, and other published guidelines, it is generally not recommended the Client self-perform remediation of areas greater than 10 square feet of fungal growth. As the affected area exceeds this, it is recommended a remediation contractor perform this project. It is required in NYS that mold remediation work, when contracted, must be performed by a Mold Remediation Contractor licensed in the State of New York under article 32 of the NYS Labor Law, and performance of the work should be conducted in accordance with the Remediation Plan in section 5 of this document.

5. Remediation Plan

5.1 Personal Protective Equipment

Only Personnel who have been trained in the hazards associated with exposure to mold and the handling of mold contaminated materials will accomplish remediation work.

Remediation shall be performed utilizing Minimum PPE which shall conform to the following:

Personnel will be equipped with ½ face negative pressure respirators with P100 cartridge. All respirator users must be medically qualified, trained and fit tested per OSHA Respiratory Protection Standard (29 CFR 1910.134). Goggles/eye protection, gloves, and disposable protective coveralls and foot coverings are required to be worn during remediation activities. Additional PPE may be required during use of the Biocide/Fungicides. The contractor must refer to the MSDS sheets for specific PPE Guidance.

Full body disposable protective clothing, including head, body, and foot covering (unless using footwear as described below) consisting of material impenetrable by mold spores (Tyvek or equivalent) shall be provided to and used by all workers and authorized visitors.

Additional safety equipment (e.g., hard hats meeting the requirements of ANSI Standard 289.1-1981, eye protection meeting the requirements of ANSI Standard 287.1-1979, safety shoes meeting the requirements of ANSI Standard 241.1-1967, disposable PVC gloves or other work gloves), shall be provided to all workers and authorized visitors.

5.2 Work Areas and Containment

Remediation shall be performed within a containment which shall conform to 12NYCRR Part 56 and the following:

Work areas during mitigation with visibly contaminated materials will be isolated from occupied spaces without contamination using fire-retardant 6-mil polyethylene sheeting and sealed with duct tape or vinyl tape. A decontamination facility which conforms to 12NYCRR Part 56 shall be constructed at the entrance to the work area. Warning signs shall be posted at all locations and approaches to the work area to notify building occupants and personnel.

A HEPA filter exhaust fan shall be used to generate negative pressure and shall remain operation during all remediation activities.

The work area shall be completely isolated from other parts of the building so as to prevent mold contaminated dust or debris from migrating beyond the isolated area. Should the area beyond the work area become contaminated as a consequence of the work, the Contractor shall immediately notify the Owner and shall be responsible for cleaning of those areas at no additional expense to the owner.

5.3 Removal and Cleaning

Upon completion of containment the affected drywall and any underlying insulation shall be removed. Fungal growth on joists and studs shall be cleaned utilizing HEPA vacuum and wiping with an EPA registered fungicide/fungistat. All 3-demensional growth shall be removed. Visible staining shall be removed to the extent feasible by scrub pads, or lightly sanding.

All visible accumulations of mold impacted materials, debris, waste containers, tools, and unnecessary equipment shall be removed from the work area. Reusable tools and equipment shall be cleaned and disinfected prior to removal from work area.

5.4 Post Remedial Clearance

Visual inspection and air sampling techniques will be implemented.

After removal and cleaning is complete and the area dry, the Owner's Representative shall perform a complete visual inspection of the remediation area. The Contractor's supervisor shall accompany the Owner's Representative on the final visual inspection. If any debris, residue, dust or other visible mold is found, cleaning shall be performed until all residue is removed.

Non-viable air samples will be collected within the remediation area for comparison of type and concentration to samples collected outdoors.

5.5 Evaluation of Moisture Sources

See Section 4 of this document.

5.6 Estimated Remediation Cost

Cost estimate reflects costs of the remediation contractor to perform work described within this plan. Costs associated with third party sampling / inspection and evaluation and correction of underlying moisture issues, as well as reconstruction of remediation areas are not included in this estimate.

Estimated cost: $5,000 - $9,000

Estimated Time Frame: Up to 5 working days.

Appendix A General conditions of inspection

1. This Assessment was limited to visible fungal growth. Aurora Environmental LLC neither accepts nor implies any liability for fungal growth that may be present between walls, floors or interstitial areas not readily accessible to our personnel or outside the scope of this limited inspection.

2. 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.

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.

Appendix B Certifications and licenses

WE ARE YOUR DOL

NEW YORK STATE | Department of Labor

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

MOLD ASSESSMENT CONTRACTOR LICENSE

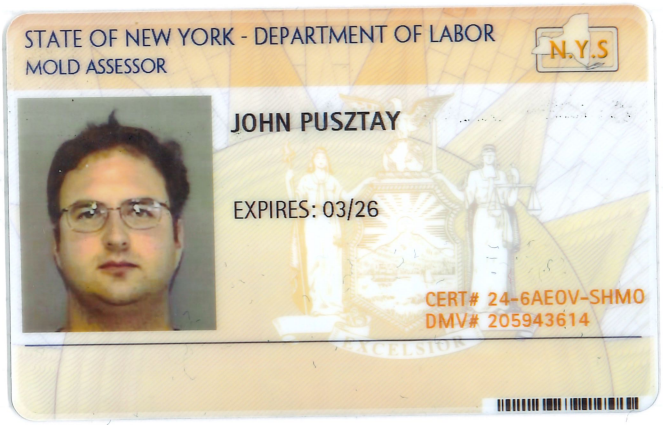
Aurora Environmental LLC
1500 Union Road, Suite 202
West Seneca, New York 14224

License Number: 24-6AEOF-SHMO
Date of Issue: 2024-05-24
Expiration Date: 2026-05-31

(This license is valid only for the contractor named above)

