Vacant Rental Program (VRP)
Bid Documentation Packet
Project # Round 2 - # 19
Project: 1770 Welch Avenue, Niagara Falls, New York 14301
Apt: Units 1,2,3 and Porch Repairs

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

Bid Form

Date: October 15th, 2026

Address Where Work Will Be Needed: 1770 Welch Avenue, Niagara Falls, NY 14301 Units:1,2, 3 Porch Repair

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

Overview of our bid and program requirements:

- Financial support for rehabilitation under this program is not to exceed standard award **$50,000** or **enhanced** award **$75,000.**
- The renovation work scope is outlined below
- An expected material list to accommodate the work scope is attached.
- The environmental report is complete and attached.
- If required, a structural report has also been attached.
- Contractors are welcome to bid on individual work items or the entire work scope.
- We **require** a walkthrough of the property prior to bid submittal. Walkthrough dates are listed below.
- All contract bids are due November 2nd, 2026, by 5:00 pm can be sent via email or mailed to: Preservation Buffalo Niagara, 444 Forest Avenue, Buffalo, NY 14213.

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

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

Tuesday 10/27	**10:00 am – 11:30 am**
Friday 10/30	**12:30 pm – 2:00 pm**

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 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

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

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HRH Buffalo
Management & Development
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1770 Welch Avenue Work Scope

Apartments 1, 2 and 3 • Common Areas • Front Porch

Renovate the three apartments, repair common areas, replace heating and hot-water equipment, and repair the front porch as specified. Include lead hazard control in the base bid. PBN will separately contract for second-floor bathroom asbestos floor removal before this work begins. The third-floor bathroom scope includes demolition and investigation only; reconstruction requires an approved change order.

General Construction Requirements

- Field-verify existing conditions, dimensions, and quantities before starting work.
- Protect existing flooring, trim, fixtures, and other finishes designated to remain.
- Coordinate all work with licensed trades where required.
- All work shall comply with applicable local building codes and regulations.
- Provide all labor, supervision, equipment, materials, protection, permits, inspections, demolition, and disposal needed to complete this scope, except items expressly excluded or supplied by PBN.
- PBN's material list and finish schedule form part of this scope.
- PBN will supply specified kitchen cabinets, fillers, toe kicks, and cabinet accessories, plus the furnaces and boiler identified below. Furnish all other materials unless identified as owner-provided. Confirm selections and delivery dates with PBN before ordering or installation.
- The owner will supply and install kitchen appliances after construction.
- Reuse existing appliance connection locations where feasible. Verify gas and electrical connections are safe and code compliant.
- Exterior wall cavities opened during construction shall be insulated prior to drywall installation where feasible.
- Contain, remove, and legally dispose of construction debris, including lead-contaminated waste. Asbestos floor removal and associated waste disposal are excluded.
- Tape, finish, and sand new drywall to a smooth, paint-ready surface using applicable dust controls.
- Install new glue-down vinyl flooring over 1/4-inch manufacturer-approved plywood underlayment on a sound, dry, adequately supported substrate. Repair damaged or loose substrate and prepare joints and fasteners to prevent their appearance through the finished flooring. Follow flooring and adhesive manufacturer requirements.
- Install transition strips between differing flooring surfaces.
- Prepare surfaces safely, prime as needed, and apply at least two finish coats. Follow the environmental requirements for lead-painted surfaces; ordinary primer and paint do not replace lead encapsulation.
- Install cementitious tile backer board and a waterproof membrane behind tiled shower and tub surrounds.

- Use Schluter trim at exposed tile edges and mildew-resistant silicone where tiled surfaces change plane.
- Obtain written PBN approval for material substitutions and work outside this scope.
- Submit product data and finishes for PBN approval. Report concealed damage, unsafe conditions, or conflicts among this scope, the environmental report, and engineered drawings. Obtain written direction before proceeding with affected work.

Environmental Requirements and Responsibility

Review the provided environmental report before bidding or disturbing finishes. Use it to identify affected materials, locations, and treatment requirements. This summary does not establish that unlisted surfaces are asbestos- or lead-free. Resolve discrepancies with PBN before proceeding.

Asbestos work excluded from this contract

The second-floor bathroom floor contains asbestos. PBN will directly contract with a licensed asbestos contractor to remove it before work under this scope begins. Exclude all bathroom floor demolition, asbestos abatement, and associated waste handling and disposal. Do not disturb the material. Begin work only after PBN releases the area.

Lead hazard control included in the base bid

Lead paint was identified in the third-floor living room, rear stairwell door jamb and wall, and first-floor living room floor. Refer to the report for exact locations. Include containment, protection, lead-safe preparation and treatment, specialized cleaning, waste handling, and documentation.

Use contractors with current firm and individual certifications appropriate to the lead work. Submit certifications to PBN before starting. Renovations require an EPA Lead-Safe Certified Firm and Certified Renovator; lead abatement requires appropriately certified abatement firms and personnel.

Third-floor living room: stabilize deteriorated paint and unsound surfaces using lead-safe methods. Encapsulate report-identified surfaces with a compatible lead encapsulation system. Follow manufacturer requirements for preparation, coverage, film thickness, curing, and finish coats. Ordinary repainting is insufficient.

Rear stairwell door jamb and wall: treat all report-identified lead-painted surfaces. Encapsulate suitable, stable wall surfaces. Inspect the jamb for rubbing, impact, or binding and correct the cause. Use a treatment suitable for the jamb’s wear conditions, consistent with the report.

First-floor living room floor: enclose the existing lead-painted floor with luan underlayment and install new vinyl flooring throughout the room. Use underlayment approved by the flooring manufacturer and follow the lead-safe work requirements. Do not sand the existing lead-painted floor.

Final cleaning and lead retesting

HEPA-vacuum and wet-clean affected rooms, common areas, access routes, and other surfaces impacted by the work. Remove lead dust, chips, and debris, and prevent recontamination before turnover.

Complete lead retesting after all dust-generating work and final cleaning. Submit the test results and required clearance documentation to PBN before final acceptance.

If this contractor’s work or inadequate cleaning causes a clearance failure, correct the condition, reclean, and repeat testing until passing results are documented. Provide treatment locations, product records, photographs, and maintenance instructions for encapsulated or enclosed surfaces.

Apartment 1 First Floor

1. Living Room

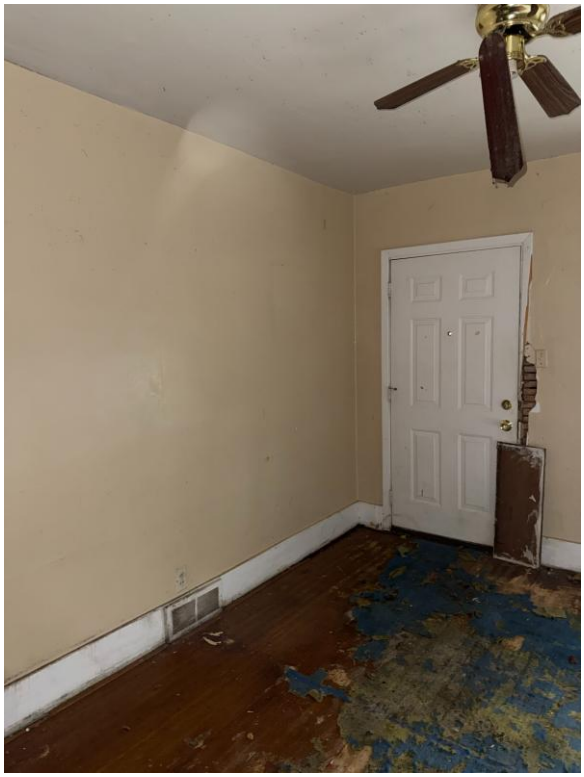
Dimensions: 11’ x 11’11”

- Replace the ceiling light with an owner-selected fixture.
- Repair damaged or cracked plaster walls and ceilings to a smooth, paint-ready finish.
- Patch holes and surface defects; prepare and paint walls, ceiling, and trim.
- Repair the front entry door jamb for a secure fit and proper door operation.
- Install a new keyed handle set and matching deadbolt. Verify the entry door closes, latches, and locks properly.
- Install luan underlayment and new vinyl flooring throughout the room as specified under Environmental Requirements.







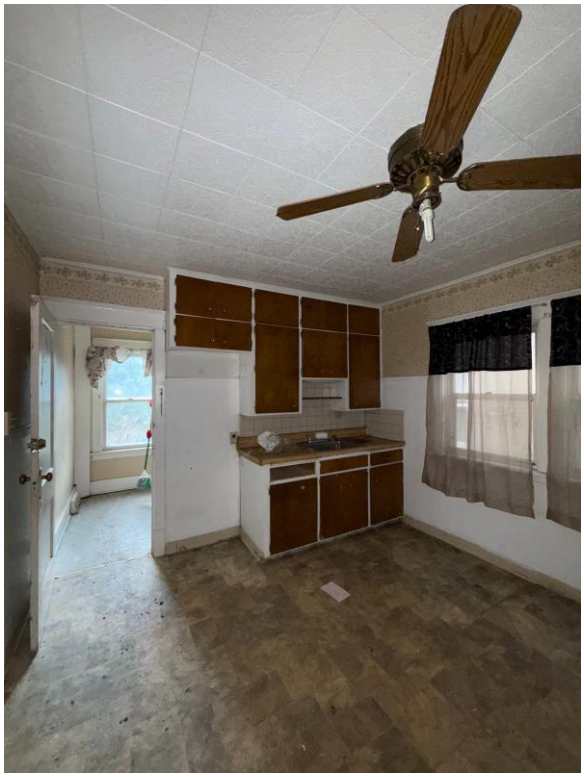


2. Kitchen

Dimensions: 14'11" x 11'

- Remove and dispose of existing countertops and install new countertops.
- Remove the existing backsplash and install a new tile backsplash extending from the countertop to the underside of the upper cabinets.
- Inspect sink-area wiring, outlets, and grounding before closing walls. Correct deficiencies to meet code.
- Remove all existing wallpaper and adhesive residue.
- Repair wall surfaces to provide a smooth finish suitable for painting.
- Prepare and paint walls, ceiling, trim, doors, and window trim.
- Install new baseboard trim throughout the room.
- Replace the ceiling light fixture.
- Repair or adjust the exterior entry door so it closes tightly, latches, and locks properly. Install a new keyed handle set and matching deadbolt.
- Retain and protect existing kitchen cabinets and flooring. Adjust cabinet doors and drawers for proper operation and latching.







3. Bathroom

Dimensions: 7’4” x 6’

- Demolish the bathroom to wall studs and expose the subfloor as needed.
- Install new moisture-resistant drywall and cement board in wet locations.

- Install a new tub/shower assembly complete with mixing valve, diverter, shower head, drain assembly, and trim.
- Replace accessible plumbing while walls are open to the extent practical, including deteriorated supply and drain piping.
- Install a new elongated toilet.
- Install a new vanity, sink, faucet, mirror, and accessories.
- Install a new vanity light fixture and exhaust fan vented to the exterior where required.
- Install new GFCI-protected receptacles and verify all electrical work complies with current code.
- Install a new tile floor.
- Install a new full-height ceramic tile tub surround with appropriate waterproofing membrane.
- Paint all non-tiled wall and ceiling surfaces with a bathroom-rated paint.



4. Bedroom 1

Dimensions: 11’ x 15’4”

- Install new glue-down vinyl flooring over 1/4-inch approved plywood underlayment as specified in General Construction Requirements.
- Repair damaged plaster as required.
- Prepare and paint walls, ceiling, trim, doors, and window trim.
- Replace the existing ceiling light fixture.





5. Bedroom 2

Dimensions: 12'5" x 11’

- Install new glue-down vinyl flooring over 1/4-inch approved plywood underlayment as specified in General Construction Requirements.
- Repair damaged plaster as required.
- Prepare and paint walls, ceiling, trim, doors, and window trim.
- Replace the existing ceiling light fixture.





6. Hallway

Dimensions: 3’7” x 5’7”

- Install new glue-down vinyl flooring over 1/4-inch approved plywood underlayment as specified in General Construction Requirements.
- Repair walls and ceilings as necessary.
- Prepare and paint walls, ceiling, and trim to match adjacent rooms.

7. HVAC and Hot Water

- Install the owner-provided 75,000 BTU forced-air furnace and connect it to the existing heating system.
- Inspect ductwork and repair, reconnect, seal, or modify it as needed for proper airflow and heat distribution.
- Provide all fittings, venting, controls, thermostat and electrical connections, and installation materials. Test and commission the furnace and verify safe operation and heat distribution.
- Remove and dispose of the existing water heater.
- Furnish and install a properly sized water heater dedicated to this apartment.
- Provide all piping, valves, fittings, venting, gas or electrical connections, and drainage required for a complete installation.
- Inspect associated piping and connections; repair or replace deteriorated or improperly installed components.
- Follow applicable codes and manufacturer requirements.
- Test for proper operation, adequate hot water, and leaks.

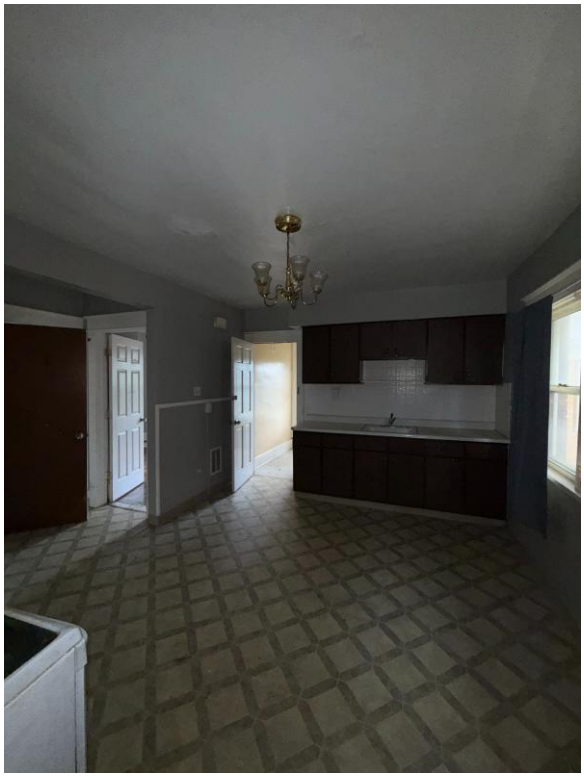
Apartment 2 Second Floor

1. Kitchen

Dimensions: 10’10” x 14’9”

- Replace the countertop with new laminate, including a finished edge.
- Patch and finish damaged ceiling areas to a smooth, paint-ready surface.
- Remove loose and peeling paint using methods permitted by the environmental report and lead-safe work requirements. Repair damaged plaster or drywall to provide sound, paint-ready surfaces.
- Prepare and paint walls, ceiling, trim, doors, and window trim.
- Repair damaged or loose flooring to provide a safe, serviceable surface.
- Replace the ceiling light fixture.
- Correct the improperly installed receptacle above the sink, including wiring, box, receptacle, and grounding as needed to meet code.
- Verify all kitchen electrical circuits are functioning properly before completion.





2. Living Room

Dimensions: 11’11” x 11’2”

- Sand and refinish the hardwood floor with a natural, clear protective finish. Apply stain only with PBN approval. Follow the environmental report and applicable lead-safe work requirements.
- Prepare and paint all existing trim, including baseboards, window casings, and door casings.
- Patch minor wall and ceiling imperfections to provide a clean finished appearance.



3. Bedroom 1

Dimensions: 15’5” x 11’1”

- Replace the ceiling light with an owner-selected fixture.
- Repair damaged plaster and drywall surfaces as required.
- Prepare and paint walls, ceiling, trim, doors, and window trim.
- Replace closet doors with new bi-fold or bypass doors and hardware. Adjust for alignment and smooth operation.





