



Vacant Rental Program (VRP)

Bid Documentation Packet

Project # Round 2 - #055

**Project: 1029 Fairfield Avenue, Niagara Falls, New York
14305 Unit:1 & 2 Side by Side**



Bid Form

Date: July 16, 2026

Address Where Work Will Be Needed: (1029 Fairfield Avenue, Niagara Falls, NY 14305 Unit:1 and Unit 2 side by side

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 **July 31st 2026, at 5:00 pm** can be sent via email or mailed to: Preservation Buffalo Niagara, 444 Forest Avenue, Buffalo, NY 14213.

For more information and/or if you have questions, please direct inquiries to Constance Strother, East Side Preservation Specialist, at VRP@pbnsaves.org or 716-852-3300. Ext. 104 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 7/24	12:00 pm – 1:30 pm
Tuesday 7/28	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 both units
- Material list
- Environmental Testing



1029 Fairfield – Apartments Left & Right

Units: 2, Side-by-Side

Type: 2 bedroom, 2 bathroom

Description: This is a two-unit building, with side-by-side apartments. The apartments both have an upstairs and a downstairs. There is a first floor bathroom, and kitchen that needs renovation on the lower floor of the Right Unit. The Left unit does not have a 1st floor bathroom. The upper floors have three bedrooms and a full bathroom that needs renovation in both units

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.
- PBN-supplied materials include carpet and 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.
- All shower and tub surrounds shall receive cementitious tile backer board and waterproof membrane system prior to tile installation.
- Use Schluter trim at exposed tile edges and mildew-resistant silicone at all change-of-plane transitions.
- No material substitutions shall be made without written approval from PBN.
- No work outside the written scope shall proceed without written PBN approval.

Work Scope – Bid Needed:

1 - ENVIRONMENTAL TESTING

- Asbestos testing of ALL BATHROOMS (RIGHT & LEFT UNITS) walls, ceiling, and flooring.
- Asbestos testing of RIGHT & LEFT UNITS Kitchen walls and flooring
- Asbestos testing of RIGHT UNIT 2nd Floor Bedroom wall board (all three bedrooms)
- Asbestos testing of ceilings in the 1st floor middle room of RIGHT & LEFT UNITS (rooms with existing ceiling damage)
- Asbestos testing of walls of the RIGHT UNIT 1st floor closet in them middle living space (plaster damage present)
- No testing in the basement is necessary, outside of scope
 - Asbestos report to be provided to PBN
- EPA-Certified Lead Risk Assessment to be conducted throughout the both apartment. Provide PBN with a Lead Risk Assessment Report upon completion.

2 - ENVIRONMENTAL REMEDIATION :

- **Right Unit – 1st Fl Bathroom Floor, 2nd Fl Bathroom Floor - Asbestos:** Existing flooring materials in both bathroom floors have tested positive for asbestos-containing material (ACM). Flooring demolition and removal shall be performed exclusively by a licensed asbestos abatement contractor in accordance with all applicable federal, New York State, and local regulations. The abatement contractor shall follow all required containment, handling, disposal, air monitoring (if required), and clearance procedures. No demolition or disturbance of the asbestos-containing flooring shall occur by other trades. Following completion of abatement and receipt of any required clearance documentation, the area shall be released for subsequent construction activities.
- **Right and Left Apartments - Lead-Based Paint:**
Both the right and left apartment units contain areas that have tested positive for lead-based paint. The contractor shall refer to the Environmental Assessment Report to identify all affected surfaces requiring

treatment. All lead-based paint and lead-contaminated dust shall be properly encapsulated by a contractor licensed and qualified to perform lead hazard control work, in accordance with all applicable federal, New York State, and local regulations, including required lead-safe work practices.

- The contractor shall implement all necessary containment, cleaning, and dust control procedures throughout the encapsulation process to prevent the spread of lead-contaminated dust. Upon completion of the work, the treated areas will be re-tested by a qualified third-party inspector/risk assessor to verify that encapsulation has been successfully completed and that the project meets applicable clearance standards. Any deficiencies identified during clearance testing shall be corrected by the contractor at no additional cost until the required clearance standards are achieved.

