



Vacant Rental Program (VRP)

Bid Documentation Packet

Project # Round 2 - # 56

Project: 747 Pierce Avenue, Niagara Falls, New York 14305

**Apt: Unit 1 Second Floor
Front Apartment**



Bid Form

Date: October 1st, 2026

Address Where Work Will Be Needed: (747 Pierce Avenue, Niagara Falls, NY 14305 Unit:1 Second Floor Front Unit

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 October **19th, 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

Friday 10/09	12:30 pm – 2:00 pm
Tuesday 10/13	10:00 am – 11:30 am

Contractor Requirements

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

- Valid City of Buffalo/ Niagara Falls Contractor License
- General Liability Insurance and evidence of Worker's Compensation and Disability Insurance
- Compliance with Anti-Discrimination and Employment Practices



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

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

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

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

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



747 Pierce Ave – 2nd Floor Front

Units: 1, 2nd Fl Front

Type: 1 bedroom, 1 bathroom

Description: This is a one bedroom, one bath apartment in a multi-unit building. The apartment requires cosmetic updates throughout, and a full bathroom renovation. The apartment has access to a rear porch that has water damage resulting in severe rot. A structural engineer has provided instructions for that repair in documents attached to this work scope.

General Construction Requirements & Workmanship Standards:

- Contractor shall field verify all existing conditions prior to commencement of work.
- Protect all existing finishes to remain, including but not limited to flooring, trim, and fixtures.
- Coordinate all work with licensed trades where required.
- All work shall comply with applicable local building codes and regulations.
- Contractor shall provide all labor, supervision, tools, equipment, fasteners, adhesives, demolition, debris removal, disposal, protection, permits, inspections, and incidental construction materials required for complete installation of all work described.
- A separate material list and finish schedule will be issued by PBN and shall be considered part of this scope of work. Materials on that list are to be purchased by the Contractor and included in the Contractor's estimate.
- PBN-supplied materials include kitchen cabinets only. Cabinet fillers, toe kicks, and related trim/accessory components will be supplied by PBN with cabinets.
- Kitchen appliances are not included in contractor scope and will be installed by owner after construction completion.
- Contractor shall reuse existing appliance connection locations where feasible and verify all gas and electric appliance connections for safety and code compliance.
- Exterior wall cavities opened during construction shall be insulated prior to drywall installation where feasible.
- All demolition debris shall be removed from site and legally disposed of by contractor.
- All drywall shall be taped, mudded, sanded smooth, and finished paint-ready.
- Install 1/4 inch plywood underlayment prior to glue-down vinyl plank flooring installation.
- Install transition strips between differing flooring surfaces.

- All painted surfaces shall be properly prepared and receive two finish coats minimum.
- All electrical and plumbing work shall comply with current code requirements.
- No material substitutions shall be made without written approval from PBN.
- No work outside the written scope shall proceed without written PBN approval.

Work Scope – Bid Needed:

1 - ENVIRONMENTAL TESTING

- Asbestos testing of bathroom walls, ceiling, and flooring.
- Asbestos testing of Kitchen walls, ceiling, and flooring
- Asbestos testing of the bedroom wall plaster.
- No testing in the basement is necessary, outside of scope
- EPA-Certified Lead Risk Assessment to be conducted throughout the apartment. Provide PBN with a Lead Risk Assessment Report upon completion.

2 - ENVIRONMENTAL REMEDIATION :

- Lead paint is present in multiple areas. Encapsulation is necessary.
 - Kitchen walls
 - Living Room closet shelf

1. Entry & Hallway

Dimensions: 16'-4" x 3'-6"

Repairs -

- Patch and repair walls as required.

Finishes -

- Paint walls Dove White, flat finish.
- Paint trim White, semi-gloss finish.
- Install new ceiling light fixture.



3. Living Room

Dimensions: 9'-10" x 22'-2"

Demolition & Repairs -

- Remove existing ceiling tiles.
- Patch and repair damaged walls as required.
- Investigate water staining and damage in the far-left corner of the room.
- Verify source of leak has been permanently corrected prior to closing walls and ceilings.

Ceiling -

- Install new ceiling tiles throughout.
- Prime water-stained areas with Kilz stain-blocking primer before painting.

Finishes -

- Paint walls Dove White, flat finish.
- Paint trim White, semi-gloss finish.
- Install new glue-down luxury vinyl flooring.

- Install new 1/4" luan underlayment as required for a smooth flooring substrate.



HRH Buffalo

Management & Development

HaleyHartmans.com
Hello@haleyhartmans@gmail.com
716.510.8328



6. Bedroom

Dimensions: 9'-11" x 11'-9"

Repairs -

- Repair damaged plaster.
- Fill areas where lath is exposed.
- Patch all cracks, holes, and surface defects.
- Remove existing shelf located near ceiling.

Finishes -

- Paint walls Dove White, flat finish.
- Paint trim White, semi-gloss finish.
- Install new 1/4" luan underlayment.
- Install new glue-down luxury vinyl flooring.
- Install new ceiling light fixture.



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5. Kitchen

Dimensions: 10'-0" x 11'-2"

Demolition -

- Remove existing vinyl flooring.
- Remove existing acoustic tile ceiling.

Ceiling -

- Install new drywall ceiling.
- Tape, finish, sand, prime, and paint drywall ceiling.

Cabinetry & Fixtures -

- Retain existing wood built-in cabinet.
- Retain existing sink.
- Install new base cabinets and new upper cabinets adjacent to the sinks. Cabinet to be provided by PBN.

Repairs -

- Patch and repair walls as required.

Finishes -

- Paint walls Dove White, flat finish.
- Paint trim White, semi-gloss finish.
- Install new glue-down luxury vinyl flooring.
- Install new 1/4" luan underlayment as required.
- Install new ceiling light fixture.

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6. Bathroom

Dimensions: 7'-7" x 4'-7"

Demolition -

- Demolish bathroom walls and ceiling to framing, while protecting and retaining existing clawfoot tub.
- Remove existing fixtures, finishes, and damaged materials.

Structural Repairs -

- Inspect for rot and water damage.
- Repair framing as necessary.
- Replace damaged subflooring as required to create a sound substrate.

Flooring -

- Install new glue-down luxury vinyl flooring.

Wall Finishes -

- Install new vinyl wallboard to chair-rail height around the bathroom perimeter.
- Install chair rail trim and all required finish trim pieces.

Plumbing Fixtures -

Provide and install:

- New pedestal sink
- New toilet
- New faucet and supply connections
- New shutoff valves as required

Electrical Fixtures -

Provide and install:

- New vanity light fixture
- Ensure GFCI near sink
- Verify all electrical connections are safe and code compliant

Accessories -

Provide and install:

- New mirror
- New toilet paper holder
- New towel bar or towel ring

Painting -

- Paint walls above vinyl wallboard Dove White, flat finish.
- Paint all trim White, semi-gloss finish.



7. Rear Porch

Existing Conditions -

The existing rear porch is a three-level stacked porch structure. Existing vertical column supports appear to be in acceptable condition and shall remain unless deterioration is discovered during construction.

Scope of Work -

- Inspect and verify existing conditions prior to commencing work.
- Provide all labor, materials, equipment, temporary shoring, and structural bracing necessary to safely complete the beam replacement work.
- Remove existing built-up girder beams at each porch level.
- Existing beams have been determined to be undersized, improperly constructed, deteriorated, and/or exhibiting noticeable sagging.
- Replace all existing porch girder beams with new properly sized built-up members consisting of two (2) pressure-treated 2x12 members.
- Fasten built-up beam members together using nails or structural screws in accordance with applicable building code requirements and the structural engineer's details.
- Install all required hangers, connectors, blocking, bearing supports, and fasteners necessary to provide a complete structural installation.
- Temporarily support porch framing during beam replacement to prevent movement or settlement of the structure.
- Reinstall or replace any removed finishes as necessary to complete the work.
- All work shall be performed in accordance with the structural engineer's drawings, sketches, notes, and recommendations. Contractor shall refer to the engineer's provided sketch for beam sizing, connection details, and installation requirements.
- Contractor shall immediately notify the owner if additional concealed deterioration is discovered in columns, joists, decking, railings, or connections that is not included in this scope.