4. Bedroom 2

Dimensions: 12’2” x 11’1”

- Replace the ceiling light with an owner-selected fixture.
- Replace closet doors and hardware; adjust for alignment and smooth operation.




5. Bathroom

Dimensions: 6’8” x 6’

- After PBN’s asbestos contractor removes the floor and PBN releases the area, remove remaining bathroom fixtures and wall finishes to studs as needed. Floor demolition is excluded. Protect the exposed substrate and do not disturb suspect materials. Complete the reconstruction below.
- Remove the suspended ceiling and inspect the original ceiling framing for damage.
- Repair the original ceiling where practical; otherwise install new framing and drywall.
- Install new moisture-resistant drywall and cement board in all wet locations.
- Install a new tub/shower assembly complete with mixing valve, diverter, shower head, drain assembly, and trim.
- Install a full-height ceramic or porcelain tile tub surround over an approved waterproofing system.
- Install new porcelain or ceramic tile flooring.
- Replace accessible supply and drain piping while walls are open to the extent practical.
- Install a new toilet, vanity, sink, faucet, mirror, towel accessories, and owner-selected hardware.
- Install a new vanity light fixture.
- Install GFCI-protected electrical receptacles and verify all bathroom electrical complies with current code requirements.
- Install a new exhaust fan vented to the exterior where required by code.
- Paint non-tiled walls and ceiling with bathroom-rated paint.
- Test all plumbing fixtures for leaks and proper operation before completion.



6. HVAC and Hot Water

- Install the owner-provided 75,000 BTU forced-air furnace and connect it to the existing heating system.
- Inspect ductwork and repair, reconnect, seal, or modify it as needed for proper airflow and heat distribution.
- Provide all fittings, venting, controls, thermostat and electrical connections, and installation materials. Test and commission the furnace and verify safe operation and heat distribution.
- Remove and dispose of the existing water heater.
- Furnish and install a properly sized water heater dedicated to this apartment.
- Provide all piping, valves, fittings, venting, gas or electrical connections, and drainage required for a complete installation.
- Inspect associated piping and connections; repair or replace deteriorated or improperly installed components.
- Follow applicable codes and manufacturer requirements.
- Test for proper operation, adequate hot water, and leaks.

Apartment 3 Third Floor

1. Living Room

Dimensions: 11'9" x 10'1"

- Retain, clean, and protect existing flooring.
- Repair and finish lead-painted surfaces as specified under Environmental Requirements.
- Install new ceiling light fixture.
- Repair or adjust existing windows so they open, close, and latch properly.
- Install a secure, removable cover over the opening into the knee-wall space.
- Repair or replace damaged or missing hot-water baseboard covers.







2. Kitchen

Dimensions: 9'2" x 10'5"

- Remove and dispose of existing cabinets, countertops, sink, backsplash, and associated materials.
- Remove existing flooring and properly prepare the substrate.

- Install new glue-down vinyl flooring.
- Repair existing kitchen trim as necessary.
- Repair and skim-coat walls as needed; prepare and paint.
- Inspect plumbing and connect the new sink.
- Install new kitchen cabinets, countertop, sink, cabinet hardware, and tile backsplash.
- Install new ceiling light fixture.
- Inspect existing kitchen electrical and correct deficiencies as necessary.
- Prepare connections for the owner's future range, refrigerator, and range hood/exhaust fan. Appliance supply and installation are excluded.
- Verify and correct the existing 220/240V range circuit and receptacle to meet code.
- Verify and correct the refrigerator circuit and receptacle to meet code.





3. Bathroom Demolition Only

Dimensions: 4'6" x 8'4"

- Include bathroom demolition and plumbing investigation only in the base bid.
- Remove fixtures, finishes, and flooring as needed to expose existing conditions.
- Remove subfloor as needed to expose plumbing for inspection.
- Carefully remove and protect the clawfoot tub for possible reuse. Do not damage or discard it.
- Have the plumbing contractor inspect exposed piping and determine feasible shower locations and installation requirements.
- Stop after demolition and investigation. Consult the Construction Manager before reconstruction.

- Exclude bathroom reconstruction, plumbing modifications, shower construction, finishes, and fixture installation. Proceed only under an approved change order after evaluation of existing conditions and approval of the bathroom plan.





4. Bedroom

Dimensions: 12'7" x 9'10”

- Retain, clean, and protect existing flooring.
- Patch and repair walls as necessary and repaint.
- Repair or adjust the bedroom door so it closes and latches properly.
- Remove and replace the two front bedroom windows.
- Repair or replace damaged or missing hot-water baseboard covers.
- Install new ceiling light fixture.





5. HVAC and Hot Water

- Install the owner-provided 50,000 BTU hot-water boiler and connect it to the existing hydronic system.
- Inspect heating piping and baseboards. Repair, reconnect, or modify components as needed for proper circulation and heat distribution.
- Provide all fittings, valves, venting, controls, thermostat and electrical connections, piping, and installation materials. Fill and purge the system, then test and commission it for safe operation and proper heat distribution.
- Remove and dispose of the existing water heater.
- Furnish and install a properly sized water heater dedicated to this apartment.
- Provide all piping, valves, fittings, venting, gas or electrical connections, and drainage required for a complete installation.
- Inspect associated piping and connections; repair or replace deteriorated or improperly installed components.
- Follow applicable codes and manufacturer requirements.
- Test for proper operation, adequate hot water, and leaks.

Side Entry and Common Stairwell

- Treat lead-painted rear stairwell jamb and wall surfaces as specified under Environmental Requirements. Use lead-safe methods for repairs, preparation, painting, and component removal.
- Replace the third-floor apartment entry door with a solid-core door. Provide any required fire-rated assembly, closer, and latching hardware.

- Inspect apartment entry doors onto the side hallway from the basement through the third floor. Repair, adjust, or replace doors and hardware as needed for secure operation. Install new lock sets and verify each door opens, closes, latches, and locks properly.
- Install or repair handrails and guards from the basement-level side entry through the third floor. Provide secure attachments, proper support, and continuity where required by code.
- Repair walls and ceilings throughout the side hallway and stairwell, from basement through third floor. Patch, skim-coat, and prepare surfaces using lead-safe methods. Paint all walls and affected ceilings.
- Repair or adjust the side entry door so it opens, closes, latches, and locks properly without binding.
- Paint the side entry door and trim for a uniform finish.
- Install a new side entry lock set, including hardware and strike plates. Adjust and test for smooth, secure operation.
- Repair or replace damaged, loose, missing, or deteriorated trim, stairwell components, and hardware throughout the side hallway.
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Front Porch Repair and Reconstruction

- Repair the deteriorated front porch in accordance with the provided engineered drawings. Refer structural questions and unforeseen conditions to the Construction Manager and engineer.

First Floor Porch

- Remove and dispose of the existing metal guardrail system.
- Install timber-framed guards to the dimensions and details on the engineered drawings.
- Install new pressure-treated 6x6 structural posts at locations indicated on the engineered drawings.
- Wrap all new 6x6 posts completely in vinyl.
- Install three pressure-treated 2x10 front girder beams supported by the new 6x6 posts.
- Connect beams to posts with the specified Simpson Strong-Tie connectors. Follow the engineered drawings and connector cut sheet.
- Retain sound floor joists. Inspect exposed framing and repair, sister, or replace deteriorated members in kind as required by the engineered drawings.
- Notify the Construction Manager and engineer of concealed conditions that differ materially from the drawings. Obtain direction before changing the engineered design.

Upper Porch and Roof Structure

- Remove and dispose of the existing metal guardrail system.
- Install timber-framed guards to the dimensions and details on the engineered drawings.
- Retain the upper porch and roof structure where practical.
- Repair deteriorated framing to restore a sound, secure structure.
- Follow the engineered drawings and engineer’s direction for structural repairs.

Exterior Finish

- Provide a finished, weather-resistant surface on all new or repaired porch framing. Leave no pressure-treated lumber exposed.
- Wrap pressure-treated components with vinyl/PVC trim. Use approved exterior-grade vinyl/PVC for exposed finish components.
- Include trim, caps, closures, flashing, fasteners, and sealants for a complete, durable, weather-tight installation.



Safety Cleaning and Final Acceptance

- Install code-compliant smoke and carbon monoxide alarms in apartments and required common areas. Verify locations, power, required interconnection, and operation.
- Repair exterior doors and jambs as needed. Install new handle sets and deadbolts.
- Commission new furnaces and boiler; verify safe venting and controls. Install a correctly sized new filter in each furnace.
- Test and document operation of heating, hot water, electrical, plumbing, and smoke and carbon monoxide alarms.
- At each apartment, remove debris, labels, dust, and residue; deep-clean all surfaces and fixtures. Verify doors, locks, windows, hardware, plumbing, hot water, heat, electrical systems, and smoke/CO alarms operate properly.
- Complete a final walkthrough with PBN to confirm scope compliance.

Contractor supplies materials except PBN-supplied cabinets and acces

Work Scope Item	Item
Bathroom	Bathtub
Bathroom	Diverter
Bathroom	Vanity
Bathroom	Vanity faucet
Bathroom	Toilet
Bathroom	Vanity light
Bathroom	Mirror
Bathroom	Hardware
Bathroom	Floor tile
Bathroom	Tub surround tile
Bathroom	Grout
Bathroom	Tile edge trim
Bathroom	Paint
Living room / bedrooms / hall	Vinyl flooring
Living room / bedrooms / hall	Adhesive
Kitchen	Countertop
Kitchen	Backsplash tile
Kitchen	Grout and tile edge trim
Kitchen	Baseboard trim
Kitchen	Sink
Kitchen	Faucet
Kitchen	Cabinet Hardware
Kitchen	Light
Lighting	Bedrooms
Paint	Wall paint
Paint	Trim and door paint
Paint	Ceiling paint

CHANGES TO MATERIAL SELECTIONS MUST BE APPROVED BY I

1770 Welch Avenue Apartment 1 - Material List

ssories.

Description

Aloha 60 in. x 30 in. Alcove Soaking Bathtub with Left Drain in White
Adler Single Handle 4-Spray Tub and Shower Faucet 1.8 GPM in Chrome (Valve Included)
Everdean 37 in. Single Sink White Freestanding Bath Vanity with White Cultured Marble Top (Assembled)
Ryden Single-Handle Single-Hole Bathroom Faucet in Chrome
12 inch Rough In Two-Piece 1.1 GPF/1.6 GPF Dual Flush Elongated Toilet in White Seat Included
4 Light Bathroom Vanity Light - Chrome Bathroom Light Fixtures Square Design & UL Certification, 26 inch
Silver Bathroom Mirror,30x36 inch Wall Mirror for Bathroom Wall Mounted,Rectangle Mirror for Bathroom
Maxted 5-Piece Bath Hardware Set 18, 24 in. Towel Bars, Toilet Paper Holder, Towel Ring, Towel Hook in P
Carrara White Marble Look Polished Porcelain Tile, 12 in. x 24 in. Floor and Wall (16 sq. ft. /Case)
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
Chrome Schluter
Semi-gloss white
K-Trade 7x48 gluedown 12 mil Levanzo
Dryset Roll-on 4 gallon pail
Laminate Countertop in Textured Calcutta Marble
Restore Bright White 3 in. x 6 in. Glossy Ceramic Subway Wall Tile (12.5 sq. ft. /case)
Polyblend Plus #115 Platinum 25 lb. Sanded Grout
Contractor can select and PBN approve
Drop-In Stainless Steel 30x18 Single Bowl Kitchen Sink
Paulina Single- Handle Spring Neck Pull Down Sprayer
30-Pack Simple Bar 3-3/4 in. (96 mm) Modern Cabinet Drawer Pulls in Stainless Steel
Dimmable LED Flush Mount Ceiling Light Fixture,15.75 Inch Large Modern Round White Ceiling Lamp,36
Caprice 52 in. Integrated LED Indoor Matte White Ceiling Fan with Light Kit and Remote Control
Benjamin Moore Interior Flat
Interior Semi-Gloss White
Interior Flat White

PBN

Color	Supplier	Price
White	Home Depot	$249.00
Chrome	Home Depot	$99.00
White	Home Depot	$389.00
Chrome	Home Depot	$99.00
White	Home Depot	$109.00
Chrome	Amazon	$69.99
Silver	Amazon	$77.39
Chrome	Home Depot	$80.88
White/Grey	Home Depot	1.99/sq ft
White/Grey	Home Depot	1.99/sq ft
Platinum	Home Depot	$19.48
White	Any	
Levanzo	Carpet Collection	$1.79/sq ft
	Carpet Collection	$278.00
White and Grey	Home Depot	Varies by Size
White	Home Depot	$1.20
Platinum	Home Depot	$19.48
Stainless Steel	Home Depot	$195.99
Stainless Steel	Home Depot	$159.00
Silver	Home Depot	$22.56
White	Amazon	$79.99
White	Home Depot	$152.90
White Dove OC-17	Benjamin Moore	Varies by Size
White	Any	Varies
White	Any	Varies

Selections pending. Contractor supplies materials except PBN-supplied cabinets a

Work Scope Item	Item
Bathroom	Bathtub
Bathroom	Diverter
Bathroom	Vanity
Bathroom	Vanity faucet
Bathroom	Toilet
Bathroom	Vanity light
Bathroom	Mirror
Bathroom	Hardware
Bathroom	Floor tile
Bathroom	Tub surround tile
Bathroom	Grout
Bathroom	Tile edge trim
Bathroom	Paint
Living room	Hardwood finish
Kitchen	Countertop
Kitchen	Sink
Kitchen	Faucet
Kitchen	Light
Lighting	Bedrooms
Paint	Wall paint
Paint	Trim and door paint
Paint	Ceiling paint

CHANGES TO MATERIAL SELECTIONS MUST BE APPROVED BY PBN

1770 Welch Avenue Apartment 2 - Material List

nd accessories.

Description

Aloha 60 in. x 30 in. Alcove Soaking Bathtub with Left Drain in White
Adler Single Handle 4-Spray Tub and Shower Faucet 1.8 GPM in Chrome (Valve Included)
Everdean 37 in. Single Sink White Freestanding Bath Vanity with White Cultured Marble Top (Assembled)
Ryden Single-Handle Single-Hole Bathroom Faucet in Chrome
12 inch Rough In Two-Piece 1.1 GPF/1.6 GPF Dual Flush Elongated Toilet in White Seat Included
4 Light Bathroom Vanity Light - Chrome Bathroom Light Fixtures Square Design & UL Certification, 26 inch
Silver Bathroom Mirror,30x36 inch Wall Mirror for Bathroom Wall Mounted,Rectangle Mirror for Bathroom
Maxted 5-Piece Bath Hardware Set 18, 24 in. Towel Bars, Toilet Paper Holder, Towel Ring, Towel Hook in P
Carrara White Marble Look Polished Porcelain Tile, 12 in. x 24 in. Floor and Wall (16 sq. ft. /Case)
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
Chrome Schluter
Semi-gloss white
Select natural clear finish and sheen; stain requires PBN approval
Laminate Countertop in Textured Calcutta Marble
Drop-In Stainless Steel 30x18 Single Bowl Kitchen Sink
Paulina Single- Handle Spring Neck Pull Down Sprayer
Dimmable LED Flush Mount Ceiling Light Fixture,15.75 Inch Large Modern Round White Ceiling Lamp,36
Caprice 52 in. Integrated LED Indoor Matte White Ceiling Fan with Light Kit and Remote Control
Benjamin Moore Interior Flat
Interior Semi-Gloss White
Interior Flat White

Color	Supplier	Price
White	Home Depot	$249.00
Chrome	Home Depot	$99.00
White	Home Depot	$389.00
Chrome	Home Depot	$99.00
White	Home Depot	$109.00
Chrome	Amazon	$69.99
Silver	Amazon	$77.39
Chrome	Home Depot	$80.88
White/Grey	Home Depot	1.99/sq ft
White/Grey	Home Depot	1.99/sq ft
Platinum	Home Depot	$19.48
White	Any	
White and Grey	Home Depot	Varies by Size
Stainless Steel	Home Depot	$195.99
Stainless Steel	Home Depot	$159.00
White	Amazon	$79.99
White	Home Depot	$152.90
White Dove OC-17	Benjamin Moore	Varies by Size
White	Any	Varies
White	Any	Varies

Selections pending. Contractor supplies materials except PBN-supplied cabinets a

Work Scope Item	Item
Kitchen	Vinyl flooring
Kitchen	Cabinets and accessories
Kitchen	Countertop
Kitchen	Backsplash tile
Kitchen	Grout and tile edge trim
Kitchen	Baseboard trim
Kitchen	Sink
Kitchen	Faucet
Kitchen	Cabinet Hardware
Kitchen	Light
Lighting	Bedrooms
Bedroom	Two front windows
Paint	Wall paint
Paint	Trim and door paint
Paint	Ceiling paint
Bathroom	Finishes deferred

CHANGES TO MATERIAL SELECTIONS MUST BE APPROVED BY PBN

1770 Welch Avenue Apartment 3 - Material List

nd accessories.