RIGHT UNIT — MAIN FLOOR

1. Entry Landing

Dimensions: 6'2" x 6'8"

- Repair existing banister.
- Patch, prep, and paint walls and ceiling.
- Replace existing light fixture.
- Entry door remains; no work required.

2. Entry Hall

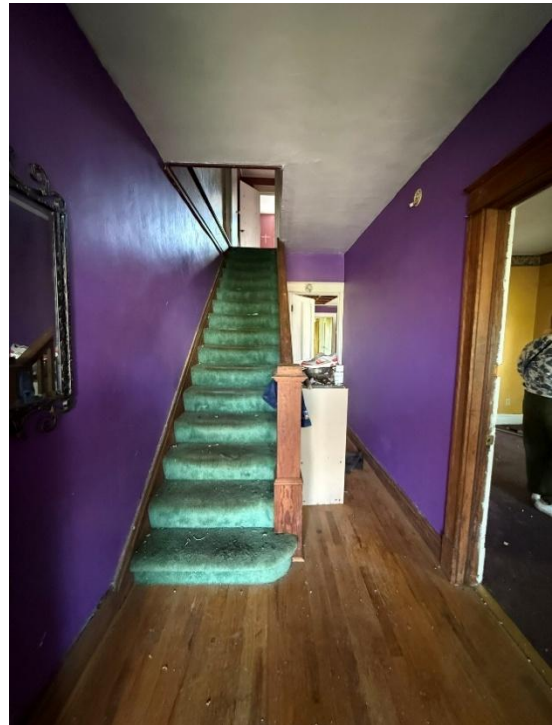
Dimensions: 3' x 9'9"

- Minor wall and ceiling repair.
- Paint walls and ceiling.

3. Front Room

Dimensions: 9'8" x 15'9"

- Remove carpet and dispose of debris.
- Assess hardwood floor condition.
- Refinish hardwood if suitable; otherwise install glue-down vinyl plank flooring over 1/4 inch plywood underlayment.
- Install transition strips as required.



- Repair damaged wall surfaces.
- Paint walls, ceiling, and trim.
- Replace existing light fixture.
- Bid both flooring options with per-SF pricing.



4. Middle Room

Dimensions: 16'5" x 18'

- Demo existing ceiling.
- Install new 5/8 inch drywall ceiling; tape, mud, sand smooth, and finish paint-ready.
- Repair damaged wall areas.
- Sand and refinish hardwood flooring.
- Consult PBN for stain selection and apply three coats clear polyurethane.
- Replace existing light fixture.
- Repair plaster in closet and paint closet interior.
- Paint walls, ceiling, and trim.

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5. Kitchen

Dimensions: 12'5" x 9'7"

- Demo existing flooring, cabinets, wallboard, and associated debris to studs.
- Assess and remediate mold; include as separate line item.
- Insulate exterior wall cavities where feasible.
- Install new drywall on walls and ceiling; finish paint-ready.
- Paint walls and ceiling.
- Rough electrical and plumbing per PBN cabinet layout and current code requirements.
- Reuse existing appliance connection locations where feasible.
- Verify existing gas or electric range connections are safe and code compliant.
- Install PBN-supplied cabinets including fillers, toe kicks, and accessory components.
- Supply and install laminate countertops.
- Supply and install sink and faucet.
- Install glue-down vinyl plank flooring over 1/4 inch plywood underlayment.
- Install transition strips at flooring changes.
- No kitchen venting required.



6. 1st Floor Bathroom

Dimensions: 7' x 4'5"

- Flooring contains asbestos. Demolition to be completed by a qualified contractor. Refer to attached environmental report for further details.
- Full demolition of remaining surfaces, after floor demo by asbestos abatement contractor, to studs.
- Install moisture-resistant drywall outside wet areas.
- Install cementitious tile backer board in wet areas.
- Install waterproof membrane system prior to tile installation.
- Install 36 inch x 36 inch stand-up shower base.
- Frame approximately 17 inch shower seat.
- Install tile floor and tile surround with grout and Schluter trim.
- Use mildew-resistant silicone at change-of-plane joints.
- Ensure proper slope and waterproof installation.
- Supply and install new toilet.
- Supply and install pedestal sink.
- Install GFI receptacle and vanity light.
- Paint ceiling and non-tile wall surfaces.
- Assess existing window condition for repair or replacement.