Final Condition -

Upon completion, the porch structure shall be properly supported, and free from excessive sagging or structural deficiencies associated with the existing built-up girder beams.

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7. Safety & Clean-Up

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



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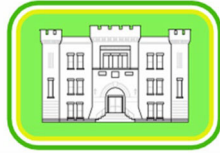
3 - INTERNAL PBN COST ESTIMATE

Work Scope Item	Item
Bathroom	Vanity Light
Bathroom	Hardware
Bathroom	Pedestal Sink
Bathroom	Pedestal Sink
Bathroom	Bath Fan
Bathroom	Wall Board
Bathroom	Chair Rail
Bathroom	Faucet
Bathroom	Mirror
Flooring	Flooring
Flooring	Subfloor
Flooring	Adhesive
Kitchen	Laminate Countertop
Kitchen	Cabinets
Kitchen	Kitchen Hardware
Lighting	Bedroom Lights
Lighting	Kitchen Light
Lighting	Miscellaneous
Lighting	Living Room Light
Walls	Wall Paint
Walls	Trim Paint
Walls	Ceiling Paint

747 Pierce - Material List

Description	Color
Westinghouse 6640600 Bath Bar Vanity, 3-Light, Chrome	Chrome
Maxted 5-Piece Bath Hardware Set 18, 24 in. Towel Bars, Toilet Paper Holder, Towel Ring, Toilet Paper Holder	Chrome
Shelburne 8.2 in. Pedestal Sink Basin in White Vitreous China	White
Shelburne/Petite 6.69 in. D x 8.86 in. W Round Pedestal Sink Base in White	White
Broan-NuTone QT Series Quiet 130 CFM Ceiling Bathroom Exhaust Fan with Light and Night Light	White
1/2" PVC Sheet	White
PVC Chair Rail	White
Builders 4 in. Centerset Double Handle Low-Arc Bathroom Faucet in Chrome	Chrome
Silver Bathroom Mirror for Wall, 18x24 Inch Rectangle Mirror with Metal Frame, Modern Vanity Mirror	Silver
K-Trade 7x48 gluedown 12 mil Levanzo	Levanzo
Luan 5.2M underlay 4x8	
Dryset Roll-on 4 gallon pail	
Laminate Countertop in Textured Calcutta Marble	White and Grey
To Be Quoted and paid for directly by PBN	
30-Pack Simple Bar 3-3/4 in. (96 mm) Modern Cabinet Drawer Pulls in Stainless Steel	Silver
Caprice 52 in. Integrated LED Indoor Matte White Ceiling Fan with Light Kit and Remote Control	White
Dimmable LED Flush Mount Ceiling Light Fixture, 15.75 Inch Large Modern Round White Ceiling Light Fixture	White
Semi Flush Mount Ceiling Light Fixture, 13 inch Light Fixtures Ceiling Mount, 3-Light Drum Light Fixture	White
TCL Ceiling Fans with Lights, 52 Inch Low Profile Ceiling Fan with Light and Remote Control	White
Benjamin Moore Interior Flat	White Dove OC-17
Interior Semi-Gloss White	White
Interior Flat White	White

Supplier	Price
Amazon	\$24.57
Home Depot	\$80.88
Home Depot	\$79.97
Home Depot	\$44.83
Home Depot	\$169.00
Home Depot	\$99.98
Home Depot	\$21.98
Home Depot	\$34.98
Amazon	\$52.99
Carpet Collection	\$1.79/sq ft
Any	
Carpet Collection	\$278.00
Home Depot	Varies by Size
Acme Cabinet	
Home Depot	\$22.56
Home Depot	\$152.90
Amazon	\$79.99
Amazon	\$39.99
Amazon	\$89.99
Benjamin Moore	Varies by Size
Any	Varies
Any	Varies



SCHENNE & ASSOCIATES

ENGINEERING - PLANNING - GEOLOGY

967 LUTHER RD
EAST AURORA, NY 14052

747 Pierce Ave.,
Niagara Falls, NY 14305

RE: Rear Porch Inspection Report

To Whom it May Concern:

30 April 2026

Summary: The front girder beams on the rear porch at 747 Pierce Ave require replacement.

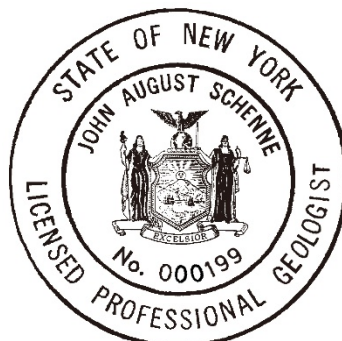
On April 27, 2026, a structural inspection was conducted on the rear porch at **747 Pierce Ave., Niagara Falls, NY**. The porch is a three-level stacked structure. The existing column supports appear to be in acceptable condition; however, the built-up girder beams at each level are **undersized, improperly constructed, deteriorating, or exhibiting noticeable sagging**.

It is recommended that all girder beams be **replaced** with properly sized, built-up members consisting of **two (2) pressure-treated 2×12 #2 Southern Pine plies**, fastened together with nails or structural screws in accordance with **RCNYS 2025** requirements.

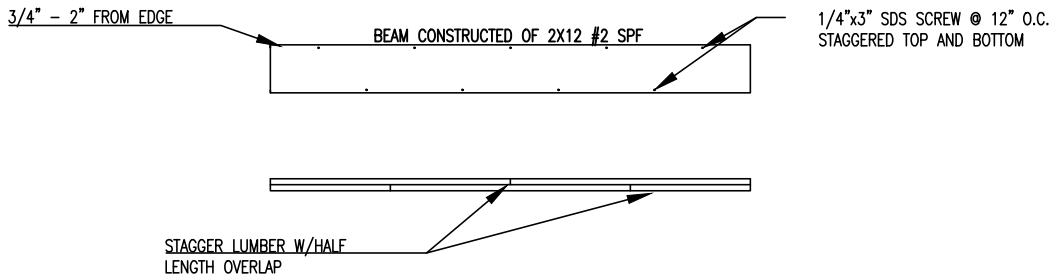
The point of contact for this letter is Mitchell Sanik of Schenne and Associates. He can be reached via phone at 512-213-9063, or by email at mitch@schenne.com.