For the Commissioner of Labor

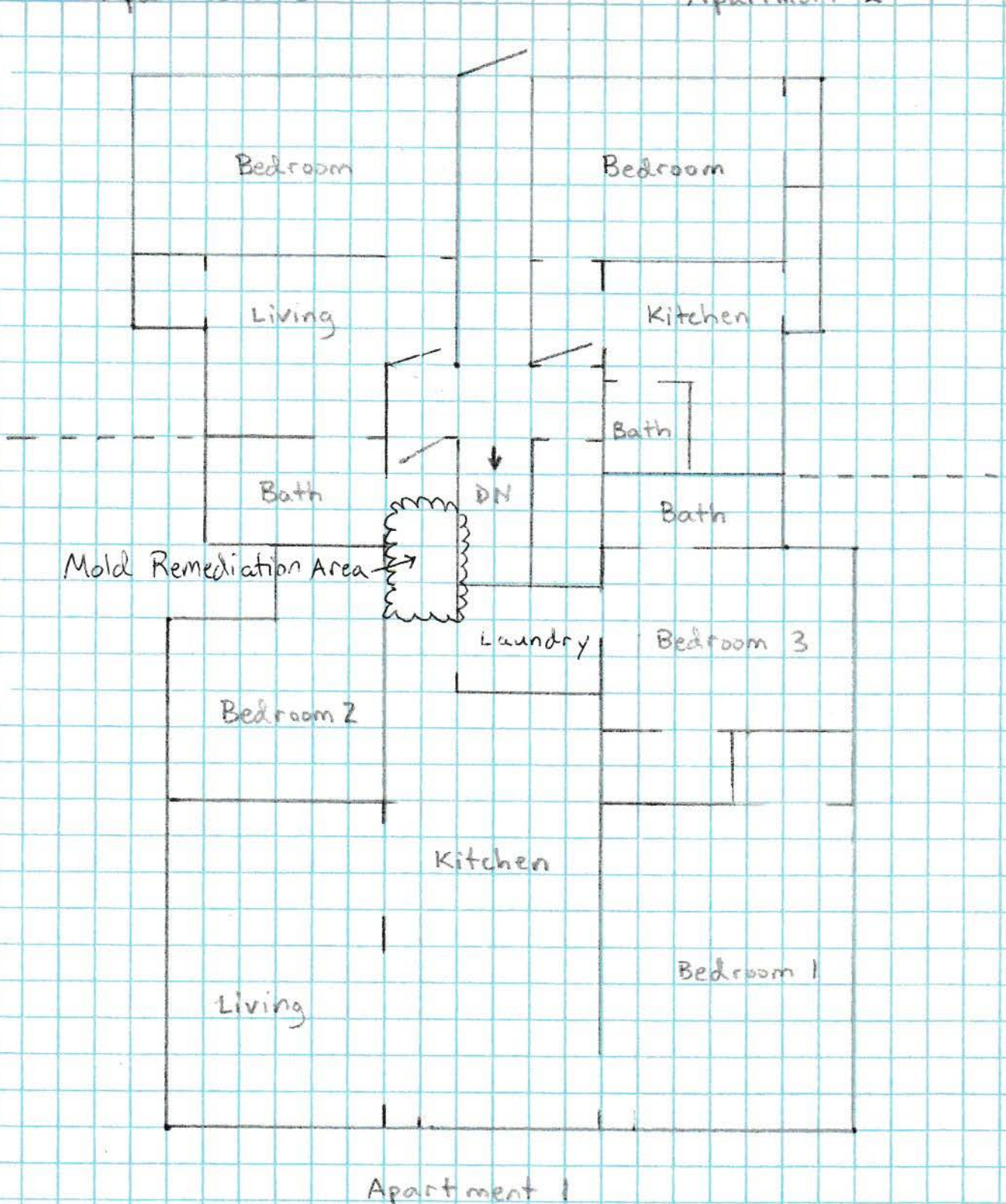
Amy Phillips, Director Division of
Safety and Health


STATE OF NEW YORK - DEPARTMENT OF LABOR
MOLD ASSESSOR
N.Y.S
JOHN PUSZTAY
EXPIRES: 03/26
CERT# 24-6AEOV-SHMO
DMV# 205943614

Appendix C Laboratory reports and chains of custody

None Available

Appendix D Drawings



1408 Main St.
Niagara Falls, NY

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

November 18, 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
1408 Main St.
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 October 30, 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 three vacant residential units within 1408 Main St., 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 October 30, 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>

- Plaster walls – Stairwell/Entry Hall, Apartment 2

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

- Plaster walls – Stairwell / Entry Hall, Apartment 2

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:

- Plaster walls – Stairwell / Entry Hall, Apartment 2
- Lead Dust Hazard – Apartment 1 - Bedroom 2 Floor and Window Sill
- Lead Dust Hazard – Apartment 2 – throughout
- Lead Dust Hazard – Apartment 3 – 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 61 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 seven (7) single surface dust wipe samples were collected within Apartment 1, two (2) single surface dust wipe samples were collected within Apartment 2, and four (4) single surface dust wipe samples were collected within Apartment 3 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 $\mu g/ft^2$ (micrograms per square foot), and, interior windowsills – ≥100 $\mu g/ft^2$. Please refer to Appendix A for the laboratory reports and to Appendix G for a list of publications and resources addressing lead hazards and their health effects; both are located at the end of this report.

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.

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

- Not applicable, Interior finishes are scheduled for renovation throughout.

5.0 Conditions & Limitations

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

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

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

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

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

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

6.0 Lead Hazard Control Options

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

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

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

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

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

AE#2174

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

INSPECTION SITE:	1408 Main St. Niagara Falls, NY
INSPECTION DATE:	10/30/2025 - 10/30/2025
INSTRUMENT TYPE:	Viken Detection Pb200i XRF Lead Paint Analyzer 1476
ACTION LEVEL:	1.0 (mg/cm²)
STATEMENT:	none

AE#2174

Inspection Date:	10/30/2025 - 10/30/2025	Inspection Site:	1408 Main St. Niagara Falls, NY
Action Level:	1.0 (mg/cm²)		
Total Readings:	61		
Unit Started:	10/30/2025 14:23:19		
Unit Ended:	10/30/2025 14:54:38		