7. Back Hallway

- Clean and paint walls and ceiling.



8. Main Stairs

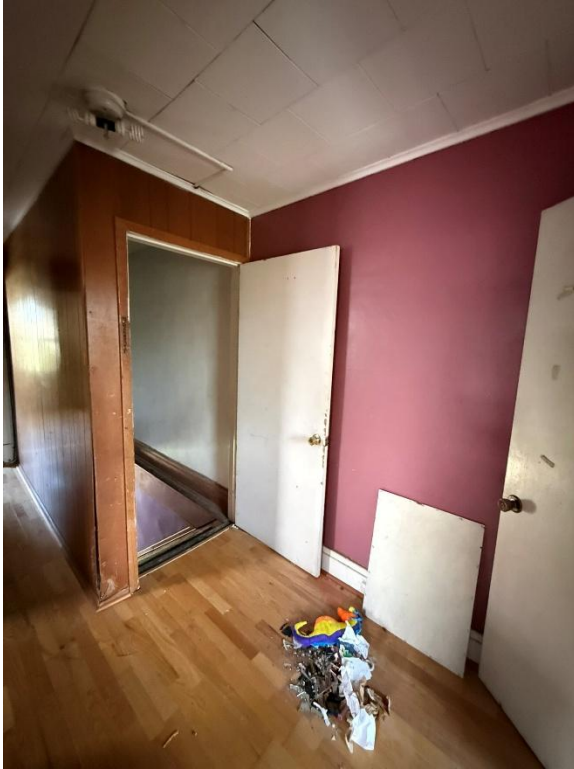
- Remove existing carpet.
- Prepare treads for new carpet installation.
- Installation by PBN-selected carpet installer. Do Not Include carpet costs in estimate.

RIGHT UNIT — 2nd Floor

9. Stair Landing

Dimensions: 6'10" x 7'4"

- Preserve existing flooring.
- Replace existing light fixture.
- Minor wall and trim repair.
- Install outside corner trim at top of stairs.
- Paint walls and trim.



10. Hallway

Dimensions: 9'5" x 3'

- Preserve existing flooring.
- Replace existing light fixture.
- Minor wall and trim repair.
- Paint walls and ceiling.



11. 2nd Floor Bathroom

Dimensions: 7'8" x 7'2"

- Flooring contains asbestos. Demolition to be completed by a qualified contractor. Refer to attached environmental report for further details.
- Full demolition of remaining surfaces, after floor demo by asbestos abatement contractor, to studs.
- Install new subfloor as required.
- Install left-hand tub and tub/shower diverter.
- Install cement board and waterproof membrane at wet areas.
- Install tile floor and tile tub surround with grout and Schluter trim.
- Install moisture-resistant drywall outside wet areas.
- Supply and install vanity and faucet.
- Paint ceiling and non-tile wall surfaces.



12. Bedroom 1

Dimensions: 9'6" x 11'2"

- Remove wall paneling.
- Repair substrate or install new drywall.
- Remove and replace trim.
- Repair ceiling.
- Replace existing light fixture.
- Paint walls, ceiling, and trim.

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13. Bedroom 2

Dimensions: 9'5" x 10'9"

- Demo existing ceiling and install new drywall.
- Demo existing wall surfaces and install new drywall.
- Remove carpet and assess hardwood condition.
- Refinish hardwood if suitable or install vinyl plank flooring.
- Replace existing light fixture.
- Bid both flooring options with per-SF pricing.



14. Bedroom 3

Dimensions: 9'4" x 13'1"

- Remove existing wallboard and install new drywall.
- Tape, mud, sand, and finish paint-ready.
- Replace existing light fixture.
- Repair damaged window screens throughout apartment.
- Remove closet carpet and paint closet interior.