If you have any questions or require additional information, please contact me. Sincerely,

John A. Schenne, PE, PG
Schenne and Associates

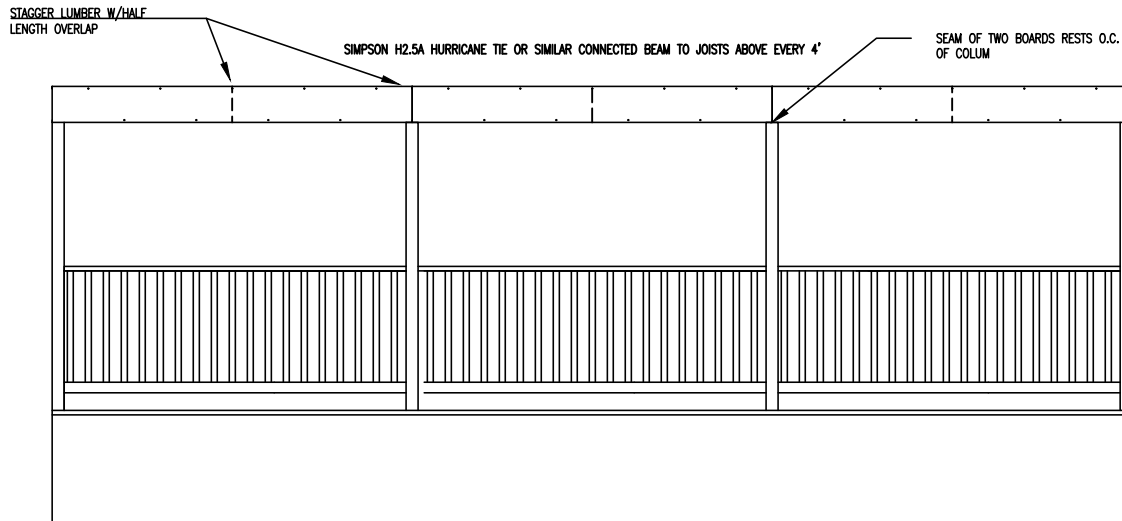


(716) 655-4991 email: john@schenne.com



BUILT UP BEAM DETAIL

SCALE: NTS



BEAM INSTALL DETAIL

SCALE: NTS



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.



SCHENNE & ASSOCIATES

CONSULTING ENGINEERS

967 Luther Road
East Aurora, NY 14052

(716) 655-4991 JOHN@SCHENNE.COM

OWNER

747 PIERCE AVE
NIAGARA FALLS, New York

PROJECT

GIRDER BEAM REPLACEMENT
747 PIERCE AVE
NIAGARA FALLS, New York

DWG. S-0
SCALE: N.T.S

DATE: 20260512



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

September 29, 2026

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

**RE: Flood Plain Determination
747 Pierce 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.

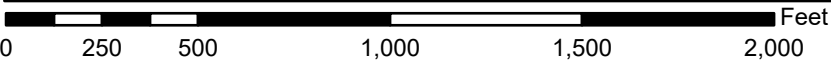
Thank you,

John Pusztay

National Flood Hazard Layer FIRMette



79°3'37"W 43°6'19"N



1:6,000

79°2'59"W 43°5'53"N

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 Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



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 9/29/2026 at 11:12 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.



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

September 29, 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
747 Pierce Ave. – Vacant 2nd floor unit
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 15, 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

AURORA ENVIRONMENTAL LLC

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 vacant residential second floor Unit within 747 Pierce Ave., Niagara Falls, NY. The Assessment was conducted by John Puszta, 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 15, 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:

Lead Based Paint:

- Plaster walls
- Living room closet wooden shelf and support
- Terrace - Wooden door and components (casings, jambs, threshold)
- Terrace – Wooden siding and ceiling
- Front Porch – Wooden door components (casings, jambs, threshold)
- Front Porch – Wood floor
- Exterior wood window components (casings, sills, jambs)

Existing Lead-Based Paint Hazards and Potential Lead Hazards:

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

- Plaster walls
- Living room closet wooden shelf and support
- Terrace - Wooden door and components (casings, jambs, threshold)
- Terrace – Wooden siding and ceiling
- Front Porch – Wooden door components (casings, jambs, threshold)
- Front Porch – Wood floor
- Exterior wood window components (casings, sills, jambs)

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
- Living room closet wooden shelf and support
- Terrace - Wooden door and components (casings, jambs, threshold)
- Terrace – Wooden siding and ceiling
- Front Porch – Wooden door components (casings, jambs, threshold)
- Front Porch – Wood floor
- Exterior wood window components (casings, sills, jambs)
- 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 95 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 (≥ 1.0 mg/cm²):

- See XRF summary report Appendix A

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

2.3 Interior Dust Sampling

A total of four (4) single surface dust wipe samples were collected within the 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 – $\geq 10 \mu\text{g}/\text{ft}^2$ (micrograms per square foot), and, interior windowsills – $\geq 100 \mu\text{g}/\text{ft}^2$. 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 all 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 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#2302

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

INSPECTION SITE:	747 Pierce 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/cm ²)
STATEMENT:	none

AE#2302

Inspection Date: 9/23/2026 - 9/23/2026
Action Level: 1.0 (mg/cm²)
Total Readings: 95
Unit Started: 09/23/2026 16:55:01
Unit Ended: 09/23/2026 19:24:21

Inspection Site: 747 Pierce
Niagara Falls, NY

Read #	Result	Job	Room	-->RoomChoice	Structure	-->Member	Substrate	Wall	Lead (mg/cm ²)
213	Positive	747 Pierce second floor	Apartment	Calibration					1.0 mg/cm ²
214	Positive	747 Pierce second floor	Apartment	Calibration					1.0 mg/cm ²
215	Negative	747 Pierce second floor	Apartment	Calibration					0.9 mg/cm ²
216	Negative	747 Pierce second floor	Apartment	Kitchen	Room	Ceiling	Plaster		0.5 mg/cm ²
217	Positive	747 Pierce second floor	Apartment	Kitchen	Room	Wall	Plaster	C	2.0 mg/cm ²
218	Negative	747 Pierce second floor	Apartment	Kitchen	Wainscoting		Wood	C	0.5 mg/cm ²
219	Negative	747 Pierce second floor	Apartment	Kitchen	Window	Sill	Wood	C	0.9 mg/cm ²
220	Negative	747 Pierce second floor	Apartment	Kitchen	Window	Sill	Wood	C	0.7 mg/cm ²
221	Negative	747 Pierce second floor	Apartment	Kitchen	Window	Casing	Wood	C	0.5 mg/cm ²
222	Negative	747 Pierce second floor	Apartment	Kitchen	Window	Casing	Wood	C	0.5 mg/cm ²
223	Negative	747 Pierce second floor	Apartment	Kitchen	Door	---	Wood	C	0.5 mg/cm ²
224	Negative	747 Pierce second floor	Apartment	Kitchen	Door	Casing	Wood	C	0.3 mg/cm ²
225	Negative	747 Pierce second floor	Apartment	Kitchen	Door	Casing	Wood	C	0.4 mg/cm ²
226	Negative	747 Pierce second floor	Apartment	Kitchen	Cabinets	Door	Wood	C	0.4 mg/cm ²
227	Negative	747 Pierce second floor	Apartment	Kitchen	Cabinets	Frame	Wood	C	0.2 mg/cm ²
228	Negative	747 Pierce second floor	Apartment	Bedroom	Room	Baseboard	Wood	A	0.8 mg/cm ²
229	Negative	747 Pierce second floor	Apartment	Bedroom	Room	Baseboard	Wood	B	0.4 mg/cm ²
230	Negative	747 Pierce second floor	Apartment	Bedroom	Room	Baseboard	Wood	C	0.3 mg/cm ²
231	Negative	747 Pierce second floor	Apartment	Bedroom	Room	Baseboard	Wood	D	0.6 mg/cm ²
232	Negative	747 Pierce second floor	Apartment	Bedroom	Door	Casing	Wood	A	0.6 mg/cm ²
233	Negative	747 Pierce second floor	Apartment	Bedroom	Door	Casing	Wood	A	0.4 mg/cm ²
234	Negative	747 Pierce second floor	Apartment	Bedroom	Door	Jamb	Wood	A	0.2 mg/cm ²
235	Negative	747 Pierce second floor	Apartment	Bedroom	Door	Jamb	Wood	A	0.4 mg/cm ²
236	Negative	747 Pierce second floor	Apartment	Bedroom	Window	Casing	Wood	B	0.3 mg/cm ²
237	Negative	747 Pierce second floor	Apartment	Bedroom	Window	Casing	Wood	B	0.1 mg/cm ²
238	Negative	747 Pierce second floor	Apartment	Bedroom	Window	Sill	Wood	B	0.4 mg/cm ²