Description

Grey Marble 3 MIL x 24 in. W x 12 in. L Peel and Stick Water Resistant Vinyl Tile Flooring 30 sq. ft.

PBN supplied: select layout, style, color, fillers, toe kicks and trim

Laminate Countertop in Textured Calcutta Marble

Restore Bright White 3 in. x 6 in. Glossy Ceramic Subway Wall Tile (12.5 sq. ft. /case)

Polyblend Plus #115 Platinum 25 lb. Sanded Grout

Contractor can select and PBN approve

Drop-In Stainless Steel 30x18 Single Bowl Kitchen Sink

Paulina Single- Handle Spring Neck Pull Down Sprayer

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

Dimmable LED Flush Mount Ceiling Light Fixture,15.75 Inch Large Modern Round White Ceiling Lamp,36

Caprice 52 in. Integrated LED Indoor Matte White Ceiling Fan with Light Kit and Remote Control

White vinyl

Benjamin Moore Interior Flat

Interior Semi-Gloss White

Interior Flat White

Demolition and investigation only. Select reconstruction finishes after plan approval

Color	Supplier	Price
Grey	Home Depot	$1.69
White and Grey	Home Depot	Varies by Size
White	Home Depot	$1.20
Platinum	Home Depot	$19.48
Stainless Steel	Home Depot	$195.99
Stainless Steel	Home Depot	$159.00
Silver	Home Depot	$22.56
White	Amazon	$79.99
White	Home Depot	$152.90
White Dove OC-17	Benjamin Moore	Varies by Size
White	Any	Varies
White	Any	Varies

Selections pending. Contractor supplies materials except PBN-supplied cabinets a

Work Scope Item	Item
Common stairwell	Wall paint
Apartment entries	Entry doors
Apartment entries	Lock hardware
Side entry	Door and trim paint
Side entry	Lock hardware
Front porch	Vinyl / PVC wraps and trim
Front porch	Guardrail finish
Contractor submittals	Installation products

CHANGES TO MATERIAL SELECTIONS MUST BE APPROVED BY PBN

1770 Welch Avenue Common Areas and Porch - Material List

nd accessories.

Description
Benjamin Moore Interior Flat
36 in. x 80 in. 6-Panel Primed Right-Hand/Inswing Steel Prehung Front Door w/Brickmould, Double Bore, 4-9/16 in. Jamb
Hartford Satin Nickel Keyed Alike Knob Combo Pack with Single Cylinder Deadbolt
Semi-gloss white
Hartford Satin Nickel Keyed Alike Knob Combo Pack with Single Cylinder Deadbolt
White
White
Contractor proposes underlayment, adhesives, waterproofing and lead treatment products for approval

Color	Supplier	Price
White Dove OC-17	Benjamin Moore	Varies by Size
Primed	Home Depot	$275.00
Silver	Home Depot	$30.97
Silver	Home Depot	$30.97

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.

WOOD

1. GRADE STAMPED DOUGLAS FIR/LARCH OR SPF (SEE LUMBER GRADES).
2. NAILS: COMMON WIRE UNLESS OTHERWISE NOTED. EDGE OR END DISTANCES IN THE DIRECTION OF STRESS SHALL NOT BE LESS THAN ONE HALF OF THE REQUIRED PENETRATION (UBC TABLE 23-I-G). THE SPACING CENTER TO CENTER OF NAILS IN THE DIRECTION OF STRESS SHALL NOT BE LESS THAN THE REQUIRED PENETRATION. HOLES FOR NAILS, WHERE NECESSARY TO PREVENT SPLITTING, SHALL BE BORED TO A DIAMETER SMALLER THAN THAT OF THE NAIL.
3. ANCHOR BOLTS (FOUNDATION ANCHOR BOLTS): PROVIDE 5/8 INCH DIAMETER ANCHOR OR MACHINE BOLTS WITH A MINIMUM OF 9 INCHES EMBEDMENT INTO THE CONCRETE AND WITHIN 12 INCHES OF EACH END OF EACH PLATE. SPACE ANCHORS AT 48 INCHES ON CENTER UNLESS NOTED. ANCHORS SHALL BE LOCATED A MAXIMUM OF 2 INCHES FROM THE FACE OF STUD RECEIVING WOOD STRUCTURAL PANELS.[ANCHOR BOLT HOLES 1/32 TO 1/16 INCH LARGER THAN THE ANCHOR BOLT DIAMETER.
4. BOLTS: NOT LESS THAN 7 BOLT DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE OF THE MEMBER. BOLT HOLES 1/32 TO 1/16 INCH LARGER THAN THE BOLT DIAMETER. ALL NUTS SHALL BE TIGHTENED WHEN INSTALLED AND RE-TIGHTENED AT THE COMPLETION OF WORK OR BEFORE CLOSING IN. THREAD PROJECTION SHALL BE 1/16 INCH MINIMUM BEYOND THE NUT.
5. SQUARE STEEL PLATE WASHERS (PW): ANCHOR BOLTS, BOLTS, LAGS AND NUTS, NOTED PW, SHALL BE SQUARE STEEL PLATE WASHERS:

BOLT DIAM (IN)	THICKNESS (IN)	SIZE (IN)
5/8	1/4	2 1/2 X 2 1/2
3/4	5/16	2 3/4 X 2 3/4
7/8	5/16	3 X 3

LUMBER GRADES

COMPLY WITH PS 20, AMERICAN SOFTWOOD LUMBER STANDARD AND STANDARD GRADING RULES FOR WESTERN LUMBER. 19 AT TIME OF PLACEMENT

1. DIMENSION LUMBER: BLOCKING 2" TO 4" THICK, 2" TO 4" WIDE (10" MAXIMUM) NO. 2 SPF (Fb=875psi)
2. DIMENSION LUMBER: STUDS NO2. SPF (Fb=875 PSI)
3. DIMENSION LUMBER: JOISTS AND RAFTERS NO. 2 DOUG FIR
4. POSTS AND TIMBERS: 5" BY 5" AND LARGER, WIDTH NOT MORE THAN 2" GREATER THAN THICKNESS NO. 1 DOUG. FIR MIN. (Fb= 1200 PSI)
5. LVL HEADERS & BEAMS: LOUISIANA PACIFIC LVL (Fb=2950 E2.0)

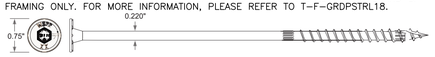
COMMON WIRE NAILS

SIZE PENNY	DIAMETER INCHES	WIRE GAGE	PENETRATION INCHES
8d	0.131	10-1/4	1-1/2
10d	0.148	9	1-5/8
16d	0.162	8	1-3/4
20d	0.192	6	2-1/8
30d	0.207	5	2-1/4

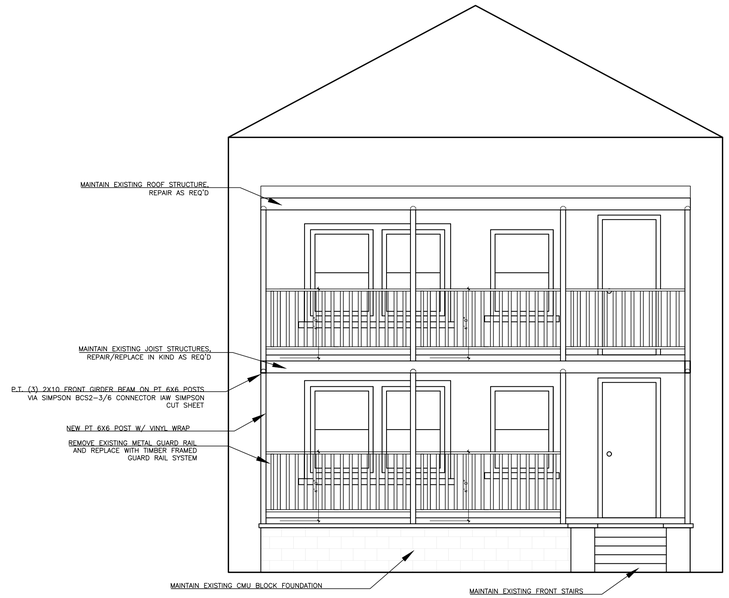
PENETRATION IS MEASURED INTO THE PIECE RECEIVING THE NAIL POINT. 1-1/2 INCHES OF PENETRATION FOR 10d AND 16d NAILS IS ACCEPTABLE

GUARD POST TO DECK FRAMING- FASTENER DETAILS FOR 36" AND 42" TALL GUARD POSTS

AS AN ALTERNATIVE CODE-COMPLIANT SOLUTION FOR ATTACHING WOOD GUARD POSTS WITHOUT THE USE OF TYPICAL HARDWARE SDWS TIMBER AND THROUGH-BOLTS, THE GUARD POSTS AND THE FRAMING ELEMENTS CAN BE FASTENED WITH STRONG-DRIVE® SCREWS. THE SDWS TIMBER SCREWS ARE CODE REPORT LISTED IN IAPMO UES ER-192. THE SOLUTIONS BELOW HAVE BEEN TESTED AND VERIFIED FOR 36"-TALL GUARD POSTS CONSTRUCTED WITH DFL, HF AND SP FRAMING. THESE SOLUTIONS HAVE ALSO BEEN TESTED AND VERIFIED FOR 42"-TALL GUARD POSTS CONSTRUCTED WITH DFL AND SP FRAMING ONLY. FOR MORE INFORMATION, PLEASE REFER TO T-F-GRDPSTRL18.

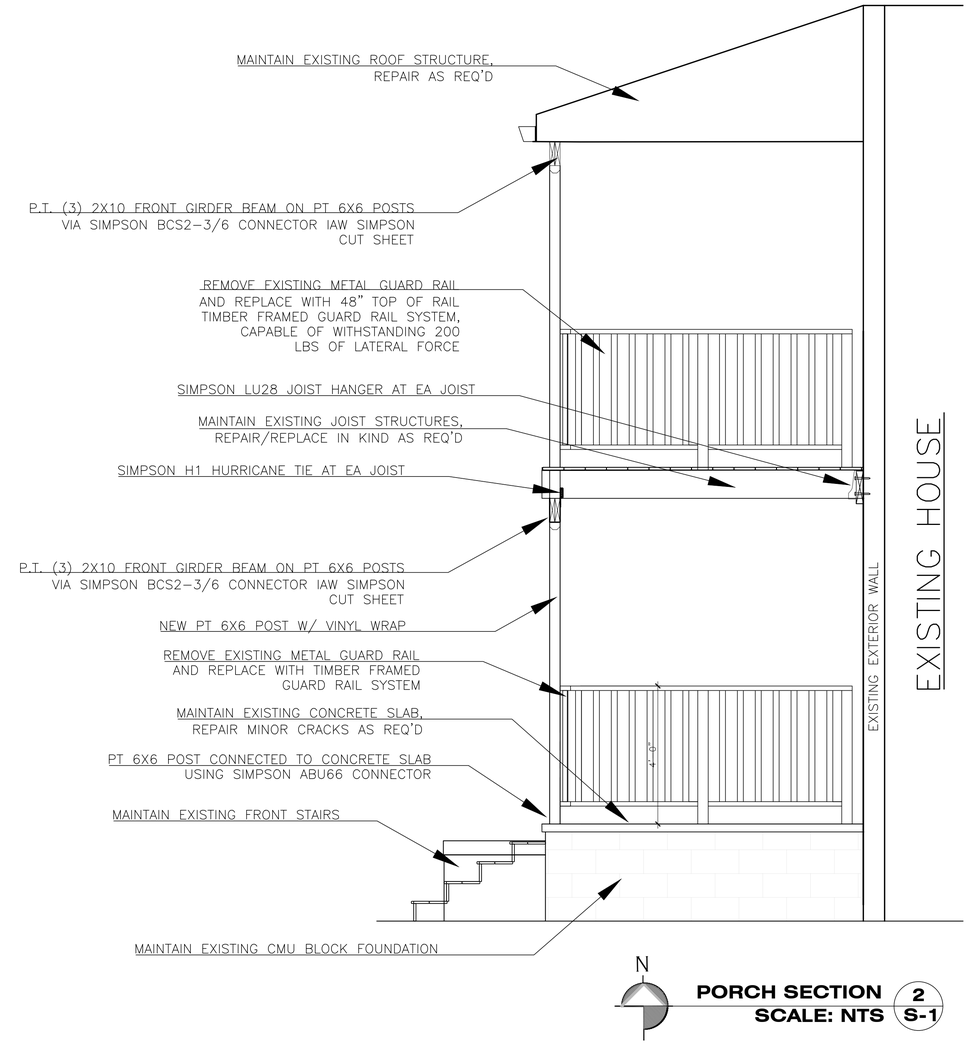


6. FRAMING CONNECTORS: PER MANUFACTURER'S APPROVED PRODUCT EVALUATION REPORTS [ICBO APPROVED] AND INSTALLED ACCORDINGLY. SIZE AND NUMBER OF NAILS TO BE MAXIMUM SPECIFIED BY THE MANUFACTURER.
7. NAILED/SCREWED HOLD DOWN ANCHORS: INSTALL PER MANUFACTURER'S APPROVED ICBO PRODUCT EVALUATION REPORT. INSTALL HOLD DOWNS 1/2 INCH MINIMUM ABOVE THE PLATE TO ALLOW FOR TIGHTENING ANCHOR BOLT. THE HOLD DOWN SHALL BE INSTALLED TIGHT TO THE HOLD DOWN POST WITHOUT FILLERS OR DAPPING. DO NOT BEND HOLD DOWN ANCHORS.
9. PRESERVATIVE TREATED WOOD: WOOD EXPOSED TO THE WEATHER; FOUNDATION PLATES ON CONCRETE SLABS, FOUNDATIONS WHICH ARE IN DIRECT CONTACT WITH EARTH SHALL BE TREATED WOOD WITH PRESERVATIVE RETENTION AS REQUIRED FOR USE. NEWLY EXPOSED SURFACES RESULTING FROM FIELD CUTTING, BORING OR HANDLING SHALL BE FIELD TREATED IN ACCORDANCE WITH AWPA M-4.
10. TOP PLATES: TWO PIECES, SAME SIZE AS STUDS, STAGGER SPLICES 4'-0" MINIMUM. CENTER SPLICES OVER STUDS. SPLICE WITH 24-16d MINIMUM.
11. SOLID BLOCKING: TWO INCH FULL WIDTH BLOCKING (FIRE STOPS) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
12. CUTTING AND NOTCHING: DO NOT CUT, BORE, COUNTERSINK OR NOTCH WOOD MEMBERS EXCEPT WHERE SHOWN IN THE DETAILS. HOLES THROUGH PLATES, STUDS AND DOUBLE PLATES IN WALLS SHALL NOT EXCEED 40% OF THE MEMBER WIDTH AND SHALL BE LOCATED IN THE CENTER OF THE MEMBER.
13. GALVANIZING: ALL EXPOSED STEEL TIMBER HARDWARE, FASTENERS AND CONNECTORS.