Read #	Result	Job	Room	-->RoomChoice	Structure	-->Member	Substrate	Wall	Lead (mg/cm²)
26	Positive	1408 main st	Apartment	Calibration					1.0 mg/cm²
27	Positive	1408 main st	Apartment	Calibration					1.0 mg/cm²
28	Positive	1408 main st	Apartment	Calibration					1.0 mg/cm²
29	Negative	1408 main st	Common	Stairwell	Room	Wall	Plaster	B	0.4 mg/cm²
30	Positive	1408 main st	Common	Stairwell	Room	Wall	Plaster	D	1.1 mg/cm²
31	Negative	1408 main st	Common	Stairwell	Stair	Railing	Wood	D	0.1 mg/cm²
32	Negative	1408 main st	Common	Stairwell	Stair	Risers	Metal		0.2 mg/cm²
33	Negative	1408 main st	Common	Stairwell	Stair	Stringer	Wood		0.2 mg/cm²
34	Negative	1408 main st apt 1	Apartment	Bedroom 1	Room	Ceiling	Drywall		0.2 mg/cm²
35	Negative	1408 main st apt 1	Apartment	Bedroom 1	Room	Wall	Drywall	B	0.3 mg/cm²
36	Negative	1408 main st apt 1	Apartment	Bedroom 1	Room	Wall	Drywall	C	0.1 mg/cm²
37	Negative	1408 main st apt 1	Apartment	Bedroom 1	Window	Casing	Wood	A	0.1 mg/cm²
38	Negative	1408 main st apt 1	Apartment	Bedroom 1	Window	Casing	Wood	A	0.3 mg/cm²
39	Negative	1408 main st apt 1	Apartment	Bedroom 1	Window	Sill	Wood	A	0.4 mg/cm²
40	Negative	1408 main st apt 1	Apartment	Kitchen	Window	Casing	Wood	A	0.3 mg/cm²
41	Negative	1408 main st apt 1	Apartment	Kitchen	Room	Wall	Drywall	B	0.1 mg/cm²
42	Negative	1408 main st apt 1	Apartment	Kitchen	Door	Casing	Wood	B	0.1 mg/cm²
43	Negative	1408 main st apt 1	Apartment	Kitchen	Room	Ceiling	Drywall		0.4 mg/cm²
44	Negative	1408 main st apt 1	Apartment	Living Room	Room	Ceiling	Drywall		0.3 mg/cm²
45	Negative	1408 main st apt 1	Apartment	Living Room	Room	Wall	Drywall	B	0.2 mg/cm²
46	Negative	1408 main st apt 1	Apartment	Living Room	Window	Casing	Wood	A	0.2 mg/cm²
47	Negative	1408 main st apt 1	Apartment	Bedroom 2	Room	Wall	Drywall	B	0.1 mg/cm²
48	Negative	1408 main st apt 1	Apartment	Bedroom 2	Room	Wall	Drywall	A	0.3 mg/cm²
49	Negative	1408 main st apt 1	Apartment	Bedroom 2	Closet	Door	Wood	C	0.1 mg/cm²
50	Negative	1408 main st apt 1	Apartment	Bedroom 2	Closet	Jamb	Wood	C	0.2 mg/cm²
51	Negative	1408 main st apt 1	Apartment	Bedroom 2	Closet	Baseboard	Wood	C	0.1 mg/cm²

AE#2174

Inspection Date:	10/30/2025 - 10/30/2025	Inspection Site:	1408 Main St. Niagara Falls, NY
Action Level:	1.0 (mg/cm²)		
Total Readings:	61		
Unit Started:	10/30/2025 14:23:19		
Unit Ended:	10/30/2025 14:54:38		

Read #	Result	Job	Room	-->RoomChoice	Structure	-->Member	Substrate	Wall	Lead (mg/cm²)
52	Negative	1408 main st apt 1	Apartment	Bedroom 3	Room	Wall	Drywall	A	0.0 mg/cm²
53	Negative	1408 main st apt 1	Apartment	Bedroom 3	Room	Wall	Drywall	C	0.3 mg/cm²
54	Negative	1408 main st apt 1	Apartment	Bathroom	Room	Wall	Drywall	C	0.0 mg/cm²
55	Negative	1408 main st apt 1	Apartment	Bathroom	Room	Ceiling	Drywall		0.1 mg/cm²
56	Negative	1408 main st apt 3	Apartment	Living Room	Room	Wall	Drywall	A	0.3 mg/cm²
57	Negative	1408 main st apt 3	Apartment	Living Room	Room	Wall	Drywall	C	0.2 mg/cm²
58	Negative	1408 main st apt 3	Apartment	Bedroom	Room	Wall	Plaster	A	0.3 mg/cm²
59	Negative	1408 main st apt 3	Apartment	Bedroom	Room	Wall	Plaster	B	0.3 mg/cm²
60	Negative	1408 main st apt 3	Apartment	Bedroom	Room	Wall	Plaster	C	0.3 mg/cm²
61	Negative	1408 main st apt 3	Apartment	Bedroom	Room	Wall	Plaster	D	0.2 mg/cm²
62	Negative	1408 main st apt 3	Apartment	Bedroom	Closet	Casing	Wood	B	0.2 mg/cm²
63	Negative	1408 main st apt 3	Apartment	Bedroom	Closet	Wall	Plaster	B	0.2 mg/cm²
64	Negative	1408 main st apt 2	Apartment	Bedroom	Closet	Wall	Plaster	D	0.2 mg/cm²
65	Positive	1408 main st apt 2	Apartment	Bedroom	Room	Wall	Plaster	D	2.5 mg/cm²
66	Negative	1408 main st apt 2	Apartment	Bedroom	Room	Ceiling	Plaster		0.4 mg/cm²
67	Negative	1408 main st apt 2	Apartment	Bedroom	Room	Ceiling	Plaster		0.5 mg/cm²
68	Negative	1408 main st apt 2	Apartment	Bedroom	Window	Casing	Wood	C	0.3 mg/cm²
69	Negative	1408 main st apt 2	Apartment	Bedroom	Window	Sill	Wood	C	0.2 mg/cm²
70	Negative	1408 main st apt 2	Apartment	Bedroom	Window	Jamb	Wood	C	0.4 mg/cm²
71	Negative	1408 main st apt 2	Apartment	Bedroom	Room	Baseboard	Wood	C	0.3 mg/cm²
72	Negative	1408 main st apt 2	Apartment	Bedroom	Door		Wood	A	0.0 mg/cm²
73	Negative	1408 main st apt 2	Apartment	Bedroom	Door	Jamb	Wood	A	0.1 mg/cm²
74	Negative	1408 main st apt 2	Apartment	Bedroom	Door	Casing	Wood	A	0.4 mg/cm²
75	Positive	1408 main st apt 2	Apartment	Kitchen	Room	Wall	Plaster	D	1.3 mg/cm²
76	Negative	1408 main st apt 2	Apartment	Kitchen	Window	Casing	Wood	D	0.2 mg/cm²
77	Negative	1408 main st apt 2	Apartment	Kitchen	Window	Sill	Wood	D	0.0 mg/cm²

AE#2174

Inspection Date:	10/30/2025 - 10/30/2025	Inspection Site:	1408 Main St. Niagara Falls, NY
Action Level:	1.0 (mg/cm²)		
Total Readings:	61		
Unit Started:	10/30/2025 14:23:19		
Unit Ended:	10/30/2025 14:54:38		