AE#2302

Inspection Date: 9/23/2026 - 9/23/2026
Action Level: 1.0 (mg/cm²)
Total Readings: 95
Unit Started: 09/23/2026 16:55:01
Unit Ended: 09/23/2026 19:24:21

Inspection Site: 747 Pierce
Niagara Falls, NY

Read #	Result	Job	Room	-->RoomChoice	Structure	-->Member	Substrate	Wall	Lead (mg/cm ²)
239	Negative	747 Pierce second floor	Apartment	Bedroom	Radiator		Wood	B	0.1 mg/cm ²
240	Negative	747 Pierce second floor	Apartment	Bedroom	Room	Floor	Wood		0.0 mg/cm ²
241	Negative	747 Pierce second floor	Apartment	Bedroom	Door	Casing	Wood	D	0.4 mg/cm ²
242	Negative	747 Pierce second floor	Apartment	Bedroom	Door	Jamb	Wood	D	0.4 mg/cm ²
243	Negative	747 Pierce second floor	Apartment	Living Room	Window	Sill	Wood	A	0.4 mg/cm ²
244	Negative	747 Pierce second floor	Apartment	Living Room	Window	Sash	Wood	A	0.5 mg/cm ²
245	Negative	747 Pierce second floor	Apartment	Living Room	Window	Sash	Wood	A	0.6 mg/cm ²
246	Negative	747 Pierce second floor	Apartment	Living Room	Window	Casing	Wood	A	0.3 mg/cm ²
247	Negative	747 Pierce second floor	Apartment	Living Room	Window	Casing	Wood	A	0.4 mg/cm ²
248	Negative	747 Pierce second floor	Apartment	Living Room	Window	Casing	Wood	B	0.3 mg/cm ²
249	Negative	747 Pierce second floor	Apartment	Living Room	Window	Sill	Wood	B	0.4 mg/cm ²
250	Negative	747 Pierce second floor	Apartment	Living Room	Window	Jamb	Wood	B	0.1 mg/cm ²
251	Positive	747 Pierce second floor	Apartment	Living Room	Closet	Shelf	Wood		1.2 mg/cm ²
252	Negative	747 Pierce second floor	Apartment	Living Room	Closet	Door	Wood		0.1 mg/cm ²
253	Negative	747 Pierce second floor	Apartment	Living Room	Door	Casing	Wood	C	0.6 mg/cm ²
254	Negative	747 Pierce second floor	Apartment	Living Room	Door	Jamb	Wood	C	0.4 mg/cm ²
255	Negative	747 Pierce second floor	Apartment	Living Room	Closet	Baseboard	Wood		0.4 mg/cm ²
256	Negative	747 Pierce second floor	Apartment	Living Room	Room	Baseboard	Wood	D	0.8 mg/cm ²
257	Negative	747 Pierce second floor	Apartment	Living Room	Room	Baseboard	Wood	D	0.4 mg/cm ²
258	Negative	747 Pierce second floor	Apartment	Living Room	Room	Baseboard	Wood	A	0.4 mg/cm ²
259	Negative	747 Pierce second floor	Apartment	Living Room	Room	Baseboard	Wood	B	0.4 mg/cm ²
260	Negative	747 Pierce second floor	Apartment	Living Room	Room	Floor	Wood		0.2 mg/cm ²
261	Negative	747 Pierce second floor	Apartment	Hallway	Door	---	Wood	A	0.1 mg/cm ²
262	Negative	747 Pierce second floor	Apartment	Hallway	Door	Casing	Wood	A	0.4 mg/cm ²
263	Negative	747 Pierce second floor	Apartment	Hallway	Door	Jamb	Wood	A	0.6 mg/cm ²
264	Negative	747 Pierce second floor	Apartment	Hallway	Door	---	Wood	B	0.1 mg/cm ²

AE#2302

Inspection Date: 9/23/2026 - 9/23/2026
Action Level: 1.0 (mg/cm²)
Total Readings: 95
Unit Started: 09/23/2026 16:55:01
Unit Ended: 09/23/2026 19:24:21

Inspection Site: 747 Pierce
Niagara Falls, NY

Read #	Result	Job	Room	-->RoomChoice	Structure	-->Member	Substrate	Wall	Lead (mg/cm ²)
265	Negative	747 Pierce second floor	Apartment	Hallway	Door	Casing	Wood	B	0.7 mg/cm ²
266	Negative	747 Pierce second floor	Apartment	Hallway	Door	Casing	Wood	B	0.6 mg/cm ²
267	Negative	747 Pierce second floor	Apartment	Hallway	Door	Jamb	Wood	B	0.7 mg/cm ²
268	Negative	747 Pierce second floor	Apartment	Hallway	Door	Jamb	Wood	B	0.8 mg/cm ²
269	Negative	747 Pierce second floor	Apartment	Hallway	Door	Stop	Wood	B	0.5 mg/cm ²
270	Negative	747 Pierce second floor	Apartment	Hallway	Room	Baseboard	Wood	B	0.6 mg/cm ²
271	Negative	747 Pierce second floor	Apartment	Hallway	Room	Baseboard	Wood	D	0.5 mg/cm ²
272	Negative	747 Pierce second floor	Apartment	Hallway	Door	Casing	Wood	D	0.6 mg/cm ²
273	Negative	747 Pierce second floor	Apartment	Hallway	Door	Casing	Wood	B	0.6 mg/cm ²
274	Negative	747 Pierce second floor	Apartment	Hallway	Door	Casing	Wood	B	0.3 mg/cm ²
275	Negative	747 Pierce second floor	Apartment	Hallway	Door	Jamb	Wood	B	0.4 mg/cm ²
276	Negative	747 Pierce second floor	Apartment	Hallway	Door	Jamb	Wood	B	0.6 mg/cm ²
277	Negative	747 Pierce second floor	Apartment	Hallway	Door	---	Wood	B	0.2 mg/cm ²
278	Positive	747 Pierce second floor	Exterior	Terrace	Room	Wall	Wood	D	23.4 mg/cm ²
279	Positive	747 Pierce second floor	Exterior	Terrace	Door	Casing	Wood	D	17.7 mg/cm ²
280	Positive	747 Pierce second floor	Exterior	Terrace	Door	Threshold	Wood	D	3.9 mg/cm ²
281	Positive	747 Pierce second floor	Exterior	Terrace	Door	Jamb	Wood	D	20.2 mg/cm ²
282	Positive	747 Pierce second floor	Exterior	Terrace	Door	---	Wood	D	1.4 mg/cm ²
283	Negative	747 Pierce second floor	Exterior	Terrace	Room	Floor	Wood	D	0.2 mg/cm ²
284	Negative	747 Pierce second floor	Exterior	Terrace	Stair	Treads	Wood	D	0.2 mg/cm ²
285	Positive	747 Pierce second floor	Exterior	Terrace	Room	Ceiling	Wood	D	16.6 mg/cm ²
286	Negative	747 Pierce second floor	Common	Front Stairwell	Room	Floor	Wood	D	0.1 mg/cm ²
287	Negative	747 Pierce second floor	Common	Front Stairwell	Door	Casing	Wood	B	0.4 mg/cm ²
288	Negative	747 Pierce second floor	Common	Front Stairwell	Door	Casing	Wood	B	0.3 mg/cm ²
289	Negative	747 Pierce second floor	Common	Front Stairwell	Door	Jamb	Wood	B	0.2 mg/cm ²
290	Negative	747 Pierce second floor	Common	Front Stairwell	Door	Jamb	Wood	B	0.2 mg/cm ²

AE#2302

Inspection Date: 9/23/2026 - 9/23/2026
Action Level: 1.0 (mg/cm²)
Total Readings: 95
Unit Started: 09/23/2026 16:55:01
Unit Ended: 09/23/2026 19:24:21