N

PORCH PLAN 1
SCALE: 1/4"=1'-0" S-1



N

PORCH SECTION 2
SCALE: NTS S-1

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

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

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

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

OWNER
CLIFTON & CO PROPERTY
1770 WELCH AVE,
NIAGARA FALLS, NY 14303

PROJECT
PROPOSED PORCH REPAIR
1770 WELCH AVE,
NIAGARA FALLS, NY 14303

JOB NUMBER # 26-6476 CREATED BY: MJS

PORCH REPAIR PLAN

SCALE: AS NOTED | DATE: 20260623 | DWG. S-1

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

September 30, 2026

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

RE: Flood Plain Determination
1770 Welch 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.

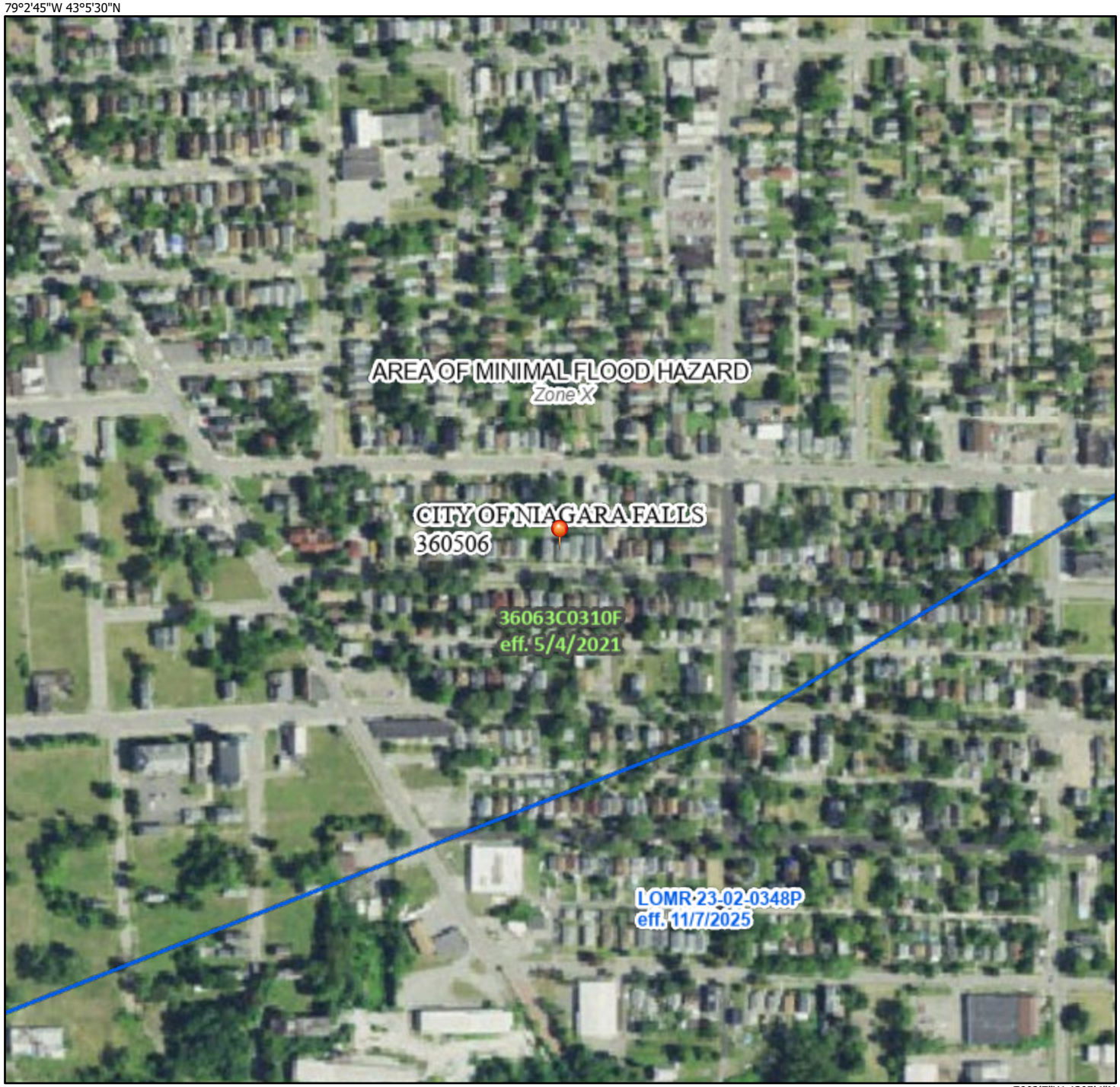
Thank you,

John Pusztay

National Flood Hazard Layer FIRMette

FEMA

79°2'45"W 43°5'30"N



79°2'7"W 43°5'4"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
- 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 9/30/2026 at 7:49 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

September 30, 2026

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

Re: Pre-Renovation Asbestos Inspection
Vacant Rental Assistance Program
1770 Welch Ave.
Niagara Falls, NY

Dear Ms. Strother:

Enclosed please find the limited asbestos inspection report for the above referenced property. The inspection was conducted on September 16, 2026.

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

Sincerely,

John Pusztay

Summary Tabulation

1. Introduction
2. Methodology
3. Executive summary

Appendices

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

1 Introduction

Aurora Environmental LLC (Aurora) was retained by Preservation Buffalo Niagara to perform a pre-renovation asbestos inspection of the three vacant residential units at 1770 Welch Ave., Niagara Falls, NY. The scope of renovation is limited to reconstruction of the front porch, as well as cosmetic updates throughout and a bathroom renovation within each unit.

Aurora was charged with:

- Asbestos testing of all bathrooms (1st, 2nd, & 3rd floors) walls, ceiling, and flooring.
- Asbestos testing of all Kitchen walls
- Asbestos testing of 3rd floor kitchen floor
- Reporting findings

2 Methodology

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

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

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

3. Executive Summary

The pre-renovation asbestos inspection included identification, quantification, assessment for condition, sampling and analysis of suspect asbestos containing materials indicated for disturbance by proposed renovations at 1770 Welch Ave., Niagara Falls, NY.

The inspection was conducted on September 16, 2026. The following materials were observed and assessed as part of this inspection:

HAN #	Description
100A	Drywall
100B	Joint compound
101A	Plaster skim coat
101B	Plaster base coat
202	12”x12” ceiling tile
203	2’x4’ ceiling tile
300	Sheet floor - tan
301	Sheet floor – tan/gray
302	Flooring - gray
303	Flooring - blue
304	12”x12” floor tile – beige – self adhered
305	Sheet floor - beige
600	Fibrous wall board
601A	Ceramic wall tile grout
601B	Ceramic wall tile adhesive
602	Paneling adhesive

Analysis of these materials under Polarized Light Microscopy, and where necessary Transmission Electron Microscopy revealed that the following materials are asbestos containing materials (ACM). Copies of all laboratory analysis reports and chains of custody listing locations of sample collection are located in **Appendix C**:

HAN	Description	Location	Quantity	Friability	Condition
302 (Note 1)	Sheet flooring – gray	second floor kitchen, hall, and bathroom	232 SF	Non-friable	Intact

Notes:

1. All layers must be managed as ACM.

Appendix A General conditions of inspection

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

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

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

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

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

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

Appendix B Certifications and licenses

NEW YORK STATE | Department of Labor

WORKING FOR YOU

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

ASBESTOS HANDLING LICENSE

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

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

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

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

Vicki Mockler, Director
For the Commissioner of Labor

STATE OF NEW YORK - DEPARTMENT OF LABOR
ASBESTOS CERTIFICATE

N.Y.S



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

CERT# 25-6TIYD-SHAB
DMV# 205943614

MUST BE CARRIED ON ASBESTOS PROJECTS

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

01213 007639699 36

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER

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

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

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

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

NY Lab Id No: 10984

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

Miscellaneous

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

Serial No.: 72018

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

Appendix C Laboratory reports and chain of custody

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

September 25, 2026

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

RE: Aurora Environmental, LLC
Job Number 126091819
P.O. #2303
2303; Preservation Buffalo Niagara/444 Forest Ave Buffalo, NY; 1770 Welch Ave 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 Friday, September 18, 2026, for a 5 day turnaround:

100A-1, 100A-2, 100B-1, 100B-2, 101A-1, 101A-2, 101A-3, 101A-4, 101A-5, 101B-1, 101B-2, 101B-3, 101B-4, 101B-5, 202-1, 202-2, 203-1, 203-2, 300-1, 300-2, 301-1, 301-2, 302-1, 302-2, 303-1, 303-2, 304-1, 304-2, 305-1, 305-2, 600-1, 600-2, 601A-1, 601A-2, 601B-1, 601B-2, 602-1, 602-2

The 38 samples, placed in , 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 9/18/2026 **AmeriSci Job #** 126091819
Date Examined 09/25/26 **P.O. #**
ELAP # 10984 **Page** 1 **of** 7
RE: 2303; Preservation Buffalo Niagara/444 Forest Ave Buffalo, NY; 1770 Welch Ave Niagara Falls, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
100A-1 100A **Location:** Drywall; First Fl Bathroom **Analyst Description:** Gray, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 3.0%, Non-fibrous 97%	126091819-01	***No***	NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	
100A-2 100A **Location:** Drywall; First Fl Bathroom **Analyst Description:** Gray, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 3.0%, Non-fibrous 97%	126091819-02	***No***	NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	
100B-1 100B **Location:** Joint Compound; First Fl Bathroom **Analyst Description:** White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%	126091819-03	***No***	NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	
100B-2 100B **Location:** Joint Compound; First Fl Bathroom **Analyst Description:** White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%	126091819-04	***No***	NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	
101A-1 101A **Location:** Plaster - Skim Coat; First Fl Kitchen **Analyst Description:** White, Heterogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%	126091819-05	***No***	NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	
101A-2 101A **Location:** Plaster - Skim Coat; Second Fl Bathroom **Analyst Description:** White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%	126091819-06	***No***	NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	

See Reporting notes on last page

PLM Bulk Asbestos Report

2303; Preservation Buffalo Niagara/444 Forest Ave Buffalo, NY; 1770 Welch Ave Niagara Falls, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
101A-3 101A	126091819-07	***No***	NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	
Location: Plaster - Skim Coat; Second Fl Bathroom **Analyst Description:** White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%				
101A-4 101A	126091819-08	***No***	NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	
Location: Plaster - Skim Coat; Second Fl Kitchen **Analyst Description:** White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%				
101A-5 101A	126091819-09	***No***	NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	
Location: Plaster - Skim Coat; Second Fl Kitchen **Analyst Description:** White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%				
101B-1 101B	126091819-10	***No***	NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	
Location: Plaster Base Coat; First Fl Kitchen **Analyst Description:** Gray, Homogeneous, Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Animal hair 3.0%, Cellulose 3.0%, Non-fibrous 94%				
101B-2 101B	126091819-11	***No***	NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	
Location: Plaster Base Coat; Second Fl Bathroom **Analyst Description:** Gray, Homogeneous, Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Animal hair 3.0%, Cellulose 3.0%, Non-fibrous 94%				
101B-3 101B	126091819-12	***No***	NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	
Location: Plaster Base Coat; Second Fl Bathroom **Analyst Description:** Gray, Homogeneous, Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Animal hair 3.0%, Cellulose 3.0%, Non-fibrous 94%				
101B-4 101B	126091819-13	***No***	NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	
Location: Plaster Base Coat; Second Fl Kitchen **Analyst Description:** Gray, Homogeneous, Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Animal hair 3.0%, Cellulose 3.0%, Non-fibrous 94%				

See Reporting notes on last page

PLM Bulk Asbestos Report

2303; Preservation Buffalo Niagara/444 Forest Ave Buffalo, NY; 1770 Welch Ave Niagara Falls, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
101B-5 101B	126091819-14	***No***	NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	

Location: Plaster Base Coat; Second Fl Kitchen
Analyst Description: Gray, Homogeneous, Fibrous, Cementitious, Bulk Material
Asbestos Types:
Other Material: Animal hair 3.0%, Cellulose 3.0%, Non-fibrous 94%

202-1 202	126091819-15	***No***	Inconclusive - NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	*1*

Location: 12"x12" Ceiling Tile; First Fl Bathroom
Analyst Description: White/Tan, Homogeneous, Non-Fibrous, Bulk Material
Asbestos Types:
Other Material: Non-fibrous 4.0%
Comment: Heat Sensitive (organic): 89.0%; Acid Soluble (inorganic): 7.0%; Inert (Non-asbestos): 4.0%

202-2 202	126091819-16	***No***	Inconclusive - NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	*1*

Location: 12"x12" Ceiling Tile; First Fl Bathroom
Analyst Description: White/Tan, Homogeneous, Non-Fibrous, Bulk Material
Asbestos Types:
Other Material: Non-fibrous 3.9%
Comment: Heat Sensitive (organic): 88.4%; Acid Soluble (inorganic): 7.6%; Inert (Non-asbestos): 3.9%

203-1 203	126091819-17	***No***	Inconclusive - NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	*1*

Location: 2'x4' Ceiling Tile; Second Fl Bathroom
Analyst Description: White/Beige, Homogeneous, Fibrous, Bulk Material
Asbestos Types:
Other Material: Fibrous glass 57%
Comment: Heat Sensitive (organic): 25.1%; Acid Soluble (inorganic): 18.4%; Inert (Non-asbestos): 56.5%

203-2 203	126091819-18	***No***	Inconclusive - NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	*1*

Location: 2'x4' Ceiling Tile; Second Fl Bathroom
Analyst Description: White/Beige, Homogeneous, Fibrous, Bulk Material
Asbestos Types:
Other Material: Fibrous glass 54%
Comment: Heat Sensitive (organic): 27.3%; Acid Soluble (inorganic): 18.3%; Inert (Non-asbestos): 54.4%

300-1 300	126091819-19	***No***	Inconclusive - NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	*1*

Location: Sheet Floor - Tan; First Fl Bathroom
Analyst Description: Tan, Homogeneous, Non-Fibrous, Bulk Material
Asbestos Types:
Other Material: Non-fibrous 3.8%
Comment: Heat Sensitive (organic): 46.5%; Acid Soluble (inorganic): 49.7%; Inert (Non-asbestos): 3.8%

See Reporting notes on last page

PLM Bulk Asbestos Report

2303; Preservation Buffalo Niagara/444 Forest Ave Buffalo, NY; 1770 Welch Ave Niagara Falls, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
300-2 300	126091819-20	***No***	Inconclusive - NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	*1*

Location: Sheet Floor - Tan; First Fl Bathroom
Analyst Description: Tan, Homogeneous, Non-Fibrous, Bulk Material
Asbestos Types:
Other Material: Non-fibrous 2.9%
Comment: Heat Sensitive (organic): 50.9%; Acid Soluble (inorganic): 46.2%; Inert (Non-asbestos): 2.9%