Read #	Result	Job	Room	-->RoomChoice	Structure	-->Member	Substrate	Wall	Lead (mg/cm²)
78	Negative	1408 main st apt 2	Apartment	Kitchen	Cabinets	Door	Wood	B	0.3 mg/cm²
79	Negative	1408 main st apt 2	Apartment	Kitchen	Cabinets	Frame	Wood	B	0.2 mg/cm²
80	Negative	1408 main st apt 2	Apartment	Kitchen	Room	Baseboard	Wood	D	0.3 mg/cm²
81	Negative	1408 main st apt 2	Apartment	Bathroom	Door		Wood	C	0.0 mg/cm²
82	Negative	1408 main st apt 2	Apartment	Bathroom	Door	Jamb	Wood	C	0.0 mg/cm²
83	Negative	1408 main st apt 2	Apartment	Kitchen	Room	Ceiling	Plaster		0.3 mg/cm²
84	Negative	1408 main st apt 2	Apartment	Calibration					0.9 mg/cm²
85	Positive	1408 main st apt 2	Apartment	Calibration					1.0 mg/cm²
86	Negative	1408 main st apt 2	Apartment	Calibration					0.9 mg/cm²

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

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

Lead Dust Wipe Analysis Report

Report Number: 25-11-01293

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

Received Date: 11/07/2025
Analyzed Date: 11/13/2025
Reported Date: 11/14/2025

Project/Test Address: AE 2174; 1408 Main St Apartment 1; Niagara Falls, NY
Collection Date: 10/30/2025

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
25-11-01293-001	1	LIVING RM	FL	6.84	1.00	6.84	
25-11-01293-002	2	LIVING RM	SL	13.1	0.365	36.0	
25-11-01293-003	3	BEDROOM 1	FL	7.08	1.00	7.08	
25-11-01293-004	4	BEDROOM 1	SL	18.2	0.500	36.4	
25-11-01293-005	5	BEDROOM 2	FL	57.0	1.00	57.0	
25-11-01293-006	6	BEDROOM 2	SL	167	0.208	805	
25-11-01293-007	7	BEDROOM 3	FL	<4.00	1.00	<4.00	
25-11-01293-008	8	BOILER RM	FL	<4.00	1.00	<4.00	

Environmental Hazards Services, L.L.C

Client Number: 201282 **Report Number:** 25-11-01293

Project/Test Address: AE 2174; 1408 Main St Apartment 1; 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: Tasha Eaddy

Tasha Eaddy

QA/QC Clerk

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

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

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

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

AURORA ENVIRONMENTAL LLC

BULK SAMPLE · CHAIN of CUSTODY

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

Client Name/Contact:	Preservation Buffalo Niagara - Constance Strother
Client Address:	617 Main St. Suite 201
	Buffalo, NY
Site Address:	1408 Main St - Apartment 1
	Niagara Falls, NY

Date 10/30/25 **Job#** AE#2174 **Analysis Requested** Lead Dust Wipe **# of Samples** 8 **TAT** Standard **Page** 1 **of** 1

Sample ID #			Description	Sample Location	Notes
Date	HAN	#			
		1	Lead Dust Wipe	Living Rm HF	12"x12"
		2		Living Rm WS	3.5"x15"
		3		Bedroom 1 HF	12"x12"
		4		Bedroom 1 WS	6"x12"
		5		Bedroom 2 HF	12"x12"
		6		Bedroom 2 WS	2"x15"
		7		Bedroom 3 HF	12"x12"
		8		Boiler Rm HF	12"x12

25-11-01293

Due Date:
11/14/2025
(Friday)
AE

SI

Notes and Special Instructions:

WS = Window Sill
HF = Hard Floor

Sampled by (print): John Puszty Signature: [signature] Date: 10/30/25

Relinquished by (print): John Puszty Signature: [signature] Date: 11/5/25

Received by (print): J Dannout Signature: [signature] Date: 11/7/25 2:10pm

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

Lead Dust Wipe Analysis Report

Report Number: 25-11-01305

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

Received Date: 11/07/2025
Analyzed Date: 11/13/2025
Reported Date: 11/13/2025

Project/Test Address: AE 2174; 1408 Main St Apt 2; Niagara Falls, NY
Collection Date: 10/30/2025

Client Number: 201282

Fax Number:

Laboratory Results

Lab Sample Number	Client Sample Number	Collection Location	Surface	Total Pb (ug)	Wipe Area (ft^2)	Concentration (ug/ft^2)	Narrative ID
25-11-01305-001	9	BEDROOM	FL	33.5	1.00	33.5	
25-11-01305-002	10	BEDROOM	SL	78.0	0.500	156	
25-11-01305-003	11	BOILER RM HF	FL	<4.00	1.00	<4.00	

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

Accreditation #:

Reviewed By Authorized Signatory: Danielle Bowen

Danielle Bowen
QA Clerk

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

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

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

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

AURORA ENVIRONMENTAL LLC

BULK SAMPLE CHAIN of CUSTODY

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

Client Name/Contact:	Preservation Buffalo Niagara - Constance Strother
Client Address:	617 Main St. Suite 201
	Buffalo, NY
Site Address:	1408 Main St - Apartment 2
	Niagara Falls, NY

Date 103025 **Job#** AE#2174 **Analysis Requested** Lead Dust Wipe **# of Samples** 3 **TAT** Standard **Page** 1 **of** 1

Sample ID #			Description	Sample Location	Notes
Date	HAN	#			
		9	Lead Dust Wipe	Bedroom Floor (HF)	12"x12"
		10		Bedroom WS	6"x12"
		11		Boiler Rm HF	12"x12"

25-11-01305

Due Date:
11/14/2025
(Friday)
AE

SI

Notes and Special Instructions:

WS = Window Sill
HF = Hard Floor

Sampled by (print): John Puszty Signature: [signature] Date: 10/30/25

Relinquished by (print): John Puszty Signature: [signature] Date: 11/05/25

Received by (print): J Dannaut Signature: [signature] Date: 11/7/25 2:24pm

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

Lead Dust Wipe Analysis Report

Report Number: 25-11-01299

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

Received Date: 11/07/2025
Analyzed Date: 11/12/2025
Reported Date: 11/13/2025

Project/Test Address: AE 2174; 1408 Main St Apartment 3; Niagara Falls, NY
Collection Date: 10/30/2025

Client Number: 201282

Fax Number:

Laboratory Results

Lab Sample Number	Client Sample Number	Collection Location	Surface	Total Pb (ug)	Wipe Area (ft^2)	Concentration (ug/ft^2)	Narrative ID
25-11-01299-001	12	LIVING RM	FL	12.8	1.00	12.8	
25-11-01299-002	13	LIVING RM	SL	450	0.250	1800	
25-11-01299-003	14	BEDROOM	FL	42.8	1.00	42.8	
25-11-01299-004	15	BEDROOM	SL	16.4	0.500	32.8	
25-11-01299-005	16	BOILER RM	FL	<4.00	1.00	<4.00	

Environmental Hazards Services, L.L.C

Client Number: 201282 Report Number: 25-11-01299

Project/Test Address: AE 2174; 1408 Main St Apartment 3; 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