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- Paint walls and ceiling.



LEFT UNIT — MAIN FLOOR

1. Front Entry Landing

Dimensions: 6'3" x 6'10"

- Replace ceiling light fixture.
- Supply and install wall sconce.



2. Entry Hall

Dimensions: 3'2" x 11'7"

- Remove wallpaper border.
- Paint walls and ceiling.
- PBN will supply and install carpet on stairs.

3. Under-Stairs Closet

- Paint all interior surfaces.

4. Middle Room

Dimensions: 16'7" x 14'9"

- Demo existing ceiling and install new drywall.
- Replace center ceiling light fixture.
- Minor floor repair.
- Minor carpentry repair to built-ins; do not paint built-ins.
- Repair water-damaged wall areas around chimney.
- Paint walls, ceiling, and trim.





5. Front Room

Dimensions: 9'10" x 18'11"

- Remove carpet.
- Refinish hardwood if condition permits or install vinyl plank flooring.
- Paint walls and ceiling.
- Bid both flooring options with per-SF pricing.



6. Kitchen — Main Area

Dimensions: 10'4" x 12'2"

- Remove drop ceiling and demo cabinets, wall surfaces, and flooring.
- Restore standard ceiling height.
- Install new drywall and finish paint-ready.
- Insulate exterior wall cavities where feasible.
- Rough electrical per cabinet layout and current code.
- Install PBN-supplied cabinets.
- Supply and install countertops, sink, and faucet.
- Reuse existing appliance connections where feasible.
- Verify gas or electric range connections are safe and code compliant.



7. Kitchen Nook

Dimensions: 8' x 7'

- Remove existing cabinets and flooring.
- Install new flooring per PBN material selection.
- Supply and install light fixture.
- Verify all outlets are code compliant.



LEFT UNIT — 2nd Floor

8. Upstairs Bathroom

Dimensions: 7'9" x 7'

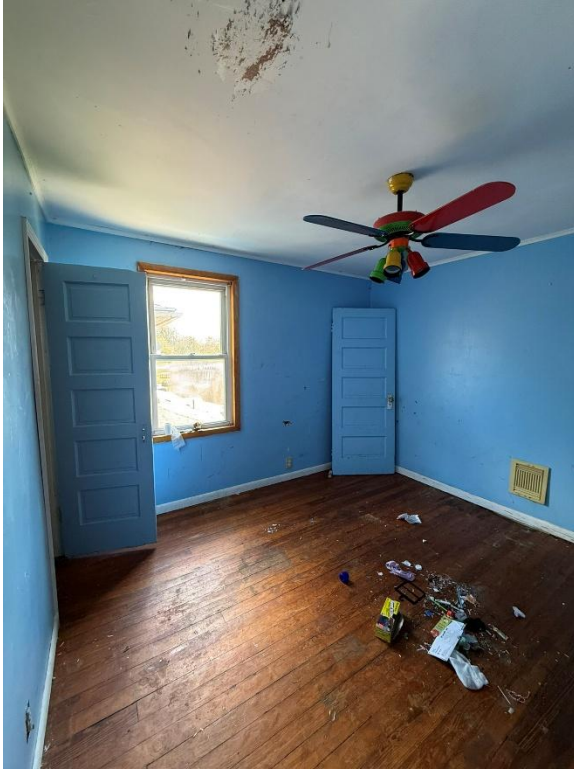
- Full demolition to studs.
- Repair subfloor as needed.
- Install 60 inch left-hand tub and diverter.
- Supply and install vanity and faucet.
- Supply and install toilet.
- Install waterproof tile surround and tile floor.
- Install cement board and waterproof membrane in wet areas.
- Install moisture-resistant drywall.
- Install all bathroom hardware including towel bars and toilet paper holder.



9. Blue Bedroom

Dimensions: 11' x 9'8"

- Repair damaged walls and ceiling.
- Paint walls and ceiling.
- Minor floor repair.



10. Stairway Landing

Dimensions: 6'8" x 6'7"

- Install vinyl plank flooring.
- Replace existing light fixture.