301-1 301	126091819-21	***No***	Inconclusive - NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	*1*

Location: Sheet Floor - Tan/Gray; Second Fl Bathroom - Top Layer
Analyst Description: Gray, Homogeneous, Non-Fibrous, Bulk Material
Asbestos Types:
Other Material: Non-fibrous 2.8%
Comment: Heat Sensitive (organic): 79.8%; Acid Soluble (inorganic): 17.4%; Inert (Non-asbestos): 2.8%

301-2 301	126091819-22	***No***	Inconclusive - NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	*1*

Location: Sheet Floor - Tan/Gray; Second Fl Bathroom - Top Layer
Analyst Description: Gray, Homogeneous, Non-Fibrous, Bulk Material
Asbestos Types:
Other Material: Non-fibrous 3.7%
Comment: Heat Sensitive (organic): 72.0%; Acid Soluble (inorganic): 24.4%; Inert (Non-asbestos): 3.7%

302-1 302	126091819-23	***Yes***	1.6% (NOB by EPA 600/M4-82-020) by Daisha Addison on 09/25/26	

Location: Flooring - Gray; Second Fl Bathroom - Second Layer
Analyst Description: Gray, Homogeneous, Fibrous, Bulk Material
Asbestos Types: Chrysotile 1.6%
Other Material: Non-fibrous 39%
Comment: Heat Sensitive (organic): 26.7%; Acid Soluble (inorganic): 32.8%; Inert (Non-asbestos): 38.9%

302-2 302	126091819-24		NA/PS	

Location: Flooring - Gray; Second Fl Bathroom - Second Layer
Analyst Description: Bulk Material
Asbestos Types:
Other Material:
Comment: Heat Sensitive (organic): 26.3%; Acid Soluble (inorganic): 35.1%; Inert (Non-asbestos): 38.6%

303-1 303	126091819-25	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Daisha Addison on 09/25/26	*1*

Location: Flooring - Blue; Second Fl Bathroom - Bottom Layer
Analyst Description: Black/biue, Homogeneous, Non-Fibrous, Bulk Material
Asbestos Types:
Other Material: Non-fibrous 23%
Comment: Heat Sensitive (organic): 52.9%; Acid Soluble (inorganic): 23.9%; Inert (Non-asbestos): 23.2%

See Reporting notes on last page

PLM Bulk Asbestos Report

2303; Preservation Buffalo Niagara/444 Forest Ave Buffalo, NY; 1770 Welch Ave Niagara Falls, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
303-2 303	126091819-26	***No***	Inconclusive - NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	*1*

Location: Flooring - Blue; Second Fl Bathroom - Bottom Layer
Analyst Description: Black/blue, Homogeneous, Non-Fibrous, Bulk Material
Asbestos Types:
Other Material: Non-fibrous 12%
Comment: Heat Sensitive (organic): 71.2%; Acid Soluble (inorganic): 16.9%; Inert (Non-asbestos): 11.9%

304-1 304	126091819-27	***No***	Inconclusive - NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	*1*

Location: 12x12 Floor Tile - Beige - Self Adhered; Third Fl Bathroom
Analyst Description: Beige, Homogeneous, Non-Fibrous, Bulk Material
Asbestos Types:
Other Material: Non-fibrous 9.3%
Comment: Heat Sensitive (organic): 28.2%; Acid Soluble (inorganic): 62.5%; Inert (Non-asbestos): 9.3%

304-2 304	126091819-28	***No***	Inconclusive - NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	*1*

Location: 12x12 Floor Tile - Beige - Self Adhered; Third Fl Bathroom
Analyst Description: Beige, Homogeneous, Non-Fibrous, Bulk Material
Asbestos Types:
Other Material: Non-fibrous 5.4%
Comment: Heat Sensitive (organic): 28.8%; Acid Soluble (inorganic): 65.8%; Inert (Non-asbestos): 5.4%

305-1 305	126091819-29	***No***	Inconclusive - NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	*1*

Location: Sheet Floor - Beige; Third Fl Kitchen
Analyst Description: Beige, Homogeneous, Non-Fibrous, Bulk Material
Asbestos Types:
Other Material: Non-fibrous 3.9%
Comment: Heat Sensitive (organic): 83.0%; Acid Soluble (inorganic): 13.0%; Inert (Non-asbestos): 3.9%

305-2 305	126091819-30	***No***	Inconclusive - NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	*1*

Location: Sheet Floor - Beige; Third Fl Kitchen
Analyst Description: Beige, Homogeneous, Non-Fibrous, Bulk Material
Asbestos Types:
Other Material: Non-fibrous 11%
Comment: Heat Sensitive (organic): 60.3%; Acid Soluble (inorganic): 28.4%; Inert (Non-asbestos): 11.3%

600-1 600	126091819-31	***No***	NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	

Location: Fibrous Wall Board; Third Fl Kitchen Wall
Analyst Description: Brown, Homogeneous, Fibrous, Bulk Material
Asbestos Types:
Other Material: Cellulose 100%

See Reporting notes on last page

PLM Bulk Asbestos Report

2303; Preservation Buffalo Niagara/444 Forest Ave Buffalo, NY; 1770 Welch Ave Niagara Falls, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
600-2 600 **Location:** Fibrous Wall Board; Third Fl Bathroom Ceiling **Analyst Description:** Brown, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 100%	126091819-32	***No***	NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	
601A-1 601A **Location:** Ceramic Wall Tile Grout; First Fl Bathroom **Analyst Description:** Beige, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%	126091819-33	***No***	NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	
601A-2 601A **Location:** Ceramic Wall Tile Grout; Third Fl Kitchen **Analyst Description:** Beige, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%	126091819-34	***No***	NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	
601B-1 601B **Location:** Ceramic Wall Tile Adhesive; First Fl Bathroom **Analyst Description:** Yellow, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 45% **Comment:** Heat Sensitive (organic): 48.1%; Acid Soluble (inorganic): 7.2%; Inert (Non-asbestos): 44.7%	126091819-35	***No***	Inconclusive - NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	*1*
601B-2 601B **Location:** Ceramic Wall Tile Adhesive; Third Fl Kitchen **Analyst Description:** Yellow, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 37% **Comment:** Heat Sensitive (organic): 40.5%; Acid Soluble (inorganic): 22.4%; Inert (Non-asbestos): 37.1%	126091819-36	***No***	Inconclusive - NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	*1*
602-1 602 **Location:** Paneling Adhesive; Second Fl Kitchen **Analyst Description:** Brown, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 47% **Comment:** Heat Sensitive (organic): 40.4%; Acid Soluble (inorganic): 12.5%; Inert (Non-asbestos): 47.1%	126091819-37	***No***	Inconclusive - NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	*1*

See Reporting notes on last page

PLM Bulk Asbestos Report

2303; Preservation Buffalo Niagara/444 Forest Ave Buffalo, NY; 1770 Welch Ave Niagara Falls, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
602-2 602	126091819-38	***No***	Inconclusive - NAD (by NYS ELAP 198.1) by Daisha Addison on 09/25/26	*1*

Location: Paneling Adhesive; Second Fl Bathroom

Analyst Description: Brown, Homogeneous, Non-Fibrous, Bulk Material

Asbestos Types:

Other Material: Non-fibrous 50%

Comment: Heat Sensitive (organic): 43.5%; Acid Soluble (inorganic): 6.3%; Inert (Non-asbestos): 50.2%

Reporting Notes:

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

Analyzed by: Daisha Addison
Date: 9/25/2026

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 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

2303; Preservation Buffalo Niagara/444 Forest Ave Buffalo, NY; 1770 Welch Ave 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	100A-1	100A	----	----	----	----	NAD	NA
Location: Drywall; First Fl Bathroom								
02	100A-2	100A	----	----	----	----	NAD	NA
Location: Drywall; First Fl Bathroom								
03	100B-1	100B	----	----	----	----	NAD	NA
Location: Joint Compound; First Fl Bathroom								
04	100B-2	100B	----	----	----	----	NAD	NA
Location: Joint Compound; First Fl Bathroom								
05	101A-1	101A	----	----	----	----	NAD	NA
Location: Plaster - Skim Coat; First Fl Kitchen								
06	101A-2	101A	----	----	----	----	NAD	NA
Location: Plaster - Skim Coat; Second Fl Bathroom								
07	101A-3	101A	----	----	----	----	NAD	NA
Location: Plaster - Skim Coat; Second Fl Bathroom								
08	101A-4	101A	----	----	----	----	NAD	NA
Location: Plaster - Skim Coat; Second Fl Kitchen								
09	101A-5	101A	----	----	----	----	NAD	NA
Location: Plaster - Skim Coat; Second Fl Kitchen								
10	101B-1	101B	----	----	----	----	NAD	NA
Location: Plaster Base Coat; First Fl Kitchen								
11	101B-2	101B	----	----	----	----	NAD	NA
Location: Plaster Base Coat; Second Fl Bathroom								
12	101B-3	101B	----	----	----	----	NAD	NA
Location: Plaster Base Coat; Second Fl Bathroom								
13	101B-4	101B	----	----	----	----	NAD	NA
Location: Plaster Base Coat; Second Fl Kitchen								
14	101B-5	101B	----	----	----	----	NAD	NA
Location: Plaster Base Coat; Second Fl Kitchen								
15	202-1	202	0.226	89.0	7.0	4.0	NAD	NAD
Location: 12"x12" Ceiling Tile; First Fl Bathroom								
16	202-2	202	0.291	88.4	7.6	3.9	NAD	NAD
Location: 12"x12" Ceiling Tile; First Fl Bathroom								

See Reporting notes on last page

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

2303; Preservation Buffalo Niagara/444 Forest Ave Buffalo, NY; 1770 Welch Ave 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
17	203-1	203	0.237	25.1	18.4	56.5	NAD	NAD
Location: 2'x4' Ceiling Tile; Second Fl Bathroom								
18	203-2	203	0.266	27.3	18.3	54.4	NAD	NAD
Location: 2'x4' Ceiling Tile; Second Fl Bathroom								
19	300-1	300	0.220	46.5	49.7	3.8	NAD	NAD
Location: Sheet Floor - Tan; First Fl Bathroom								
20	300-2	300	0.185	50.9	46.2	2.9	NAD	NAD
Location: Sheet Floor - Tan; First Fl Bathroom								
21	301-1	301	0.109	79.8	17.4	2.8	NAD	NAD
Location: Sheet Floor - Tan/Gray; Second Fl Bathroom - Top Layer								
22	301-2	301	0.139	72.0	24.4	3.7	NAD	NAD
Location: Sheet Floor - Tan/Gray; Second Fl Bathroom - Top Layer								
23	302-1	302	0.505	26.7	32.8	38.9	Chrysotile 1.6	NA
Location: Flooring - Gray; Second Fl Bathroom - Second Layer								
24	302-2	302	0.539	26.3	35.1	38.6	NA/PS	NA
Location: Flooring - Gray; Second Fl Bathroom - Second Layer								
25	303-1	303	0.154	52.9	23.9	23.1	NAD	Chrysotile Trace
Location: Flooring - Blue; Second Fl Bathroom - Bottom Layer								
26	303-2	303	0.296	71.2	16.9	11.9	NAD	NAD
Location: Flooring - Blue; Second Fl Bathroom - Bottom Layer								
27	304-1	304	0.379	28.2	62.5	9.3	NAD	NAD
Location: 12x12 Floor Tile - Beige - Self Adhered; Third Fl Bathroom								
28	304-2	304	0.275	28.8	65.8	5.4	NAD	NAD
Location: 12x12 Floor Tile - Beige - Self Adhered; Third Fl Bathroom								
29	305-1	305	0.239	83.0	13.0	3.9	NAD	NAD
Location: Sheet Floor - Beige; Third Fl Kitchen								
30	305-2	305	0.205	60.3	28.4	11.3	NAD	NAD
Location: Sheet Floor - Beige; Third Fl Kitchen								
31	600-1	600	----	----	----	----	NAD	NA
Location: Fibrous Wall Board; Third Fl Kitchen Wall								
32	600-2	600	----	----	----	----	NAD	NA
Location: Fibrous Wall Board; Third Fl Bathroom Ceiling								

See Reporting notes on last page

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

2303; Preservation Buffalo Niagara/444 Forest Ave Buffalo, NY; 1770 Welch Ave 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
33	601A-1	601A	----	----	----	----	NAD	NA
Location:	Ceramic Wall Tile Grout; First Fl Bathroom							
34	601A-2	601A	----	----	----	----	NAD	NA
Location:	Ceramic Wall Tile Grout; Third Fl Kitchen							
35	601B-1	601B	0.353	48.1	7.2	44.6	NAD	Tremolite Trace
Location:	Ceramic Wall Tile Adhesive; First Fl Bathroom							
36	601B-2	601B	0.333	40.5	22.4	37.0	NAD	Tremolite Trace
Location:	Ceramic Wall Tile Adhesive; Third Fl Kitchen							
37	602-1	602	0.373	40.4	12.5	47.1	NAD	NAD
Location:	Paneling Adhesive; Second Fl Kitchen							
38	602-2	602	0.393	43.5	6.3	50.2	NAD	NAD
Location:	Paneling Adhesive; Second Fl Bathroom							

Analyzed by: Cory M. Parnell

Reviewed by: Cory M. Parnell

Date: 9/25/2026

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.