BULK SAMPLE CHAIN of CUSTODY

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

Client Name/Contact:	Preservation Buffalo Niagara - Constance Strother
Client Address:	617 Main St. Suite 201
	Buffalo, NY
Site Address:	1408 Main St - Apartment 3
	Niagara Falls, NY

Date 103025 **Job#** AE#2174 **Analysis Requested** Lead Dust Wipe **# of Samples** 5 **TAT** Standard **Page** 1 **of** 1

Sample ID #			Description	Sample Location	Notes
Date	HAN	#			
		12	Lead Dust Wipe	Living Rm HF	12"x12"
		13		Living Rm WS	3"x12"
		14		Bedroom HF	12"x12"
		15		Bedroom WS	6"x12"
		16		Boiler Rm HF	12"x12"

25-11-01299

Due Date:
11/14/2025
(Friday)
AE

SI

Notes and Special Instructions:

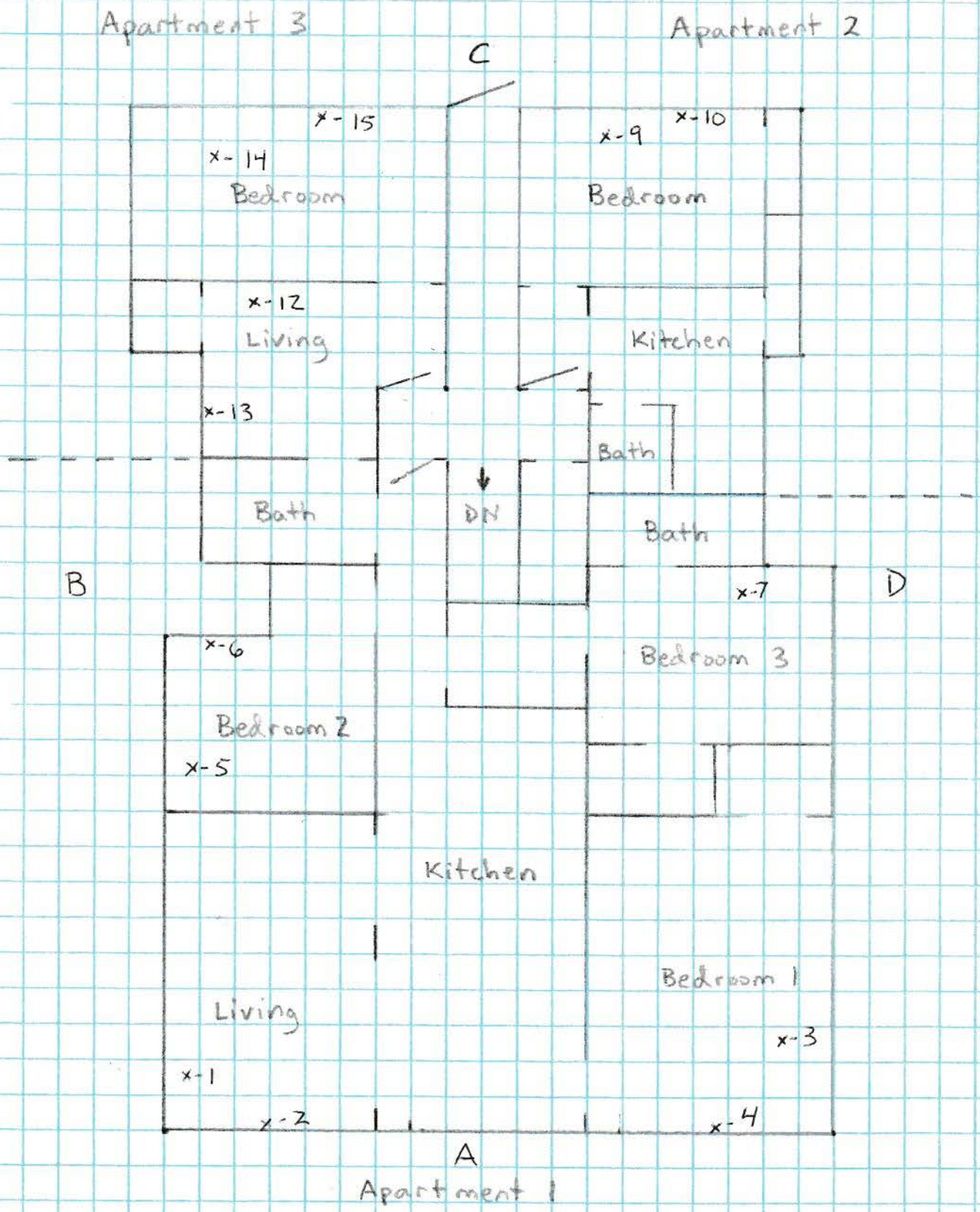
WS = Window Sill
HF = Hard Floor

Sampled by (print): John Puszty Signature: [signature] Date: 10/30/25

Relinquished by (print): John Puszty Signature: [signature] Date: 11/5/25

Received by (print): J Dannaut Signature: [signature] Date: 11/7/25 2:17pm

APPENDIX B
SITE AND FLOOR PLAN



x-# = Lead Dust Wipe Sample

1408 Main St.
Niagara Falls, NY

APPENDIX C
SCOPE OF RENOVATION WORK, AS PROVIDED TO ASSESSOR

Apartment 1 - This unit is a large two-bedroom. It has extensive damage from a previous tenant. The kitchen will need to be gutted and replaced, as well as the bathroom. Flooring will need to be replaced throughout. Wall repair, paint, light fixtures and hardware all need to be addressed.

Apartment 2 - This unit has a bedroom/living room, kitchenette, and bathroom. The bathroom needs remodeling, as well as the kitchenette. The bedrooms need hardwood floor refinishing.

Apartment 3 - This unit is a small, two room apartment, with an existing full bath attached to the neighboring apartment. An entrance to the bathroom needs to be added, and the neighbor's access closed. A new kitchenette is to be installed. Wall repair and paint is be done throughout.