11. Hall

Dimensions: 9'10" x 3'5"

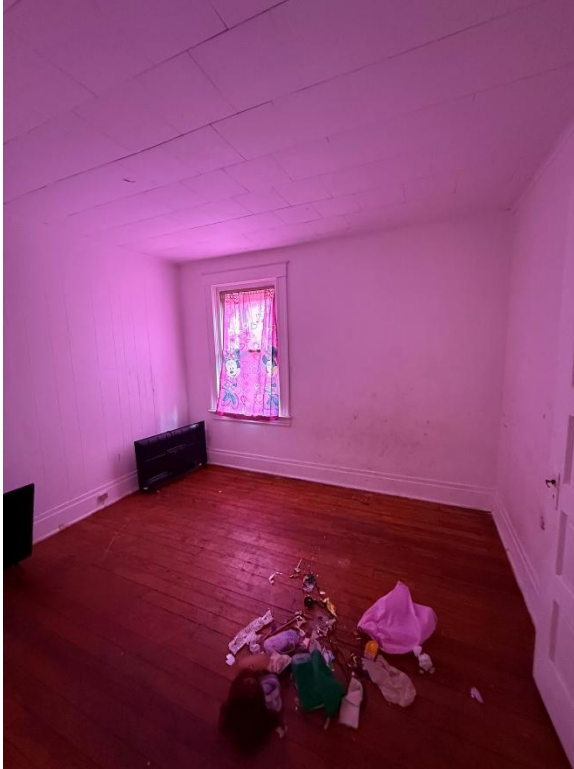
- Remove and replace ceiling hatch.



12. Middle Room

Dimensions: 9'5" x 11'

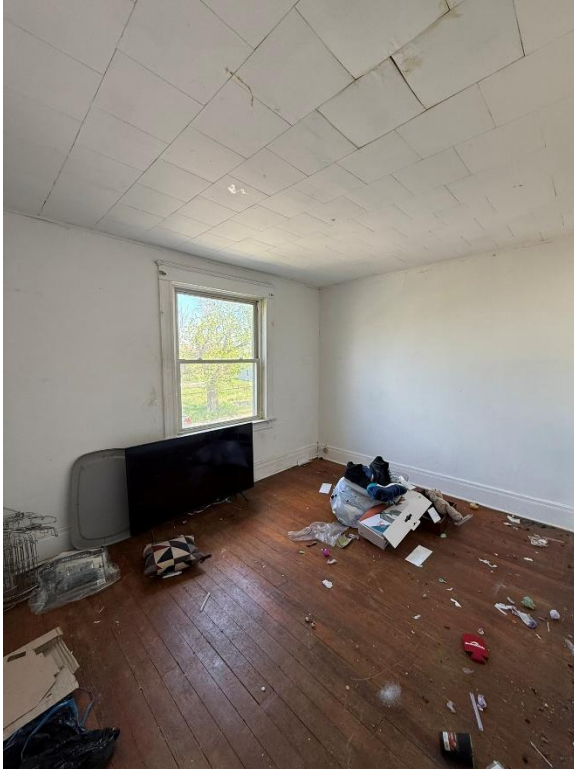
- Supply and install wall sconce.
- Paint walls and ceiling.



13. Front Bedroom

Dimensions: 9'4" x 13'3"

- Repair wall cracks and prep for paint.
- Remove and replace damaged ceiling tiles.
- Complete pest/rodent remediation prior to finish work.
- Refinish hardwood flooring.
- Consult PBN for stain selection.
- Supply and install wall light fixture.
- Paint walls and ceiling.