12 6091819

AURORA ENVIRONMENTAL LLC

BULK SAMPLE CHAIN of CUSTODY

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

Client Name/Contact:	Preservation Buffalo Niagara
Client Address:	444 Forest Ave
	Buffalo NY
Site Address:	1770 Welch Ave
	Niagara Falls, NY

Date 091626 **Job#** 2303 **Analysis Requested** PLM/TEM ELAP **# of Samples** 38 **TAT** 5-day **Page** 1 of 2

Sample ID #			Description	Sample Location	Notes
Date	HAN	#			
	100A	1	Drywall	First Fl Bathroom	
		2			
	100B	1	Joint Compound		
		2			
	101A	1	Plaster - Skim Coat	First Fl Kitchen	
		2		Second Fl Bathroom	
		3			
		4		Second Fl Kitchen	
		5			
	101B	1	Plaster Base Coat	First Fl Kitchen	
		2		Second Fl Bathroom	
		3			
		4		Second Fl Kitchen	
		5			
	202	1	12"x12" Ceiling tile	First Fl Bathroom	
		2			
	203	1	2'x4' Ceiling tile	Second Fl Bathroom	
		2			
	300	1	Sheet Floor - tan	First Fl Bathroom	
		2			
	301	1	Sheet Floor - tan/gray	Second Fl Bathroom -	top layer
		2			
	302	1	Flooring - gray	-	second layer

Notes and Special Instructions:

Positive Stop by HAN

Sampled by (print): John Pusztay **Signature:** [signature] **Date:** 9/16/26

Relinquished by (print): John Pusztay **Signature:** [signature] **Date:** 9/17/26

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

SEP 18 2026

126091819

AURORA ENVIRONMENTAL LLC

BULK SAMPLE CHAIN of CUSTODY

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

Client Name/Contact:	PBN
Client Address:	
Site Address:	1770 Welch

Date | **Job#** 2303 | **Analysis Requested** | **# of Samples** | **TAT** | **Page** 2 of 2

Sample ID #			Description	Sample Location	Notes
Date	HAN	#			
	302	2	Flooring - gray	Second Floor Bathroom -	second layer
	303	1	Flooring - blue	" -	bottom layer
		2	"	"	"
	304	1	12x12 Floor tile - beige - self adhesive	Third Fl Bathroom	
		2	"	"	
	305	1	Sheet Floor - beige	Third Fl Kitchen	
		2	"	"	
	600	1	Fibrous wall board	Third Fl Kitchen wall	
		2	"	Third Fl Bathroom ceiling	
	601A	1	Ceramic wall tile grout	First Fl Bathroom	
		2	"	Third Floor Kitchen	
	601B	1	Ceramic wall tile adhesive	First Fl. Bathroom	
		2	"	Third Fl Kitchen	
	602	1	Paneling Adhesive	Second Fl Kitchen	
		2	"	Second Fl Bathroom	

Notes and Special Instructions:

See p. 1

Sampled by (print): _____ **Signature:** JP **Date:** _____

Relinquished by (print): _____ **Signature:** _____ **Date:** _____

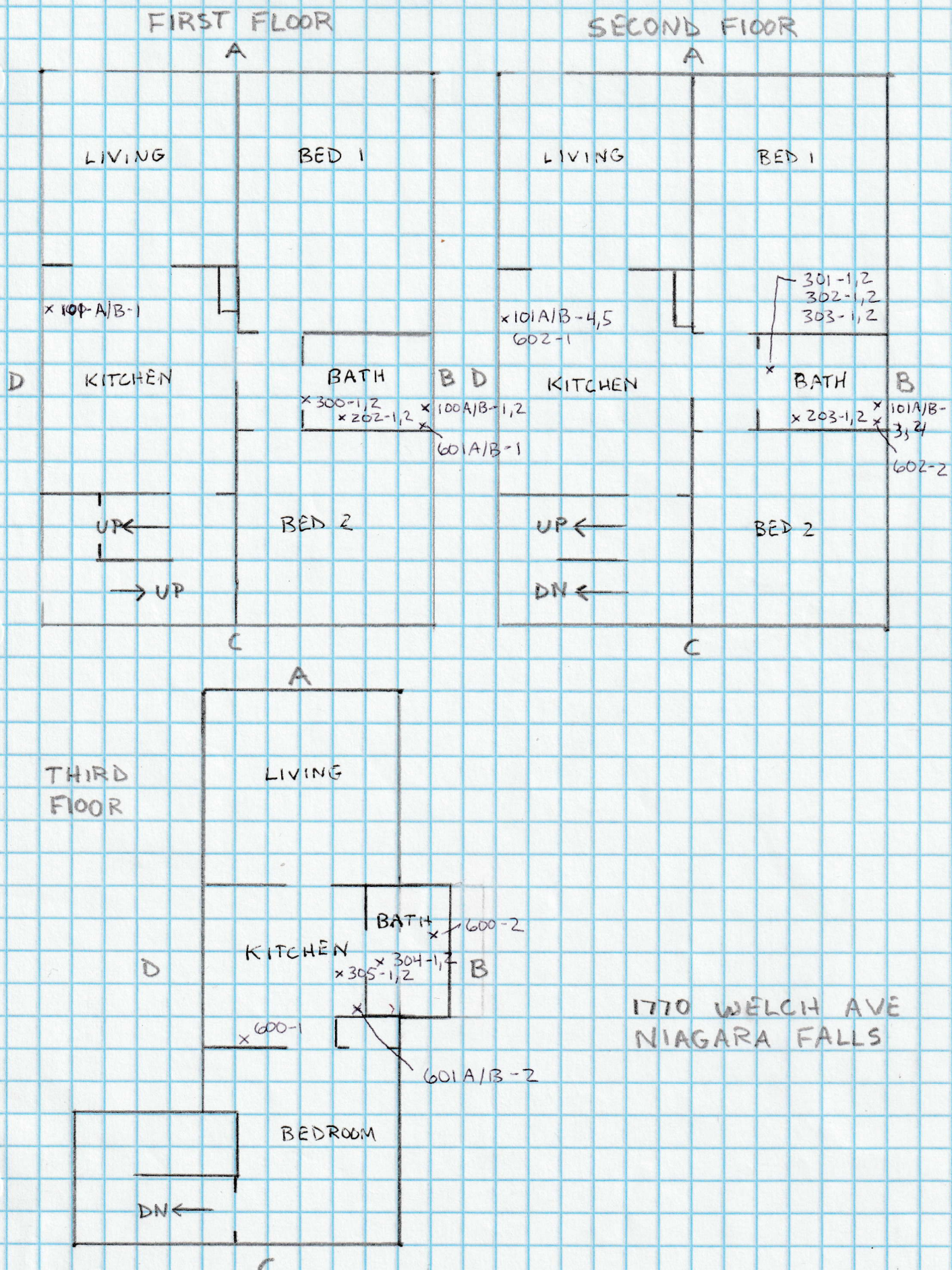
Received by (print): _____ **Signature:** _____ **Date:** _____

Received

SEP 18 2026

D

Appendix D Sample location maps



1770 WELCH AVE
NIAGARA FALLS

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

October 1, 2026

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

Re: Lead Hazard Risk Assessment Report
1770 Welch Ave.
Niagara Falls, NY

Dear Ms. Strother:

Enclosed please find the Lead Hazard Risk Assessment Report for the above referenced property. The Assessment was conducted on September 16, and 23, 2026.

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

Sincerely,

John Pusztay

Summary Tabulation

1.0 Project Information

2.0 Executive Summary

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

3.0 Ongoing Monitoring

4.0 Disclosure Regulations

5.0 Conditions and Limitations

6.0 Lead Hazard Control Options

Appendices

A XRF Analyzer Report / Laboratory Results and Chains of Custody

B Site and Floor Plan

C Scope of Renovation Work, As Provided to Assessor

D Resident Questionnaire

E Copy of Risk Assessor's License/Certification

F Copy of Firms Lead Activity License/Certification

G Additional Lead and Lead Safety Resource Data

H Viken Detection Pb200i, PB200e Performance Characteristics Sheet

1.0 Project Information

Aurora Environmental LLC (Aurora) was retained by Preservation Buffalo Niagara to perform a Lead Hazard Risk Assessment and Limited LBP Testing of the three vacant residential Units within 1770 Welch Ave., Niagara Falls, NY. The Assessment was conducted by John Pusztay, a Certified Risk Assessor. The purpose of the Assessment was to identify the presence of lead hazards on and/or in a limited number of surfaces inside and outside the residences, as well as to identify the presence of deteriorated lead-based paint (LBP) and LBP that may be disturbed during planned renovations. To the knowledge of this Assessor, there has been no previous LBP testing within these units.

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

2.0 Executive Summary

As a result of the Lead Hazard Risk Assessment conducted on September 16, and 23, 2026 it was found that lead-based surface coatings (paint) and lead hazards were present on the subject property as of the date of the Assessment. The analytical results from this Assessment identified the following lead-based paint (LBP) and Lead hazards, as defined by EPA and/or HUD standards:

<u>Lead Based Paint:</u>

- Plaster walls
- Painted or varnished wood floors
- Third Floor and Stairwell - Wooden doors and door components (casings, jambs, stops)
- Third Floor - Wooden window components (casings, jambs, sills)
- Exterior – Wooden door jambs
- Exterior steel window and door lintels
- Front Porch – wooden fascia

<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
- Painted or varnished wood floors
- Third Floor and Stairwell - Wooden doors and door components (casings, jambs, stops)
- Third Floor - Wooden window components (casings, jambs, sills)
- Exterior – Wooden door jambs
- Exterior steel window and door lintels
- Front Porch – wooden 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:

- Plaster walls
- Painted or varnished wood floors
- Third Floor and Stairwell - Wooden doors and door components (casings, jambs, stops)
- Third Floor - Wooden window components (casings, jambs, sills)
- Exterior – Wooden door jambs
- Exterior steel window and door lintels
- Front Porch – wooden 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 159 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 six (6) single surface dust wipe samples were collected within the First-Floor Unit, six (6) single surface dust wipe samples were collected within the Second-Floor Unit, and four (4) single surface dust wipe samples were collected within the Third-Floor Unit to determine the levels of lead-containing dust on the interior window sills and floors. These samples were collected in accordance with the requirements of ASTM Standard E-1728, Standard Practice for Field Collection of Settled Dust Samples Using Wipe Sampling Methods for Lead Determination by Atomic Spectrometry Techniques. EPA, HUD regulations define the following as elevated levels for lead dust in residences: floors – $\geq$10 $\mu g/ft^2$ (micrograms per square foot), and interior windowsills – $\geq$100 $\mu g/ft^2$. Please refer to Appendix A for the laboratory reports and to Appendix G for a list of publications and resources addressing lead hazards and their health effects; both are located at the end of this report.

Analysis revealed elevated lead levels in five (5) of the six (6) first floor samples, five (5) of the six (6) second floor samples and three (3) of the four (4) third floor samples.

2.4 Soil Sampling

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

2.5 Paint Condition Survey

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

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

- Not applicable, extensive renovations planned.

3.0 Ongoing Monitoring

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

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

4.0 Disclosure Regulations

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

5.0 Conditions & Limitations

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

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

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

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

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

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

6.0 Lead Hazard Control Options

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

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

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

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

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

AE#2303

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

INSPECTION SITE:	1770 Welch Niagara Falls, NY
INSPECTION DATE:	9/23/2026 - 9/23/2026
INSTRUMENT TYPE:	Viken Detection Pb200i XRF Lead Paint Analyzer 1476
ACTION LEVEL:	1.0 (mg/cm²)
STATEMENT:	none

AE#2303

Inspection Date:	9/23/2026 - 9/23/2026	Inspection Site:	1770 Welch Niagara Falls, NY
Action Level:	1.0 (mg/cm²)		
Total Readings:	159		
Unit Started:	09/23/2026 16:55:01		
Unit Ended:	09/23/2026 19:24:21		

Read #	Result	Job	Room	-->RoomChoice	Structure	-->Member	Substrate	Wall	Lead (mg/cm²)
54	Positive	1770 Welch	Apartment	Calibration					1.0 mg/cm²
55	Positive	1770 Welch	Apartment	Calibration					1.0 mg/cm²
56	Negative	1770 Welch	Apartment	Calibration					0.9 mg/cm²
57	Negative	1770 Welch	Exterior	Porch	Railing	N/A	Metal	A	0.1 mg/cm²
58	Negative	1770 Welch	Exterior	Porch	Room	Ceiling	Wood		0.8 mg/cm²
59	Negative	1770 Welch	Exterior	Porch	Room	Ceiling	Wood		0.8 mg/cm²
60	Negative	1770 Welch	Exterior	Porch	Soffit		Wood		0.1 mg/cm²
61	Positive	1770 Welch	Exterior	House	Window	Lintel	Metal	A	17.5 mg/cm²
62	Negative	1770 Welch first floor	Common	Rear Stairwell	Stair	Stringer	Wood		0.1 mg/cm²
63	Positive	1770 Welch first floor	Common	Rear Stairwell	Room	Wall	Plaster	C	1.1 mg/cm²
64	Negative	1770 Welch first floor	Common	Rear Stairwell	Door	Casing	Wood	D	0.1 mg/cm²
65	Negative	1770 Welch first floor	Common	Rear Stairwell	Door	Jamb	Wood	D	0.1 mg/cm²
66	Positive	1770 Welch first floor	Common	Rear Stairwell	Door	Jamb	Wood	B	1.6 mg/cm²
67	Negative	1770 Welch first floor	Common	Rear Stairwell	Door	Casing	Wood	B	0.0 mg/cm²
68	Negative	1770 Welch first floor	Common	Rear Stairwell	Door	Casing	Wood	B	0.4 mg/cm²
69	Negative	1770 Welch first floor	Exterior	House	Door	---	Wood	D	0.2 mg/cm²
70	Negative	1770 Welch first floor	Common	Rear Stairwell	Window	Sill	Wood	C	0.0 mg/cm²
71	Negative	1770 Welch first floor	Common	Rear Stairwell	Door	---	Wood	A	0.0 mg/cm²
72	Negative	1770 Welch first floor	Common	Rear Stairwell	Door	Jamb	Wood	A	0.2 mg/cm²
73	Negative	1770 Welch first floor	Apartment	Kitchen	Door	---	Wood	C	0.5 mg/cm²
74	Negative	1770 Welch first floor	Apartment	Kitchen	Door	Casing	Wood	C	0.3 mg/cm²
75	Negative	1770 Welch first floor	Apartment	Kitchen	Door	Jamb	Wood	C	0.2 mg/cm²
76	Negative	1770 Welch first floor	Apartment	Kitchen	Door	Jamb	Wood	C	0.4 mg/cm²
77	Positive	1770 Welch first floor	Apartment	Living Room	Room	Floor	Wood		1.0 mg/cm²
78	Negative	1770 Welch first floor	Apartment	Living Room	Room	Baseboard	Wood	B	0.4 mg/cm²
79	Negative	1770 Welch first floor	Apartment	Living Room	Room	Baseboard	Wood	A	0.4 mg/cm²

AE#2303

Inspection Date:	9/23/2026 - 9/23/2026	Inspection Site:	1770 Welch Niagara Falls, NY
Action Level:	1.0 (mg/cm²)		
Total Readings:	159		
Unit Started:	09/23/2026 16:55:01		
Unit Ended:	09/23/2026 19:24:21		

Read #	Result	Job	Room	-->RoomChoice	Structure	-->Member	Substrate	Wall	Lead (mg/cm²)
80	Negative	1770 Welch first floor	Apartment	Living Room	Room	Baseboard	Wood	D	0.3 mg/cm²
81	Negative	1770 Welch first floor	Apartment	Living Room	Window	Sill	Wood	A	0.2 mg/cm²
82	Negative	1770 Welch first floor	Apartment	Living Room	Window	Casing	Wood	A	0.4 mg/cm²
83	Negative	1770 Welch first floor	Apartment	Living Room	Window	Stop	Wood	A	0.3 mg/cm²
84	Negative	1770 Welch first floor	Apartment	Living Room	Room	Ceiling	Plaster		0.2 mg/cm²
85	Negative	1770 Welch first floor	Apartment	Bedroom 1	Room	Baseboard	Wood	A	0.5 mg/cm²
86	Negative	1770 Welch first floor	Apartment	Bedroom 1	Room	Baseboard	Wood	B	0.2 mg/cm²
87	Negative	1770 Welch first floor	Apartment	Bedroom 1	Room	Baseboard	Wood	D	0.4 mg/cm²
88	Negative	1770 Welch first floor	Apartment	Bedroom 1	Door	---	Wood	C	0.4 mg/cm²
89	Negative	1770 Welch first floor	Apartment	Bedroom 1	Door	Casing	Wood	C	0.3 mg/cm²
90	Negative	1770 Welch first floor	Apartment	Bedroom 1	Door	Jamb	Wood	C	0.4 mg/cm²
91	Negative	1770 Welch first floor	Apartment	Bedroom 1	Door	Stop	Wood	C	0.4 mg/cm²
92	Negative	1770 Welch first floor	Apartment	Bedroom 1	Window	Casing	Wood	A	0.5 mg/cm²
93	Negative	1770 Welch first floor	Apartment	Bedroom 1	Window	Casing	Wood	A	0.5 mg/cm²
94	Negative	1770 Welch first floor	Apartment	Bedroom 1	Window	Stop	Wood	A	0.3 mg/cm²
95	Negative	1770 Welch first floor	Apartment	Bedroom 1	Window	Stop	Wood	A	0.4 mg/cm²
96	Negative	1770 Welch first floor	Apartment	Bedroom 1	Window	Sill	Wood	A	0.1 mg/cm²
97	Negative	1770 Welch first floor	Apartment	Bathroom	Window	Sill	Wood	B	0.0 mg/cm²
98	Negative	1770 Welch first floor	Apartment	Bathroom	Closet	Door	Wood	A	0.2 mg/cm²
99	Negative	1770 Welch first floor	Apartment	Hallway	Door	Casing	Wood	A	0.6 mg/cm²
100	Negative	1770 Welch first floor	Apartment	Hallway	Door	Jamb	Wood	A	0.5 mg/cm²
101	Negative	1770 Welch first floor	Apartment	Hallway	Door	---	Wood	A	0.5 mg/cm²
102	Negative	1770 Welch first floor	Apartment	Hallway	Door	Casing	Wood	D	0.5 mg/cm²
103	Negative	1770 Welch first floor	Apartment	Hallway	Door	Casing	Wood	D	0.6 mg/cm²
104	Negative	1770 Welch first floor	Apartment	Hallway	Door	Jamb	Wood	D	0.0 mg/cm²
105	Negative	1770 Welch first floor	Apartment	Hallway	Door	Jamb	Wood	C	0.5 mg/cm²