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, 2026

LBP-F119051-3

Certification #

January 12, 2023

Issued On

Michelle Price, Chief

Lead, Heavy Metals, and Inorganics Branch

APPENDIX G
ADDITIONAL LEAD AND LEAD SAFETY RESOURCE DATA

Terms:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Dust-thresholds for Lead-Contamination

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

Soil-thresholds for Lead Contamination

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

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

National Center for Healthy Housing:

http://www.leadsafehousing.org/

National Lead information Center &Clearinghouse:

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

www.epa.gov/lead/nlic.htm

Nation Lead Abatement and Assessment Council:

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

www.nlaac.org

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

Voice: 1-202-401-0388

The Alliance to End Childhood Lead Poisoning:

http://www.aeclp.org/

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

APPENDIX H
VIKEN DETECTION PB200I, PB200E PERFORMANCE CHARACTERISTICS SHEET

Performance Characteristic Sheet

EFFECTIVE DATE: September 1, 2022

MANUFACTURER AND MODEL:

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

FIELD OPERATION GUIDANCE

ACTION LEVEL SETTING:

0.5 mg/cm^2

OPERATING PARAMETERS:

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

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

XRF CALIBRATION CHECK LIMITS:

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

SUBSTRATE CORRECTION:

Not applicable

INCONCLUSIVE RANGE OR THRESHOLD:

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

BACKGROUND INFORMATION

EVALUATION DATA SOURCE AND DATE:

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

OPERATING PARAMETERS

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

XRF CALIBRATION CHECK:

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

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

EVALUATING THE QUALITY OF XRF TESTING:

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

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

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

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

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

Square the average for each testing combination.

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

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

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

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

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

Compute the average of all ten original XRF readings.

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

Find the absolute difference of the two averages.

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

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

TESTING TIMES:

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

CLASSIFICATION OF RESULTS:

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

DOCUMENTATION:

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

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

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

November 18, 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
1408 Main St.
Niagara Falls, NY

Dear Ms. Strother:

Enclosed please find the limited asbestos inspection report for the above referenced property. The inspection was conducted on October 30, 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 1408 Main St., Niagara Falls, NY. The scope of renovation includes substantial interior repairs and cosmetic updates.

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 1408 Main St., Niagara Falls, NY.

The inspection was conducted on October 30, 2025. The following materials were observed and assessed as part of this inspection:

HAN #	Description
100A	Plaster skim coat
100B	Plaster base coat
100C	Gypsum board
101A	Drywall
101B	Joint compound
300	Floor Tile - Bottom Layer; Entrance Hall
301	Sheet Floor - Bottom Layer; Apt 3 Bathroom
302	Sheet Floor - Yellow

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
101B	Drywall joint compound	Entrance hall, Apartment 1 (throughout), Apartment 3 Living Room and Bath	3,200 SF	Friable	Localized damage
300	Floor Tile - Bottom Layer	Entrance Hall	120 SF	Non-friable	Intact
302	Sheet Floor - Yellow	Apartment 2 Kitchen, Bath and Entry	170 SF	Non-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

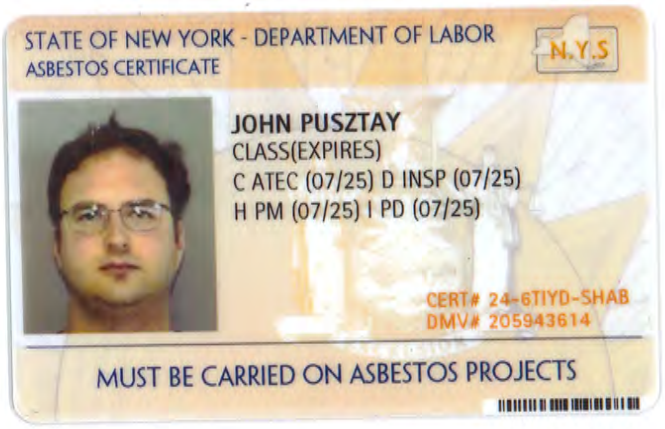
Aurora Environmental LLC
1500 Union Road, Suite 202, West Seneca, NY, 14224

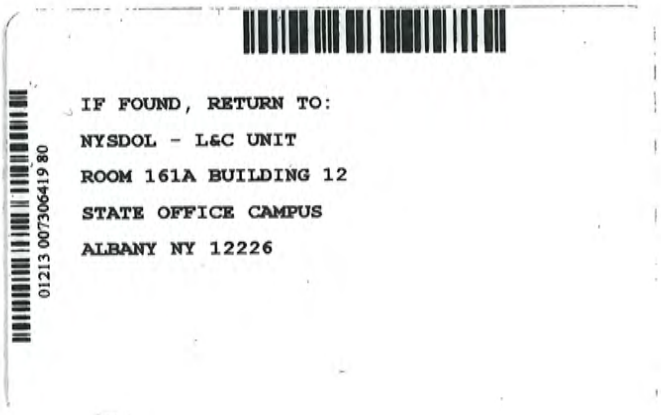
License Number: 70444
License Class: RESTRICTED
Date of Issue: 03/18/2025
Expiration Date: 03/31/2026
Duly Authorized Representative: John Pusztay

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


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

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

November 15, 2025

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

RE: Aurora Environmental, LLC
Job Number 125111384
P.O. #AE#2174
AE#2174; Preservation Buffalo Niagara - Constance Strother; 1408 Main St Niagara Falls, NY

Dear John Pusztay:

Enclosed are the results of Asbestos Analysis - Bulk Protocol of the following Aurora Environmental, LLC samples, received at AmeriSci on Monday, November 10, 2025, for a 5 day turnaround:

100A/B-1, 100A/B-2, 100A/B-3, 100C-1, 100C-2, 101A-1, 101A-2, 101B-1, 101B-2, 300-1, 300-2, 301-1, 301-2, 302-1, 302-2

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

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

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

Sincerely,

Cory M. Parnell

Laboratory Director | 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 11/10/2025 **AmeriSci Job #** 125111384
Date Examined 11/15/25 **P.O. #**