Inspection Site: 747 Pierce
Niagara Falls, NY

Read #	Result	Job	Room	-->RoomChoice	Structure	-->Member	Substrate	Wall	Lead (mg/cm ²)
291	Negative	747 Pierce second floor	Common	Front Stairwell	Door	---	Wood	B	0.2 mg/cm ²
292	Negative	747 Pierce second floor	Common	Front Stairwell	Stair	Risers	Wood		0.7 mg/cm ²
293	Negative	747 Pierce second floor	Common	Front Stairwell	Stair	Treads	Wood		0.6 mg/cm ²
294	Negative	747 Pierce second floor	Common	Front Stairwell	Stair	Stringer	Wood		0.5 mg/cm ²
295	Negative	747 Pierce second floor	Common	Front Stairwell	Stair	Railing	Metal		0.3 mg/cm ²
296	Negative	747 Pierce second floor	Common	Front Stairwell	Door	---	Wood	A	0.0 mg/cm ²
297	Negative	747 Pierce second floor	Exterior	Front Porch	Door	---	Wood	A	0.0 mg/cm ²
298	Positive	747 Pierce second floor	Exterior	Front Porch	Door	Casing	Wood	A	22.3 mg/cm ²
299	Positive	747 Pierce second floor	Exterior	Front Porch	Door	Jamb	Wood	A	19.4 mg/cm ²
300	Positive	747 Pierce second floor	Exterior	Front Porch	Door	Threshold	Wood	A	17.5 mg/cm ²
301	Positive	747 Pierce second floor	Exterior	Front Porch	Room	Floor	Wood		2.4 mg/cm ²
302	Negative	747 Pierce second floor	Exterior	Front Porch	Stair	Treads	Wood		0.0 mg/cm ²
303	Negative	747 Pierce second floor	Exterior	House	Window	Sill	Wood		0.7 mg/cm ²
304	Positive	747 Pierce second floor	Exterior	House	Window	Casing	Wood		1.2 mg/cm ²
305	Positive	747 Pierce second floor	Exterior	Calibration					1.0 mg/cm ²
306	Negative	747 Pierce second floor	Exterior	Calibration					0.9 mg/cm ²
307	Negative	747 Pierce second floor	Exterior	Calibration					0.9 mg/cm ²

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



7469 Whitepine Rd
North Chesterfield, VA 23237
Telephone: 800.347.4010

Lead Dust Wipe Analysis Report

Report Number: 26-09-03987

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

Received Date: 09/18/2026
Analyzed Date: 09/24/2026
Reported Date: 09/25/2026

Project/Test Address: 2302; 747 Pierce Ave Second FL East Unit; Niagara Falls, NY

Collection Date: 09/15/2026

Client Number:
201282

Fax Number:

Laboratory Results

Lab Sample Number	Client Sample Number	Collection Location	Surface	Total Pb (ug)	Wipe Area (ft ²)	Concentration (ug/ft ²)	Narrative ID
26-09-03987-001	1	BEDROOM 1	SL	17.2	0.293	58.6	
26-09-03987-002	2	BEDROOM 1	FL	52.3	1.00	52.3	
26-09-03987-003	3	LIVING RM	SL	42.2	0.316	133	
26-09-03987-004	4	LIVING RM	FL	84.0	1.00	84.0	
26-09-03987-005	5	BOILER RM	FL	<4.00	1.00	<4.00	

Environmental Hazards Services, L.L.C

Client Number: 201282

Report Number: 26-09-03987

Project/Test Address: 2302; 747 Pierce Ave Second FL East 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
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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 Accreditation through AIHA LAP, LLC (100420), NY ELAP #11714.

Legend	ug = microgram mL = milliliter	ug/ft ² = micrograms per square foot ft ² = square foot	Pb = lead
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1500 Union Road, Suite 202, West Seneca, NY 14224

Client Name/Contact:	Preservation Buffalo Niagara
Client Address:	444 Forest Ave Buffalo, NY
Site Address:	747 Pierce Ave - Second Fl. East Unit Niagara Falls NY

Date 091526	Job# 2302	Analysis Lead Dust# of Requested wipe Samples	TAT Standard	Page 1 of 1
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26-09-03987



Due Date:
09/25/2026
(Friday)
AE

Notes and Special Instructions:

WS - window sill
HF - Hard Floor

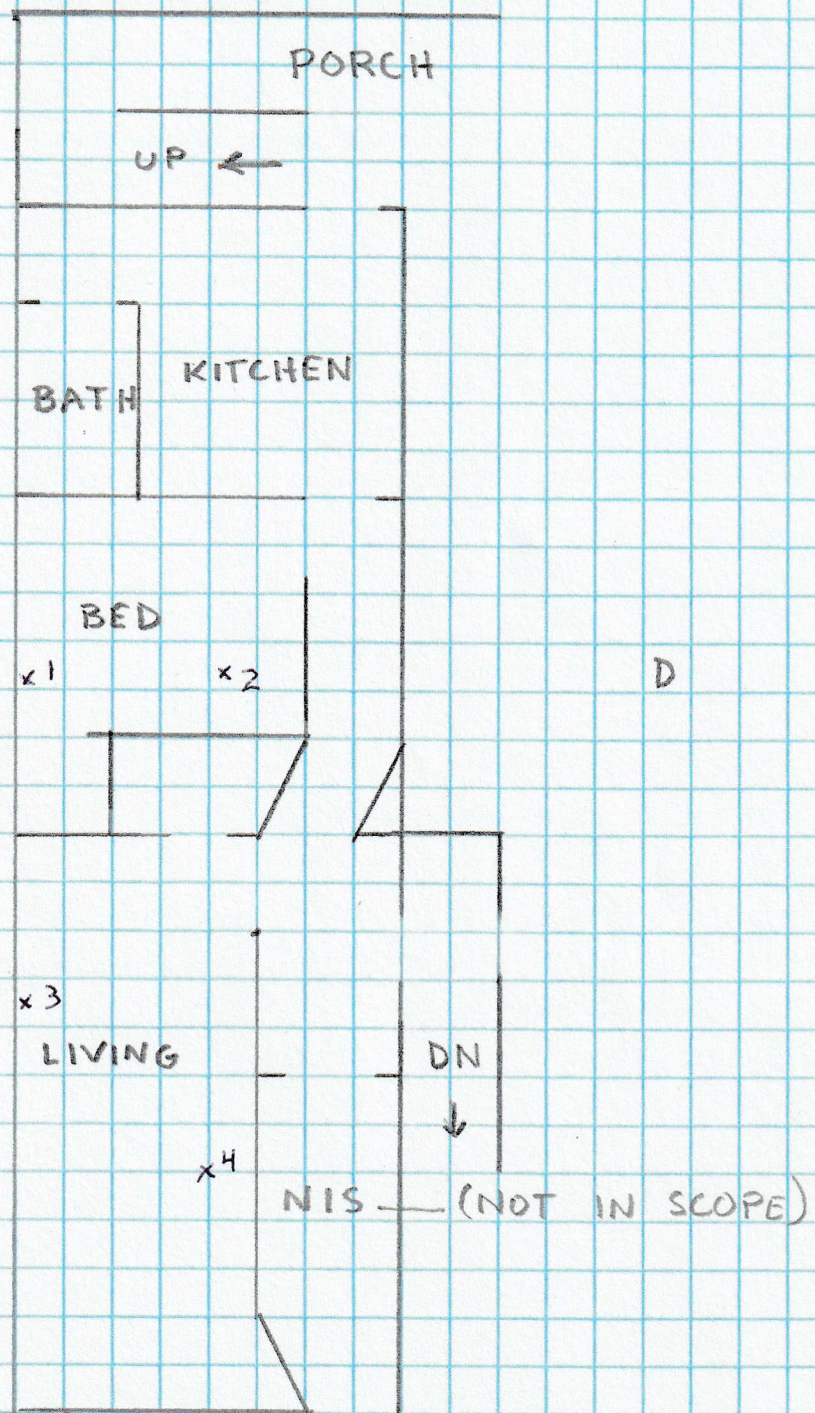
SI

Sampled by (print): John Pusztay Signature: [Signature] Date: 9/15/26

Relinquished by (print): John Pusztay Signature: [Signature] Date: 9/16/26

Received by (print): M. Fussell Signature: [Signature] 11:31am Date: 9/18/26

APPENDIX B
SITE AND FLOOR PLAN



x-# = LEAD DUST WIPE SAMPLE

A

SECOND FLOOR
747 PIERCE AVE
NIAGARA FALLS

APPENDIX C
SCOPE OF RENOVATION WORK, AS PROVIDED TO ASSESSOR

Full bathroom renovation, cosmetic updates throughout, and reconstruction of the rear 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