AE#2303

Inspection Date:	9/23/2026 - 9/23/2026	Inspection Site:	1770 Welch Niagara Falls, NY
Action Level:	1.0 (mg/cm²)		
Total Readings:	159		
Unit Started:	09/23/2026 16:55:01		
Unit Ended:	09/23/2026 19:24:21		

Read #	Result	Job	Room	-->RoomChoice	Structure	-->Member	Substrate	Wall	Lead (mg/cm²)
106	Negative	1770 Welch first floor	Apartment	Hallway	Door	Casing	Wood	C	0.5 mg/cm²
107	Negative	1770 Welch first floor	Apartment	Kitchen	Cabinets	Door	Wood	C	0.1 mg/cm²
108	Negative	1770 Welch first floor	Apartment	Kitchen	Cabinets	Door	Wood	C	0.1 mg/cm²
109	Negative	1770 Welch first floor	Apartment	Kitchen	Cabinets	Frame	Wood	C	0.2 mg/cm²
110	Negative	1770 Welch first floor	Apartment	Kitchen	Cabinets	Frame	Wood	C	0.1 mg/cm²
111	Negative	1770 Welch first floor	Apartment	Kitchen	Room	Wall	Wood	B	0.3 mg/cm²
112	Negative	1770 Welch first floor	Apartment	Kitchen	Room	Wall	Wood	D	0.3 mg/cm²
113	Negative	1770 Welch second floor	Common	Rear Stairwell	Stair	Stringer	Wood		0.2 mg/cm²
114	Negative	1770 Welch second floor	Common	Rear Stairwell	Window	Sill	Wood	C	0.2 mg/cm²
115	Negative	1770 Welch second floor	Common	Rear Stairwell	Window	Casing	Wood	C	0.1 mg/cm²
116	Negative	1770 Welch second floor	Common	Rear Stairwell	Window	Stop	Wood	C	0.2 mg/cm²
117	Negative	1770 Welch second floor	Common	Rear Stairwell	Room	Baseboard	Wood	C	0.2 mg/cm²
118	Negative	1770 Welch second floor	Common	Rear Stairwell	Room	Baseboard	Wood	B	0.0 mg/cm²
119	Negative	1770 Welch second floor	Common	Rear Stairwell	Door	Casing	Wood	D	0.1 mg/cm²
120	Negative	1770 Welch second floor	Common	Rear Stairwell	Door	Jamb	Wood	D	0.2 mg/cm²
121	Negative	1770 Welch second floor	Common	Rear Stairwell	Door	Header	Wood	D	0.1 mg/cm²
122	Negative	1770 Welch second floor	Common	Rear Stairwell	Door	Header	Wood	A	0.0 mg/cm²
123	Negative	1770 Welch second floor	Common	Rear Stairwell	Door	Casing	Wood	A	0.2 mg/cm²
124	Negative	1770 Welch second floor	Common	Rear Stairwell	Door	Jamb	Wood	A	0.1 mg/cm²
125	Negative	1770 Welch second floor	Apartment	Kitchen	Room	Wall	Wood	D	0.4 mg/cm²
126	Negative	1770 Welch second floor	Apartment	Kitchen	Room	Wall	Wood	B	0.3 mg/cm²
127	Negative	1770 Welch second floor	Apartment	Kitchen	Room	Ceiling	Plaster		0.2 mg/cm²
128	Negative	1770 Welch second floor	Apartment	Living Room	Room	Wall	Wood	B	0.2 mg/cm²
129	Negative	1770 Welch second floor	Exterior	Porch	Room	Floor	Wood		0.2 mg/cm²
130	Negative	1770 Welch second floor	Exterior	Fire Escape	Room	Floor	Metal		0.1 mg/cm²
131	Negative	1770 Welch second floor	Exterior	Fire Escape	Stair	Treads	Metal		0.1 mg/cm²

AE#2303

Inspection Date:	9/23/2026 - 9/23/2026	Inspection Site:	1770 Welch Niagara Falls, NY
Action Level:	1.0 (mg/cm²)		
Total Readings:	159		
Unit Started:	09/23/2026 16:55:01		
Unit Ended:	09/23/2026 19:24:21		

Read #	Result	Job	Room	-->RoomChoice	Structure	-->Member	Substrate	Wall	Lead (mg/cm²)
132	Negative	1770 Welch second floor	Exterior	Fire Escape	Stair	Railing	Metal		0.0 mg/cm²
133	Negative	1770 Welch second floor	Exterior	Porch	Room	Ceiling	Wood		0.1 mg/cm²
134	Positive	1770 Welch second floor	Exterior	Porch	Fascia		Wood		3.7 mg/cm²
135	Negative	1770 Welch second floor	Exterior	Porch	Door	---	Wood	A	0.3 mg/cm²
136	Positive	1770 Welch second floor	Exterior	Porch	Door	Jamb	Wood	A	13.9 mg/cm²
137	Negative	1770 Welch second floor	Exterior	Porch	Door	Threshold	Concrete	A	0.4 mg/cm²
138	Negative	1770 Welch second floor	Apartment	Kitchen	Window	Sill	Wood	D	0.5 mg/cm²
139	Negative	1770 Welch second floor	Apartment	Kitchen	Window	Casing	Wood	D	0.4 mg/cm²
140	Negative	1770 Welch second floor	Apartment	Bedroom 1	Window	Casing	Wood	A	0.5 mg/cm²
141	Negative	1770 Welch second floor	Apartment	Bedroom 1	Window	Casing	Wood	A	0.5 mg/cm²
142	Negative	1770 Welch second floor	Apartment	Bedroom 1	Window	Stop	Wood	A	0.1 mg/cm²
143	Negative	1770 Welch second floor	Apartment	Bedroom 1	Window	Sill	Wood	A	0.4 mg/cm²
144	Negative	1770 Welch second floor	Apartment	Bedroom 1	Room	Ceiling	Plaster		0.5 mg/cm²
145	Negative	1770 Welch second floor	Apartment	Bedroom 1	Room	Baseboard	Wood	A	0.4 mg/cm²
146	Negative	1770 Welch second floor	Apartment	Bedroom 1	Room	Baseboard	Wood	B	0.4 mg/cm²
147	Negative	1770 Welch second floor	Apartment	Bedroom 1	Room	Baseboard	Wood	C	0.3 mg/cm²
148	Negative	1770 Welch second floor	Apartment	Bedroom 1	Room	Baseboard	Wood	D	0.3 mg/cm²
149	Negative	1770 Welch second floor	Apartment	Bedroom 1	Door	Casing	Wood	C	0.1 mg/cm²
150	Negative	1770 Welch second floor	Apartment	Bedroom 1	Door	Jamb	Wood	C	0.1 mg/cm²
151	Negative	1770 Welch second floor	Apartment	Hallway	Door	Jamb	Wood	A	0.3 mg/cm²
152	Negative	1770 Welch second floor	Apartment	Hallway	Door	Header	Wood	A	0.0 mg/cm²
153	Negative	1770 Welch second floor	Apartment	Hallway	Door	Jamb	Wood	A	0.1 mg/cm²
154	Negative	1770 Welch second floor	Apartment	Hallway	Door	Jamb	Wood	B	0.3 mg/cm²
155	Negative	1770 Welch second floor	Apartment	Hallway	Door	Casing	Wood	B	0.3 mg/cm²
156	Negative	1770 Welch second floor	Apartment	Hallway	Door	Casing	Wood	C	0.3 mg/cm²
157	Negative	1770 Welch second floor	Apartment	Hallway	Door	Jamb	Wood	C	0.2 mg/cm²

AE#2303

Inspection Date:	9/23/2026 - 9/23/2026	Inspection Site:	1770 Welch Niagara Falls, NY
Action Level:	1.0 (mg/cm²)		
Total Readings:	159		
Unit Started:	09/23/2026 16:55:01		
Unit Ended:	09/23/2026 19:24:21		

Read #	Result	Job	Room	-->RoomChoice	Structure	-->Member	Substrate	Wall	Lead (mg/cm²)
158	Negative	1770 Welch second floor	Apartment	Bathroom	Window	Sill	Wood	B	0.8 mg/cm²
159	Negative	1770 Welch second floor	Apartment	Bathroom	Window	Casing	Wood	B	0.8 mg/cm²
160	Negative	1770 Welch second floor	Apartment	Bathroom	Window	Stop	Wood	B	0.3 mg/cm²
161	Negative	1770 Welch second floor	Apartment	Bathroom	Window	Header	Wood	B	0.6 mg/cm²
162	Negative	1770 Welch second floor	Apartment	Bathroom	Door	Casing	Wood	D	0.9 mg/cm²
163	Negative	1770 Welch second floor	Apartment	Bathroom	Door	Casing	Wood	D	0.8 mg/cm²
164	Negative	1770 Welch second floor	Apartment	Bathroom	Door	Jamb	Wood	D	0.8 mg/cm²
165	Negative	1770 Welch second floor	Apartment	Bathroom	Door	Jamb	Wood	D	0.9 mg/cm²
166	Negative	1770 Welch second floor	Apartment	Bathroom	Door	Stop	Wood	D	0.8 mg/cm²
167	Negative	1770 Welch second floor	Apartment	Bathroom	Door	Stop	Wood	D	0.7 mg/cm²
168	Negative	1770 Welch second floor	Apartment	Bedroom 2	Door	Casing	Wood	A	0.2 mg/cm²
169	Negative	1770 Welch second floor	Apartment	Bedroom 2	Door	Casing	Wood	A	0.3 mg/cm²
170	Negative	1770 Welch second floor	Apartment	Bedroom 2	Window	Casing	Wood	C	0.4 mg/cm²
171	Negative	1770 Welch second floor	Apartment	Bedroom 2	Window	Casing	Wood	C	0.5 mg/cm²
172	Negative	1770 Welch second floor	Apartment	Bedroom 2	Window	Sill	Wood	C	0.4 mg/cm²
173	Negative	1770 Welch second floor	Apartment	Bedroom 2	Window	Sill	Wood	B	0.4 mg/cm²
174	Negative	1770 Welch second floor	Apartment	Bedroom 2	Window	Casing	Wood	B	0.4 mg/cm²
175	Negative	1770 Welch second floor	Apartment	Bedroom 2	Window	Casing	Wood	B	0.4 mg/cm²
176	Negative	1770 Welch second floor	Apartment	Bedroom 2	Room	Ceiling	Plaster		0.2 mg/cm²
177	Negative	1770 Welch second floor	Apartment	Bedroom 2	Room	Baseboard	Wood	A	0.1 mg/cm²
178	Negative	1770 Welch second floor	Apartment	Bedroom 2	Room	Baseboard	Wood	B	0.4 mg/cm²
179	Negative	1770 Welch second floor	Apartment	Bedroom 2	Room	Baseboard	Wood	C	0.4 mg/cm²
180	Negative	1770 Welch second floor	Apartment	Bedroom 2	Room	Baseboard	Wood	D	0.4 mg/cm²
181	Negative	1770 Welch third floor	Common	Rear Stairwell	Stair	Stringer	Wood	D	0.7 mg/cm²
182	Negative	1770 Welch third floor	Common	Rear Stairwell	Stair	Stringer	Wood	D	0.6 mg/cm²
183	Negative	1770 Welch third floor	Common	Rear Stairwell	Stair	Railing	Wood	D	0.1 mg/cm²

AE#2303

Inspection Date:	9/23/2026 - 9/23/2026	Inspection Site:	1770 Welch Niagara Falls, NY
Action Level:	1.0 (mg/cm²)		
Total Readings:	159		
Unit Started:	09/23/2026 16:55:01		
Unit Ended:	09/23/2026 19:24:21		

Read #	Result	Job	Room	-->RoomChoice	Structure	-->Member	Substrate	Wall	Lead (mg/cm²)
184	Negative	1770 Welch third floor	Common	Rear Stairwell	Stair	Railing	Wood	D	0.4 mg/cm²
185	Negative	1770 Welch third floor	Apartment	Bedroom	Window	Sill	Wood	C	0.3 mg/cm²
186	Negative	1770 Welch third floor	Apartment	Bedroom	Window	Casing	Wood	C	0.5 mg/cm²
187	Negative	1770 Welch third floor	Apartment	Bedroom	Window	Casing	Wood	C	0.5 mg/cm²
188	Negative	1770 Welch third floor	Apartment	Bedroom	Door	Casing	Wood	D	0.0 mg/cm²
189	Negative	1770 Welch third floor	Apartment	Bedroom	Room	Wall	Wood	D	0.3 mg/cm²
190	Negative	1770 Welch third floor	Apartment	Bedroom	Room	Wall	Wood	A	0.4 mg/cm²
191	Negative	1770 Welch third floor	Apartment	Bedroom	Room	Wall	Wood	B	0.3 mg/cm²
192	Negative	1770 Welch third floor	Apartment	Bedroom	Room	Wall	Wood	C	0.3 mg/cm²
193	Negative	1770 Welch third floor	Apartment	Bedroom	Access Panel	Door	Wood	D	0.3 mg/cm²
194	Negative	1770 Welch third floor	Apartment	Bedroom	Room	Ceiling	Wood		0.1 mg/cm²
195	Negative	1770 Welch third floor	Apartment	Kitchen	Room	Ceiling	Wood		0.4 mg/cm²
196	Negative	1770 Welch third floor	Apartment	Kitchen	Room	Wall	Wood	C	0.7 mg/cm²
197	Negative	1770 Welch third floor	Apartment	Kitchen	Room	Wall	Wood	D	0.3 mg/cm²
198	Negative	1770 Welch third floor	Apartment	Kitchen	Room	Wall	Wood	A	0.6 mg/cm²
199	Negative	1770 Welch third floor	Apartment	Kitchen	Door		Wood	B	0.6 mg/cm²
200	Negative	1770 Welch third floor	Apartment	Kitchen	Door	Casing	Wood	B	0.7 mg/cm²
201	Negative	1770 Welch third floor	Apartment	Kitchen	Door	Jamb	Wood	B	0.3 mg/cm²
202	Negative	1770 Welch third floor	Apartment	Kitchen	Door	Jamb	Wood	A	0.5 mg/cm²
203	Negative	1770 Welch third floor	Apartment	Kitchen	Door	Casing	Wood	A	0.7 mg/cm²
204	Positive	1770 Welch third floor	Apartment	Living Room	Door	---	Wood	C	1.5 mg/cm²
205	Positive	1770 Welch third floor	Apartment	Living Room	Door	Casing	Wood	C	1.6 mg/cm²
206	Positive	1770 Welch third floor	Apartment	Living Room	Window	Casing	Wood	A	1.4 mg/cm²
207	Positive	1770 Welch third floor	Apartment	Living Room	Window	Sill	Wood	A	1.4 mg/cm²
208	Negative	1770 Welch third floor	Apartment	Living Room	Room	Ceiling	Plaster		0.3 mg/cm²
209	Negative	1770 Welch third floor	Apartment	Living Room	Room	Baseboard	Wood	C	0.2 mg/cm²