RE: AE#2174; Preservation Buffalo Niagara - Constance Strother; 1408 Main St Niagara Falls, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
100A/B-1 100A/B	125111384-01.1	***No***	NAD (by NYS ELAP 198.1) by Gordon T. Saleeby on 11/15/25	
Location: Plaster Skim/Base Coat; Stairwell **Analyst Description:** White, Heterogeneous, Non-Fibrous, Skim Coat (Plaster) **Asbestos Types:** **Other Material:** Non-fibrous 100%				
100A/B-1 100A/B	125111384-01.2	***No***	NAD (by NYS ELAP 198.1) by Gordon T. Saleeby on 11/15/25	
Location: Plaster Skim/Base Coat; Stairwell **Analyst Description:** Gray, Heterogeneous, Non-Fibrous, Base Coat (Plaster) **Asbestos Types:** **Other Material:** Cellulose 2.0%, Non-fibrous 98%				
100A/B-2 100A/B	125111384-02.1	***No***	NAD (by NYS ELAP 198.1) by Gordon T. Saleeby on 11/15/25	
Location: Plaster Skim/Base Coat; Stairwell **Analyst Description:** White, Heterogeneous, Non-Fibrous, Skim Coat (Plaster) **Asbestos Types:** **Other Material:** Non-fibrous 100%				
100A/B-2 100A/B	125111384-02.2	***No***	NAD (by NYS ELAP 198.1) by Gordon T. Saleeby on 11/15/25	
Location: Plaster Skim/Base Coat; Stairwell **Analyst Description:** Gray, Heterogeneous, Non-Fibrous, Base Coat (Plaster) **Asbestos Types:** **Other Material:** Cellulose 2.0%, Non-fibrous 98%				
100A/B-3 100A/B	125111384-03.1	***No***	NAD (by NYS ELAP 198.1) by Gordon T. Saleeby on 11/15/25	
Location: Plaster Skim/Base Coat; Stairwell **Analyst Description:** White, Heterogeneous, Non-Fibrous, Skim Coat (Plaster) **Asbestos Types:** **Other Material:** Non-fibrous 100%				
100A/B-3 100A/B	125111384-03.2	***No***	NAD (by NYS ELAP 198.1) by Gordon T. Saleeby on 11/15/25	
Location: Plaster Skim/Base Coat; Stairwell **Analyst Description:** Gray, Heterogeneous, Non-Fibrous, Base Coat (Plaster) **Asbestos Types:** **Other Material:** Cellulose 2.0%, Non-fibrous 98%				

See Reporting notes on last page

PLM Bulk Asbestos Report

AE#2174; Preservation Buffalo Niagara - Constance Strother; 1408 Main St Niagara Falls, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
100C-1 100C **Location:** Gypsum Board; Stairwell **Analyst Description:** Gray, Heterogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 7.0%, Non-fibrous 93%	125111384-04	***No***	NAD (by NYS ELAP 198.1) by Gordon T. Saleeby on 11/15/25	
100C-2 100C **Location:** Gypsum Board; Stairwell **Analyst Description:** Gray, Heterogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 7.0%, Non-fibrous 93%	125111384-05	***No***	NAD (by NYS ELAP 198.1) by Gordon T. Saleeby on 11/15/25	
101A-1 101A **Location:** Drywall; Entrance To Apt 1 **Analyst Description:** Brown/Gray, Heterogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 5.0%, Fibrous glass 2.0%, Non-fibrous 93%	125111384-06	***No***	NAD (by NYS ELAP 198.1) by Gordon T. Saleeby on 11/15/25	
101A-2 101A **Location:** Drywall; Entrance To Apt 1 **Analyst Description:** Brown/Lt. Gray, Heterogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 5.0%, Fibrous glass 2.0%, Non-fibrous 93%	125111384-07	***No***	NAD (by NYS ELAP 198.1) by Gordon T. Saleeby on 11/15/25	
101B-1 101B **Location:** Joint Compound; Entrance To Apt 1 **Analyst Description:** Off-White/Lt. Gray, Heterogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** Chrysotile 1.7% **Other Material:** Non-fibrous 98%	125111384-08	***Yes***	1.7% (by NYS ELAP 198.1) by Gordon T. Saleeby on 11/15/25	
101B-2 101B **Location:** Joint Compound; Entrance To Apt 1 **Analyst Description:** Bulk Material **Asbestos Types:** **Other Material:**	125111384-09		NA/PS	
300-1 300 **Location:** Floor Tile - Bottom Layer; Entrance Hall **Analyst Description:** Gray, Heterogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** Chrysotile 1.9% **Other Material:** Non-fibrous 31%	125111384-10	***Yes***	1.9% (NOB by NYS ELAP 198.6) by Gordon T. Saleeby on 11/15/25	

See Reporting notes on last page

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Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
300-2 300 **Location:** Floor Tile - Bottom Layer; Entrance Hall **Analyst Description:** Bulk Material **Asbestos Types:** **Other Material:**	125111384-11		NA/PS	
301-1 301 **Location:** Sheet Floor - Bottom Layer; Apt 3 Bathroom **Analyst Description:** Tan, Heterogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Fibrous glass 2.0%, Non-fibrous 21%	125111384-12	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Gordon T. Saleeby on 11/15/25	*1*
301-2 301 **Location:** Sheet Floor - Bottom Layer; Apt 3 Bathroom **Analyst Description:** Tan, Heterogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Fibrous glass 2.0%, Non-fibrous 13%	125111384-13	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Gordon T. Saleeby on 11/15/25	*1*
302-1 302 **Location:** Sheet Floor - Yellow; Apt 2 Kitchen **Analyst Description:** Yellow, Heterogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** Chrysotile 5.1% **Other Material:** Non-fibrous 30%	125111384-14	***Yes***	5.1% (NOB by NYS ELAP 198.6) by Gordon T. Saleeby on 11/15/25	
302-2 302 **Location:** Sheet Floor - Yellow; Apt 2 Kitchen **Analyst Description:** Bulk Material **Asbestos Types:** **Other Material:**	125111384-15		NA/PS	

Reporting Notes:

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

Analyzed by: Gordon T. Saleeby
Date: 11/15/2025

Reviewed by: Cory M. Parnell

*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 Olympus, Model BH-2 microscope, Serial #237649, 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#2174; Preservation Buffalo Niagara - Constance Strother; 1408 Main St Niagara Falls, NY

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 Coat; Stairwell; Skim Coat (Plaster)								
01.2	100A/B-1	100A/B	----	----	----	----	NAD	NA
Location: Plaster Skim/Base Coat; Stairwell; Base Coat (Plaster)								
02.1	100A/B-2	100A/B	----	----	----	----	NAD	NA
Location: Plaster Skim/Base Coat; Stairwell; Skim Coat (Plaster)								
02.2	100A/B-2	100A/B	----	----	----	----	NAD	NA
Location: Plaster Skim/Base Coat; Stairwell; Base Coat (Plaster)								
03.1	100A/B-3	100A/B	----	----	----	----	NAD	NA
Location: Plaster Skim/Base Coat; Stairwell; Skim Coat (Plaster)								
03.2	100A/B-3	100A/B	----	----	----	----	NAD	NA
Location: Plaster Skim/Base Coat; Stairwell; Base Coat (Plaster)								
04	100C-1	100C	----	----	----	----	NAD	NA
Location: Gypsum Board; Stairwell								
05	100C-2	100C	----	----	----	----	NAD	NA
Location: Gypsum Board; Stairwell								
06	101A-1	101A	----	----	----	----	NAD	NA
Location: Drywall; Entrance To Apt 1								
07	101A-2	101A	----	----	----	----	NAD	NA
Location: Drywall; Entrance To Apt 1								
08	101B-1	101B	----	----	----	----	Chrysotile 1.7	NA
Location: Joint Compound; Entrance To Apt 1								
09	101B-2	101B	----	----	----	----	NA/PS	NA
Location: Joint Compound; Entrance To Apt 1								
10	300-1	300	0.285	22.8	44.1	33.1	Chrysotile 1.9	NA
Location: Floor Tile - Bottom Layer; Entrance Hall								
11	300-2	300	0.446	22.8	34.1	43.1	NA/PS	NA
Location: Floor Tile - Bottom Layer; Entrance Hall								
12	301-1	301	0.247	71.9	4.9	23.2	NAD	NAD
Location: Sheet Floor - Bottom Layer; Apt 3 Bathroom								
13	301-2	301	0.261	78.0	6.6	15.4	NAD	NAD
Location: Sheet Floor - Bottom Layer; Apt 3 Bathroom								