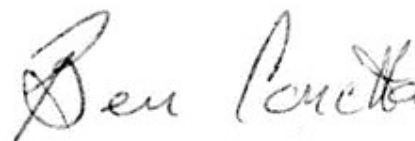
This certification is valid from the date of issuance and expires January 28, 2028

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



Marc Edmonds, Supervisor

Existing Chemicals Risk Management Branch 2.

APPENDIX G

ADDITIONAL LEAD AND LEAD SAFETY RESOURCE DATA

Terms:

LBP: Any and all paint that contains at least 1 milligram of lead per square centimeter of surface area (1.0 mg/cm²). 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/ft² (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/ft².

mg/cm² (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.lead-safehousing.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: **⁵⁷Co, 5 mCi (nominal – new source)**

FIELD OPERATION GUIDANCE

ACTION LEVEL SETTING:

0.5 mg/cm²

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/cm² (inclusive) at Action Level setting = 1.0 mg/cm²

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 mCi.

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/cm²** using the paint film nearest 1.0 mg/cm² in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm² film; for NIST SRM 2579a, use the 1.04 mg/cm² 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 ⁵⁷Co source is new. Actual reading time depends on the age of the source. Since ⁵⁷Co 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/cm², **negative** if they are **less than or equal** to 0.4 mg/cm² and **inconclusive** if they are **equal** to 0.5 mg/cm².

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/cm², 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.



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

September 29, 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
747 Pierce 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 15, 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 Puszta

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 vacant second floor residential unit at 747 Pierce Ave., Niagara Falls, NY. The scope of renovation is limited to a bathroom remodel, reconstruction of the rear porch, as well as cosmetic updates throughout.

Aurora was charged with:

- Asbestos testing of bathroom walls, ceiling, and flooring.
- Asbestos testing of Kitchen walls, ceiling, and flooring
- Asbestos testing of the bedroom wall plaster.
- No testing in the basement, outside of scope
- Report findings

2 Methodology

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

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

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

3. Executive Summary

The pre-renovation asbestos inspection included identification, quantification, assessment for condition, sampling and analysis of suspect asbestos containing materials indicated for disturbance by proposed renovations at 747 Pierce Ave., Niagara Falls, NY.

The inspection was conducted on September 15, 2026. The following materials were observed and assessed as part of this inspection:

HAN #	Description
100A	Plaster skim coat
100B	Plaster base coat
101A	Drywall
101B	Joint compound
300	12"x12" floor tile – self adhered
301	Sheet floor
302	Floor tile – bottom layer
303	Flooring underlayment
600	Blown-in insulation

Sampling and analysis of the suspect materials under Polarized Light Microscopy, and where necessary under Transmission Electron Microscopy, confirmed the assessed materials are not asbestos containing building materials. See Appendix C for laboratory reports and chains of custody.

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



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

EXCELSIOR

STATE OF NEW YORK - DEPARTMENT OF LABOR
ASBESTOS CERTIFICATE



JOHN PUSZTAY

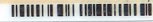
CLASS(EXPIRES)

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



01213 007639699 36

IF FOUND, RETURN TO:

NYSDOL - L&C UNIT

ROOM 161A BUILDING 12

STATE OFFICE CAMPUS

ALBANY NY 12226

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER



Expires 12:01 AM April 01, 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 24, 2026

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

RE: Aurora Environmental, LLC
Job Number 126091793
P.O. #2302
2302; Preservation Buffalo Niagara; 747 Pierce Ave - 2nd Fl East Unit, Niagara Falls, NY (Report
Amended 9/24/2026)

Dear John Pusztay:

Enclosed are the results of Asbestos Analysis - Bulk Protocol of the following Aurora Environmental, LLC samples, received at AmeriSci on Thursday, September 17, 2026, for a 5 day turnaround:

100A-1, 100A-2, 100A-3, 100B-1, 100B-2, 100B-3, 100B-4, 100B-5, 101A-1, 101A-2, 101B-1, 101B-2, 300-1, 300-2, 301-1, 301-2, 302-1, 302-2, 303-1, 303-2, 600-1, 600-2

The 22 samples, placed in zip lock bag, were shipped to AmeriSci via Fed Ex. Aurora Environmental, LLC requested ELAP PLM/TEM analysis of these samples.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn F. Massey". The signature is fluid and cursive, with a prominent loop at the end.

Glenn F. Massey

QA Manager | Authorized Signatory

**AmeriSci Richmond**

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

PLM Bulk Asbestos Report

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

West Seneca, NY 14224

Date Received 9/17/2026 **AmeriSci Job #** 126091793
Date Examined 09/23/26 **P.O. #**
ELAP # 10984 **Page** 1 **of** 4
RE: 2302; Preservation Buffalo Niagara; 747 Pierce Ave - 2nd Fl East
Unit, Niagara Falls, NY (Report Amended 9/24/2026)

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
100A-1 100A Location: Plaster - Skim Coat; Bedroom Wall Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100%	126091793-01	No	NAD (by NYS ELAP 198.1) by C. David Mintz on 09/23/26	
100A-2 100A Location: Plaster - Skim Coat; Bedroom Wall Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100%	126091793-02	No	NAD (by NYS ELAP 198.1) by C. David Mintz on 09/23/26	
100A-3 100A Location: Plaster - Skim Coat; Kitchen Ceiling Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100%	126091793-03	No	NAD (by NYS ELAP 198.1) by C. David Mintz on 09/23/26	
100B-1 100B Location: Plaster - Base Coat; Bedroom Wall Analyst Description: Brown, Homogeneous, Non-Fibrous, Cementitious, Base Coat (Plaster) Asbestos Types: Other Material: Cellulose 2.0%, Non-fibrous 98%	126091793-04	No	NAD (by NYS ELAP 198.1) by C. David Mintz on 09/23/26	
100B-2 100B Location: Plaster - Base Coat; Bedroom Wall Analyst Description: Brown, Homogeneous, Non-Fibrous, Cementitious, Base Coat (Plaster) Asbestos Types: Other Material: Non-fibrous 100%	126091793-05	No	NAD (by NYS ELAP 198.1) by C. David Mintz on 09/23/26	
100B-3 100B Location: Plaster - Base Coat; Kitchen Ceiling Analyst Description: Brown, Homogeneous, Non-Fibrous, Cementitious, Base Coat (Plaster) Asbestos Types: Other Material: Cellulose 2.0%, Non-fibrous 98%	126091793-06	No	NAD (by NYS ELAP 198.1) by C. David Mintz on 09/23/26	

See Reporting notes on last page

Client Name: Aurora Environmental, LLC

PLM Bulk Asbestos Report

2302; Preservation Buffalo Niagara; 747 Pierce Ave - 2nd Fl East
Unit, Niagara Falls, NY (Report Amended 9/24/2026)