3 - SAFETY & CLEAN-UP

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

4 - INTERNAL PBN COST ESTIMATE

Right Unit:

Environmental Testing	
Asbestos Abatement	
Plaster & Drywall	
Kitchen	
1st Floor Bathroom	
2nd Floor Bathroom	
Flooring	
Paint	
Lighting	
Safety & Clean-Up	
Construction Management	
Total	

Left Unit:

Environmental Testing	
Plaster & Drywall	
Kitchen	
2nd Floor Bathroom	
Flooring	
Paint	
Lighting	
Safety & Clean-Up	
Construction Management	
Total	

Work Scope Item	Item
Bathroom - 1st Floor	Shower Pan
Bathroom - 1st Floor	Diverter
Bathroom - 1st Floor	Vanity
Bathroom - 1st Floor	Toilet
Bathroom - 1st Floor	Vanity Light
Bathroom - 1st Floor	Hardware
Bathroom - 1st Floor	Vanity Faucet
Bathroom - 1st Floor	Mirror
Bathroom - 1st Floor	Bath Fan
Bathroom - 1st Floor	Tile Wall & Floor
Bathroom - 1st Floor	Grout
Bathroom - 2nd Floor	Bathtub
Bathroom - 2nd Floor	Diverter
Bathroom - 2nd Floor	Toilet
Bathroom - 2nd Floor	Vanity Light
Bathroom - 2nd Floor	Hardware
Bathroom - 2nd Floor	Vanity
Bathroom - 2nd Floor	Bath Fan
Bathroom - 2nd Floor	Tile Wall & Floor
Bathroom - 2nd Floor	Grout
Bathroom - 2nd Floor	Mirror
Flooring	Flooring
Flooring	Subfloor
Flooring	Adhesive
Kitchen	Laminate Countertop
Kitchen	Kitchen Sink
Kitchen	Kitchen Faucet
Kitchen	Cabinets
Kitchen	Kitchen Hardware
Lighting	Bedroom Lights
Lighting	Kitchen Light
Lighting	Top of the stairs light
Lighting	Front Room Light
Lighting	Middle Room Light
Walls	Wall Paint
Walls	Trim Paint
Walls	Ceiling Paint

CHANGES TO MATERIAL SELECTION:

1029 Fairfield RIGHT - Material List

Description	Color
Classic 500 48 in. L x 34 in. W Alcove Shower Pan Base with Center Drain	White
Adler 4-Spray Single Handle Shower Faucet 1.75 GPM in Chrome (V)	Chrome
Weldon 18 in. Single Sink Pearl Gray Freestanding Bath Vanity with V	Grey
12 inch Rough In Two-Piece 1.1 GPF/1.6 GPF Dual Flush Elongated	White
Trumann 18 in. 1-Light Polished Chrome LED Vanity Light with White	Chrome
Maxted 5-Piece Bath Hardware Set 18, 24 in. Towel Bars, Toilet Paper	Chrome
Ryden Single-Handle Single-Hole Bathroom Faucet in Chrome	Chrome
Rectangular Beveled Bathroom Mirrors, 18X26 inch Square Framele	Frameless
Broan-NuTone QT Series Quiet 130 CFM Ceiling Bathroom Exhaust F	White
Carrara White Marble Look Polished Porcelain Tile, 12 in. x 24 in. Flo	White/Grey
Polyblend Plus #115 Platinum 25 lb. Sanded Grout	Platinum
Aloha 60 in. x 30 in. Alcove Soaking Bathtub with Left Drain in White	White
Adler Single Handle 4-Spray Tub and Shower Faucet 1.8 GPM in Chr	Chrome
12 inch Rough In Two-Piece 1.28 GPF Single Flush Round Toilet in V	White
4 Light Bathroom Vanity Light - Chrome Bathroom Light Fixtures Squ	Chrome
Maxted 5-Piece Bath Hardware Set 18, 24 in. Towel Bars, Toilet Paper	Chrome
Everdean 37 in. Single Sink White Freestanding Bath Vanity with Whi	White
Broan-NuTone QT Series Quiet 130 CFM Ceiling Bathroom Exhaust F	White
Carrara White Marble Look Polished Porcelain Tile, 12 in. x 24 in. Flo	White/Grey
Polyblend Plus #115 Platinum 25 lb. Sanded Grout	Platinum
Silver Bathroom Mirror, 30x36 inch Wall Mirror for Bathroom Wall Mo	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
Drop-In Stainless Steel 30x18 Single Bowl Kitchen Sink	Stainless Steel
Paulina Single- Handle Spring Neck Pull Down Sprayer	Stainless Steel
To Be Quoted and paid for directly by PBN	
30-Pack Simple Bar 3-3/4 in. (96 mm) Modern Cabinet Drawer Pulls	Silver
Caprice 52 in. Integrated LED Indoor Matte White Ceiling Fan with Lig	White
Dimmable LED Flush Mount Ceiling Light Fixture, 15.75 Inch Large M	White
Semi Flush Mount Ceiling Light Fixture, 13 inch Light Fixtures Ceiling	White
Semi Flush Mount Ceiling Light Fixture, 13 inch Light Fixtures Ceiling	White
TCL Ceiling Fans with Lights, 52 Inch Low Profile Ceiling Fan with Lig	White
Benjamin Moore Interior Flat	White Dove OC-17
Interior Semi-Gloss White	White
Interior Flat White	White