See Reporting notes on last page

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Summary of Bulk Asbestos Analysis Results by NYS ELAP 198.4

AE#2174; Preservation Buffalo Niagara - Constance Strother; 1408 Main St Niagara Falls, NY

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
14	302-1	302	0.221	52.4	11.7	35.8	Chrysotile 5.1	NA
Location: Sheet Floor - Yellow; Apt 2 Kitchen								
15	302-2	302	0.207	47.1	12.9	40.0	NA/PS	NA
Location: Sheet Floor - Yellow; Apt 2 Kitchen								

Analyzed by: Cory M. Parnell

Reviewed by: Cory M. Parnell

Date: 11/15/2025

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.

125111384

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 - Constance Strother
Client Address: 617 Main St. Suite 201 Buffalo, NY
Site Address: 1408 Main St Niagara Falls, NY

Date 103025 **Job#** AE#2174 **Analysis Requested** PLM/TEM EPA **# of Samples** 15 **TAT** 5-day **Page** 1 of 1

Sample ID #			Description	Sample Location	Notes
Date	HAN	#			
	100A/B	1	Plaster Skim/Base Coat	Stairwell	Analyze A layer (white) and B layer (gray) separately
		2	"	"	
		3	"	"	
	100C	1	Gypsum board	"	
		2	"	"	
	101A	1	Dry wall	Entrance to Apt 1	
		2	"	"	
	101B	1	Joint Compound	"	
		2	"	"	
	300	1	Floor tile - bottom layer	Entrance Hall	
		2	"	"	
	301	1	Sheet Floor - bottom layer	Apt 3 bathroom	
		2	"	"	
	302	1	Sheet Floor - yellow	Apt 2 Kitchen	
		2	"	"	

Notes and Special Instructions:

Positive Stop by HAN

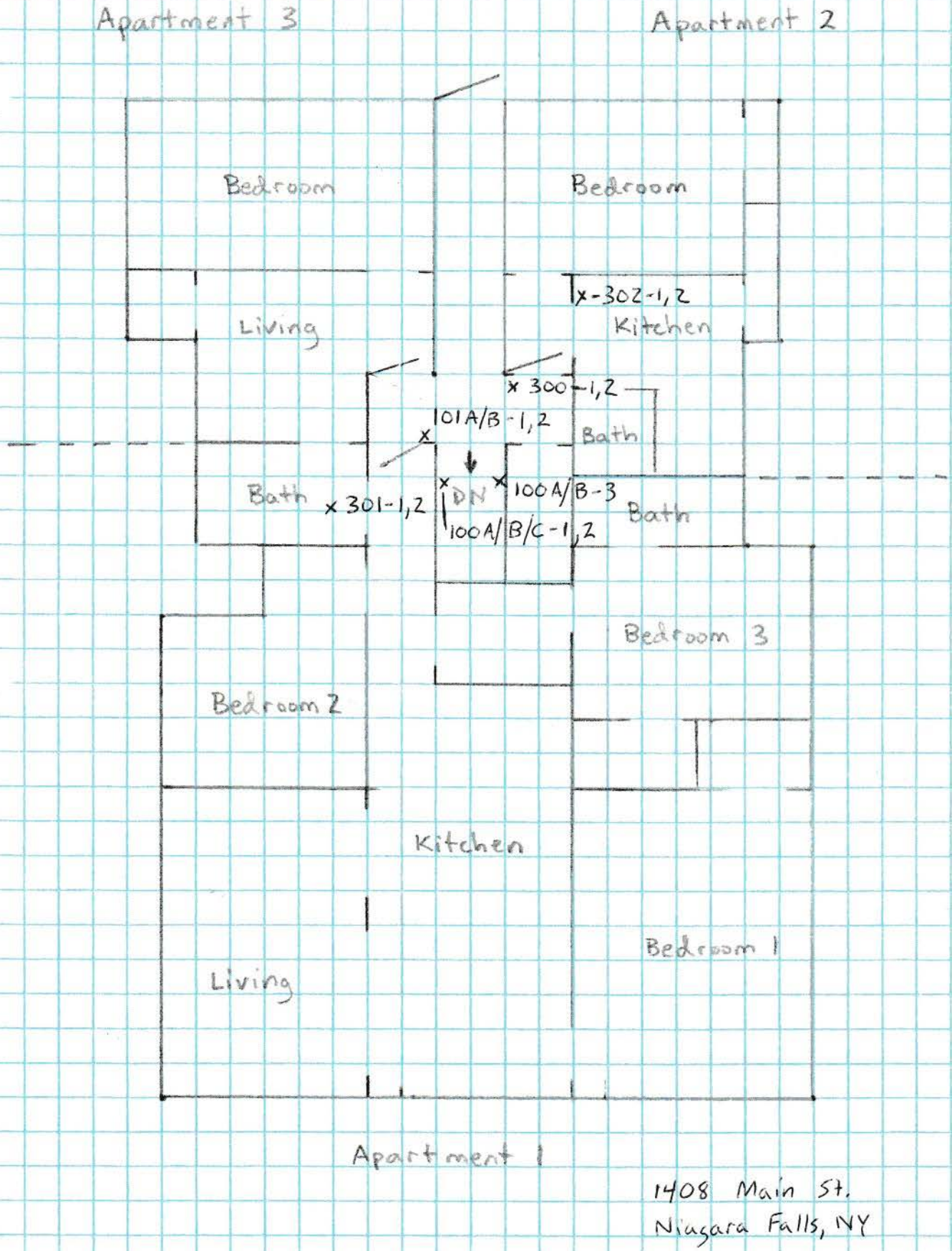
Sampled by (print): John Puszty Signature: [signature] Date: 10/30/25

Relinquished by (print): John Puszty Signature: [signature] Date: 11/6/25

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

Received
NOV 10 2025

Appendix D Sample location maps



1408 Main St.
Niagara Falls, NY