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
100B-4 100B Location: Plaster - Base Coat; Kitchen Wall Analyst Description: Brownish Gray, Homogeneous, Fibrous, Cementitious, Base Coat (Plaster) Asbestos Types: Other Material: Cellulose 5.0%, Non-fibrous 95%	126091793-07	No	NAD (by NYS ELAP 198.1) by C. David Mintz on 09/23/26	1
100B-5 100B Location: Plaster - Base Coat; Kitchen Wall Analyst Description: Brownish Gray, Homogeneous, Fibrous, Cementitious, Base Coat (Plaster) Asbestos Types: Other Material: Cellulose 5.0%, Non-fibrous 95%	126091793-08	No	NAD (by NYS ELAP 198.1) by C. David Mintz on 09/23/26	1
101A-1 101A Location: Drywall; Bathroom Ceiling Analyst Description: Lt. Gray Brown, Homogeneous, Fibrous, Drywall w/paperbacking Asbestos Types: Other Material: Cellulose 7.0%, Non-fibrous 93%	126091793-09	No	NAD (by NYS ELAP 198.1) by C. David Mintz on 09/23/26	1
101A-2 101A Location: Drywall; Bathroom Ceiling Analyst Description: Lt Gray/ Brown, Homogeneous, Fibrous, Drywall w/paperbacking Asbestos Types: Other Material: Cellulose 7.0%, Non-fibrous 93%	126091793-10	No	NAD (by NYS ELAP 198.1) by C. David Mintz on 09/23/26	1
101B-1 101B Location: Joint Compound; Bathroom Ceiling Analyst Description: Off White - Lt Tan, Homogeneous, Non-Fibrous, Joint Compound Asbestos Types: Other Material: Non-fibrous 100%	126091793-11	No	NAD (by NYS ELAP 198.1) by C. David Mintz on 09/23/26	1
101B-2 101B Location: Joint Compound; Bathroom Ceiling Analyst Description: Off White - Lt Tan, Homogeneous, Non-Fibrous, Joint Compound Asbestos Types: Other Material: Non-fibrous 100%	126091793-12	No	NAD (by NYS ELAP 198.1) by C. David Mintz on 09/23/26	1
300-1 300 Location: 12x12 Floor Tile - Self Adhered; Kitchen Analyst Description: Gray, Homogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 34% Comment: Heat Sensitive (organic): 30.1%; Acid Soluble (inorganic): 36.4%; Inert (Non-asbestos): 33.5%	126091793-13	No	Inconclusive - NAD (NOB by NYS ELAP 198.6) by C. David Mintz on 09/23/26	2

See Reporting notes on last page

PLM Bulk Asbestos Report

2302; Preservation Buffalo Niagara; 747 Pierce Ave - 2nd Fl East
Unit, Niagara Falls, NY (Report Amended 9/24/2026)

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
300-2 300 Location: 12x12 Floor Tile - Self Adhered; Kitchen Analyst Description: Gray, Homogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 24% Comment: Heat Sensitive (organic): 30.2%; Acid Soluble (inorganic): 45.8%; Inert (Non-asbestos): 23.9%	126091793-14	No	Inconclusive - NAD (NOB by NYS ELAP 198.6) by C. David Mintz on 09/23/26	2
301-1 301 Location: Sheet Floor; Kitchen Analyst Description: Tan, Homogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 4.2% Comment: Heat Sensitive (organic): 59.2%; Acid Soluble (inorganic): 36.6%; Inert (Non-asbestos): 4.2%	126091793-15	No	Inconclusive - NAD (NOB by NYS ELAP 198.6) by C. David Mintz on 09/23/26	2
301-2 301 Location: Sheet Floor; Kitchen Analyst Description: Tan, Homogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100% Comment: Heat Sensitive (organic): 61.7%; Acid Soluble (inorganic): 37.4%; Inert (Non-asbestos): 0.9%	126091793-16	No	Inconclusive - NAD (NOB by NYS ELAP 198.6) by C. David Mintz on 09/23/26	2
302-1 302 Location: Floor Tile - Bottom Layer; Kitchen Analyst Description: Tan, Homogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 44% Comment: Heat Sensitive (organic): 23.3%; Acid Soluble (inorganic): 33.1%; Inert (Non-asbestos): 43.6%	126091793-17	No	Inconclusive - NAD (NOB by NYS ELAP 198.6) by C. David Mintz on 09/23/26	2
302-2 302 Location: Floor Tile - Bottom Layer; Kitchen Analyst Description: Tan, Homogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 25% Comment: Heat Sensitive (organic): 23.6%; Acid Soluble (inorganic): 52.0%; Inert (Non-asbestos): 24.5%	126091793-18	No	Inconclusive - NAD (NOB by NYS ELAP 198.6) by C. David Mintz on 09/23/26	2
303-1 303 Location: Flooring Underlayment; Bathroom Analyst Description: Black, Homogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 7.0% Comment: Heat Sensitive (organic): 87.2%; Acid Soluble (inorganic): 5.8%; Inert (Non-asbestos): 7.0%	126091793-19	No	Inconclusive - NAD (NOB by NYS ELAP 198.6) by C. David Mintz on 09/23/26	2

Client Name: Aurora Environmental, LLC

PLM Bulk Asbestos Report2302; Preservation Buffalo Niagara; 747 Pierce Ave - 2nd Fl East
Unit, Niagara Falls, NY (Report Amended 9/24/2026)

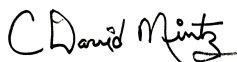
Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
303-2 303 Location: Flooring Underlayment; Bathroom Analyst Description: Black, Homogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 3.3% Comment: Heat Sensitive (organic): 94.6%; Acid Soluble (inorganic): 2.1%; Inert (Non-asbestos): 3.3%	126091793-20	No	Inconclusive - NAD (NOB by NYS ELAP 198.6) by C. David Mintz on 09/23/26	2
600-1 600 Location: Blown-In Insulation; Bathroom Analyst Description: Off-White, Homogeneous, Fibrous, Bulk Material Asbestos Types: Other Material: Fibrous glass 95%, Non-fibrous 5.0%	126091793-21	No	NAD (by NYS ELAP 198.1) by C. David Mintz on 09/23/26	
600-2 600 Location: Blown-In Insulation; Bathroom Analyst Description: Off-White, Homogeneous, Fibrous, Bulk Material Asbestos Types: Other Material: Fibrous glass 95%, Non-fibrous 5.0%	126091793-22	No	NAD (by NYS ELAP 198.1) by C. David Mintz on 09/23/26	

Reporting Notes:

- (1) Sample homogenized by grinding to a powder prior to analysis.
- (2) NAD results by NYS 198.6 are inconclusive and are not considered non-ACM

Analyzed by: C. David Mintz

Date: 9/23/2026



Reviewed by: Glenn F. Massey



*NAD = no asbestos detected, Detection Limit <1%, Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1%; "Present" or NVA = "No Visible Asbestos" are observations made during a qualitative analysis (Not covered by NVLAP or NY ELAP accreditations); NA = not analyzed; NA/PS = not analyzed / positive stop; PLM Bulk Asbestos Analysis using Olympus, Model BH-2 microscope, Serial #210972, 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

2302; Preservation Buffalo Niagara; 747 Pierce Ave - 2nd Fl East Unit, Niagara Falls, NY (Report Amended 9/24/2026)