AE#2303

Inspection Date:	9/23/2026 - 9/23/2026	Inspection Site:	1770 Welch Niagara Falls, NY
Action Level:	1.0 (mg/cm²)		
Total Readings:	159		
Unit Started:	09/23/2026 16:55:01		
Unit Ended:	09/23/2026 19:24:21		

Read #	Result	Job	Room	-->RoomChoice	Structure	-->Member	Substrate	Wall	Lead (mg/cm²)
210	Negative	1770 Welch third floor	Apartment	Calibration					0.9 mg/cm²
211	Negative	1770 Welch third floor	Apartment	Calibration					0.9 mg/cm²
212	Positive	1770 Welch third floor	Apartment	Calibration					1.0 mg/cm²

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

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

Lead Dust Wipe Analysis Report

Report Number: 26-09-04358

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

Received Date: 09/21/2026
Analyzed Date: 09/25/2026
Reported Date: 09/25/2026

Project/Test Address: 2303; 1770 Welch Ave First Floor Unit; Niagara Falls, NY
Collection Date: 09/16/2026

Client Number: 201282

Laboratory Results

Fax Number:

Lab Sample Number	Client Sample Number	Collection Location	Surface	Total Pb (ug)	Wipe Area (ft²)	Concentration (ug/ft²)	Narrative ID
26-09-04358-001	1	LIVING RM	SL	74.8	0.292	256	
26-09-04358-002	2	LIVING RM	FL	2110	1.00	2110	
26-09-04358-003	3	BEDROOM 1	SL	177	0.292	605	
26-09-04358-004	4	BEDROOM 1	FL	106	1.00	106	
26-09-04358-005	5	BEDROOM 2	SL	11.6	0.438	26.4	
26-09-04358-006	6	BEDROOM 2	FL	38.3	1.00	38.3	
26-09-04358-007	7	BOILER RM	FL	<4.00	1.00	<4.00	

Environmental Hazards Services, L.L.C

Client Number: 201282 **Report Number:** 26-09-04358

Project/Test Address: 2303; 1770 Welch Ave First Floor Unit; Niagara Falls, NY

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

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

Accreditation #:

Reviewed By Authorized Signatory: Melissa Kanode

Melissa Kanode

QA/QC Clerk

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

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

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

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

AURORA ENVIRONMENTAL LLC

BULK SAMPLE CHAIN of CUSTODY

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

Client Name/Contact:	Preservation Buffalo Niagara
Client Address:	444 Forest Ave Buffalo, NY
Site Address:	1770 Welch Ave - First Fl. Unit Niagara Falls, NY

Date 9/16/26 **Job#** 2303 **Analysis Requested** Lead Dust Wipe **# of Samples** 7 **TAT** Standard **Page** 1 **of** 1

Sample ID #			Description	Sample Location	Notes
Date	HAN	#			
		1	Lead Dust Wipe	Living Rm WS	3.5" x 12"
		2		Living Rm HF	12" x 12"
		3		Bed room 1 WS	3.5" x 12"
		4		Bedroom 1 HF	12" x 12"
		5		Bedroom 2 WS	28" x 2.25"
		6		Bedroom 2 HF	12" x 12"
		7		Boiler Rm HF	12" x 12"

26-09-04358

Due Date:
09/28/2026
(Monday)
AE

Notes and Special Instructions:

WS - window sill
HF - hard Floor

SI

Sampled by (print): John Puszta Signature: _____ Date: 9/16/26

Relinquished by (print): John Puszta Signature: _____ Date: 9/17/26

Received by (print): J Dennard Signature: _____ Date: 9/21/26 12:16pm

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

Lead Dust Wipe Analysis Report

Report Number: 26-09-04356

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

Received Date: 09/21/2026
Analyzed Date: 09/25/2026
Reported Date: 09/25/2026

Project/Test Address: 2303; 1770 Welch Ave Second Floor Unit; Niagara Falls, NY
Collection Date: 09/16/2026

Client Number: 201282

Laboratory Results

Fax Number:

Lab Sample Number	Client Sample Number	Collection Location	Surface	Total Pb (ug)	Wipe Area (ft^2)	Concentration (ug/ft^2)	Narrative ID
26-09-04356-001	8	LIVING RM	SL	18.9	0.271	69.7	
26-09-04356-002	9	LIVING RM	FL	32.0	1.00	32.0	
26-09-04356-003	10	BEDROOM 1	SL	20.3	0.292	69.5	
26-09-04356-004	11	BEDROOM 1	FL	<4.00	1.00	<4.00	
26-09-04356-005	12	BEDROOM 2	SL	48.1	0.292	165	
26-09-04356-006	13	BEDROOM 2	FL	14.6	1.00	14.6	
26-09-04356-007	14	BOILER RM	FL	<4.00	1.00	<4.00	

Environmental Hazards Services, L.L.C

Client Number: 201282 Report Number: 26-09-04356

Project/Test Address: 2303; 1770 Welch Ave Second Floor Unit; Niagara Falls, NY

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

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

Accreditation #:

Reviewed By Authorized Signatory: Melissa Kanode

Melissa Kanode

QA/QC Clerk

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

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

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

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

AURORA ENVIRONMENTAL LLC

BULK SAMPLE CHAIN of CUSTODY

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

Client Name/Contact:	Preservation Buffalo Niagara
Client Address:	444 Forest Ave Buffalo, NY
Site Address:	1770 Welch Ave - Second Floor Unit Niagara Falls, NY

Date 9/16/26 **Job#** 2303 **Analysis Requested** Lead Dust Wipe **# of Samples** 7 **TAT** Standard **Page** 1 **of** 1

Sample ID #			Description	Sample Location	Notes
Date	HAN	#			
		8	Lead Dust Wipe	Living Rm WS	3.25" x 12"
		9		Living Rm HF	12" x 12"
		10		Bedroom 1 WS	3.5" x 12"
		11		Bedroom 1 HF	12" x 12"
		12		Bedroom 2 WS	3.5" x 12"
		13		Bedroom 2 HF	12" x 12"
		14		Boiler Rm HF	12" x 12"

26-09-04356

Due Date:
09/28/2026
(Monday)
AE

Notes and Special Instructions:

WS - window sill
HF - hard Floor

SJ

Sampled by (print): John Puszteri Signature: _____ Date: 9/16/26

Relinquished by (print): John Puszteri Signature: _____ Date: 9/17/26

Received by (print): J Dawson Signature: _____ Date: 9/21/26 12:14pm

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

Lead Dust Wipe Analysis Report

Report Number: 26-09-04355

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

Received Date: 09/21/2026
Analyzed Date: 09/26/2026
Reported Date: 09/28/2026

Project/Test Address: 2303; 1770 Welch Ave Third Floor Unit; Niagara Falls, NY
Collection Date: 09/16/2026

Client Number: 201282

Laboratory Results

Fax Number:

Lab Sample Number	Client Sample Number	Collection Location	Surface	Total Pb (ug)	Wipe Area (ft^2)	Concentration (ug/ft^2)	Narrative ID
26-09-04355-001	15	LIVING RM	SL	5.86	0.292	20.1	
26-09-04355-002	16	LIVING RM	FL	24.5	1.00	24.5	
26-09-04355-003	17	BEDROOM	SL	35.0	0.306	114	
26-09-04355-004	18	BEDROOM	FL	26.4	1.00	26.4	
26-09-04355-005	19	BOILER RM	FL	<4.00	1.00	<4.00	

Environmental Hazards Services, L.L.C

Client Number: 201282 Report Number: 26-09-04355

Project/Test Address: 2303; 1770 Welch Ave Third Floor Unit; Niagara Falls, NY

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

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

Accreditation #:

Reviewed By Authorized Signatory: Melissa Kanode

Melissa Kanode

QA/QC Clerk

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

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

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

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

AURORA ENVIRONMENTAL LLC

BULK SAMPLE CHAIN of CUSTODY

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

Client Name/Contact:	Preservation Buffalo Niagara
Client Address:	444 Forest Ave Buffalo, NY
Site Address:	1770 Welch Ave - Third Floor Unit Niagara Falls, NY

Date 9/16/26 **Job#** 2303 **Analysis Requested** Lead Dust Wipe **# of Samples** 5 **TAT** Standard **Page** 1 of 1

Sample ID #			Description	Sample Location	Notes
Date	HAN	#			
		15	Lead Dust Wipe	Living Rm WS	3.5 x 12"
		16		Living Rm HF	12" x 12"
		17		Bedroom WS	2.75" x 16"
		18		Bedroom HF	12" x 12"
		19		Boiler Rm HF	12" x 12"

26-09-04355

Due Date:
09/28/2026
(Monday)
AE

Notes and Special Instructions:

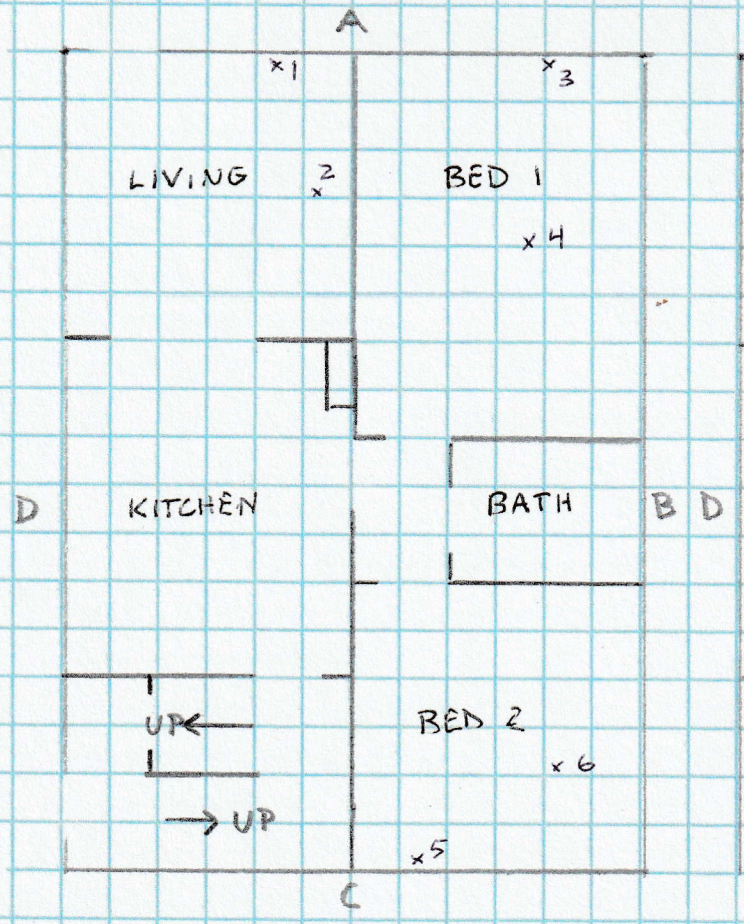
WS - window sill
HF - hard Floor

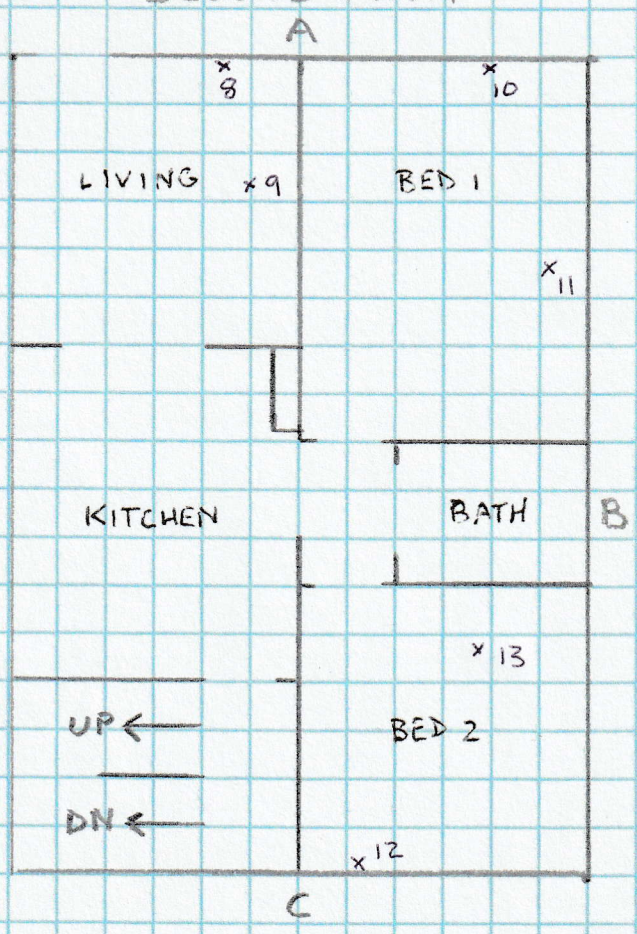
Sampled by (print): John Puszta Signature: _____ Date: 9/16/26

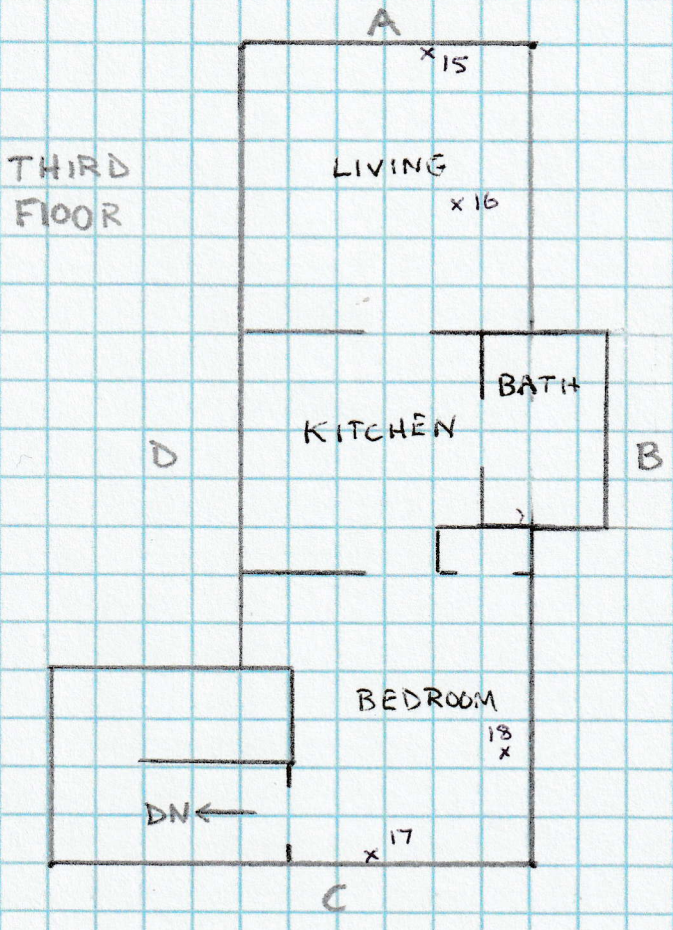
Relinquished by (print): John Puszta Signature: _____ Date: 9/17/26

Received by (print): J Ramos Signature: _____ Date: 9/21/26 12:11pm

APPENDIX B
SITE AND FLOOR PLAN







1770 WELCH AVE
NIAGARA FALLS

x-# = LEAD DUST WIPE SAMPLE

APPENDIX C
SCOPE OF RENOVATION WORK, AS PROVIDED TO ASSESSOR

Full bathroom renovation, cosmetic updates throughout, and reconstruction of the front porch

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

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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.