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: Plaster - Skim Coat; Bedroom Wall								
02	100A-2	100A	----	----	----	----	NAD	NA
Location: Plaster - Skim Coat; Bedroom Wall								
03	100A-3	100A	----	----	----	----	NAD	NA
Location: Plaster - Skim Coat; Kitchen Ceiling								
04	100B-1	100B	----	----	----	----	NAD	NA
Location: Plaster - Base Coat; Bedroom Wall; Base Coat (Plaster)								
05	100B-2	100B	----	----	----	----	NAD	NA
Location: Plaster - Base Coat; Bedroom Wall; Base Coat (Plaster)								
06	100B-3	100B	----	----	----	----	NAD	NA
Location: Plaster - Base Coat; Kitchen Ceiling; Base Coat (Plaster)								
07	100B-4	100B	----	----	----	----	NAD	NA
Location: Plaster - Base Coat; Kitchen Wall; Base Coat (Plaster)								
08	100B-5	100B	----	----	----	----	NAD	NA
Location: Plaster - Base Coat; Kitchen Wall; Base Coat (Plaster)								
09	101A-1	101A	----	----	----	----	NAD	NA
Location: Drywall; Bathroom Ceiling; Drywall w/paperbacking								
10	101A-2	101A	----	----	----	----	NAD	NA
Location: Drywall; Bathroom Ceiling; Drywall w/paperbacking								
11	101B-1	101B	----	----	----	----	NAD	NA
Location: Joint Compound; Bathroom Ceiling; Joint Compound								
12	101B-2	101B	----	----	----	----	NAD	NA
Location: Joint Compound; Bathroom Ceiling; Joint Compound								
13	300-1	300	0.928	30.1	36.4	33.5	NAD	NAD
Location: 12x12 Floor Tile - Self Adhered; Kitchen								
14	300-2	300	0.825	30.2	45.8	23.9	NAD	NAD
Location: 12x12 Floor Tile - Self Adhered; Kitchen								
15	301-1	301	0.128	59.2	36.6	4.2	NAD	NAD
Location: Sheet Floor; Kitchen								
16	301-2	301	0.118	61.7	37.4	0.9	NAD	NAD
Location: Sheet Floor; Kitchen								

See Reporting notes on last page

Client Name: Aurora Environmental, LLC

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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	302-1	302	1.045	23.3	33.1	43.6	NAD	NAD
Location: Floor Tile - Bottom Layer; Kitchen								
18	302-2	302	1.034	23.6	52.0	24.5	NAD	NAD
Location: Floor Tile - Bottom Layer; Kitchen								
19	303-1	303	0.356	87.2	5.8	7.0	NAD	NAD
Location: Flooring Underlayment; Bathroom								
20	303-2	303	0.510	94.6	2.1	3.3	NAD	NAD
Location: Flooring Underlayment; Bathroom								
21	600-1	600	----	----	----	----	NAD	NA
Location: Blown-In Insulation; Bathroom								
22	600-2	600	----	----	----	----	NAD	NA
Location: Blown-In Insulation; Bathroom								

Analyzed by: Cory M. Parnell

Date: 9/24/2026



Reviewed by: Glenn F. Massey



Semi-Quantitative Analysis: NAD = no asbestos detected; NA = not analyzed; NA/PS = not analyzed due to positive stop; Trace = <1%; PLM analysis by EPA 600/R-93/116 per 40 CFR 763 (NVLAP Lab Code 101904-0) or NY ELAP 198.1 for New York friable samples which includes quantitation of any vermiculite observed (198.6 for NOB samples) or EPA 400 pt ct by EPA 600/M4-82-020 (NY ELAP Lab # 10984); TEM prep by EPA 600/R-93/116 Section 2.3 (analysis by Section 2.5, not covered by NVLAP Bulk accreditation); or NY ELAP 198.4 for New York NOB samples (NY ELAP Lab # 10984). Analysis using Jeol, Model JEM-100CX II microscope, Serial #156147-247. ** Warning Notes: Consider PLM fiber diameter limitation, only TEM will resolve fibers <0.25 micrometers in diameter. TEM bulk analysis is representative of the fine grained matrix material and may not be representative of non-uniformly dispersed debris, soils or other heterogeneous materials for which a combination PLM/TEM evaluation is recommended; Quantitation for beginning weights of <0.1 grams should be considered as qualitative only.

126091793


**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:	747 Pierce Ave - 2nd Fl East Unit Niagara Falls, NY

Date 09/15/26 Job# 2302 Analysis PLM/TEAM# of 22 TAT 5 day Page 1 of 1
 Requested ELAP Samples

Sample ID #			Description	Sample Location	Notes
Date	HAN	#			
	100A	1	Plaster - Skim Coat	Bedroom Wall	
		2			
		3		Kitchen Ceiling	
	100B	1	Plaster - Base Coat	Bedroom Wall	
		2			
		3		Kitchen Ceiling	
		4		Kitchen Wall	
		5			
	101A	1	Drywall	Bathroom ceiling	
		2			
	101B	1	Joint compound		
		2			
	300	1	12x12 Floor tile - self adhered	Kitchen	
		2			
	301	1	Sheet Floor		
		2			
	302	1	Floor tile - bottom layer		
		2			
	303	1	Flooring underlayment	Bathroom	
		2			
	600	1	Blown-in insulation		
		2			

Notes and Special Instructions:

Positive Stop by HAN

Sampled by (print): John Pusztay Signature: [Signature] Date: 9/15/26
 Relinquished by (print): John Pusztay Signature: [Signature] Date: 9/16/26
 Received by (print): _____ Signature: _____ Date: _____

Received

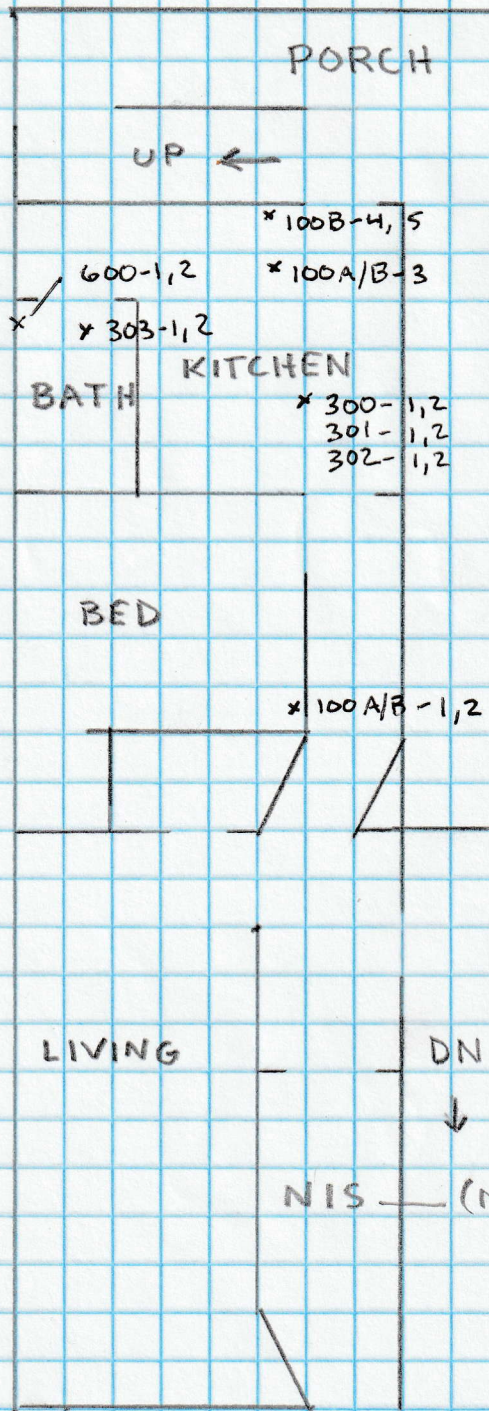
SEP 17 2026

Appendix D Sample location maps

C

B

D



A

SECOND FLOOR
747 PIERCE AVE
NIAGARA FALLS