S MUST BE APPROVED BY PBN

Supplier	Price
Home Depot	\$239.00
Home Depot	\$89.00
Home Depot	\$249.00
Home Depot	\$109.00
Home Depot	\$69.22
Home Depot	\$80.88
Home Depot	\$99.00
Amazon	\$41.99
Home Depot	\$169.00
Home Depot	1.99/sq ft
Home Depot	\$19.48
Home Depot	\$249.00
Home Depot	\$99.00
Home Depot	\$99.00
Amazon	\$69.99
Home Depot	\$80.88
Home Depot	\$389.00
Home Depot	\$169.00
Home Depot	1.99/sq ft
Home Depot	\$19.48
Amazon	\$77.39
Carpet Collection	\$1.79/sq ft
Any	
Carpet Collection	\$278.00
Home Depot	Varies by Size
Home Depot	\$195.99
Home Depot	\$159.00
Acme Cabinet	
Home Depot	\$22.56
Home Depot	\$152.90
Amazon	\$79.99
Amazon	\$39.99
Amazon	\$39.99
Amazon	\$89.99
Benjamin Moore	Varies by Size
Any	Varies
Any	Varies

Work Scope Item	Item
Bathroom - 2nd Floor	Bathtub
Bathroom - 2nd Floor	Diverter
Bathroom - 2nd Floor	Toilet
Bathroom - 2nd Floor	Vanity Light
Bathroom - 2nd Floor	Hardware
Bathroom - 2nd Floor	Vanity
Bathroom - 2nd Floor	Bath Fan
Bathroom - 2nd Floor	Tile Wall & Floor
Bathroom - 2nd Floor	Grout
Bathroom - 2nd Floor	Mirror
Flooring	Flooring
Flooring	Subfloor
Flooring	Adhesive
Kitchen	Laminate Countertop
Kitchen	Kitchen Sink
Kitchen	Kitchen Faucet
Kitchen	Cabinets
Kitchen	Kitchen Hardware
Lighting	Bedroom Lights
Lighting	Kitchen Light
Lighting	Top of the stairs light
Lighting	Front Room Light
Lighting	Middle Room Light
Walls	Wall Paint
Walls	Trim Paint
Walls	Ceiling Paint

CHANGES TO MATERIAL SELECTIONS I

Descript

[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 \(Valve Included\)](#)
[12 inch Rough In Two-Piece 1.28 GPF Single Flush Round Toilet in White Seat Included](#)
[4 Light Bathroom Vanity Light - Chrome Bathroom Light Fixtures Square Design & UL Certification, 26 inch Square Bath Room Light](#)
[Maxted 5-Piece Bath Hardware Set 18, 24 in. Towel Bars, Toilet Paper Holder, Towel Ring, Towel Hook in Polished Chrome](#)
[Everdean 37 in. Single Sink White Freestanding Bath Vanity with White Cultured Marble Top \(Assembled\)](#)
[Broan-NuTone QT Series Quiet 130 CFM Ceiling Bathroom Exhaust Fan with Light and Night Light, 1.5 Sones Energy Star Certified](#)
[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](#)
[Silver Bathroom Mirror, 30x36 inch Wall Mirror for Bathroom Wall Mounted, Rectangle Mirror for Bathroom Over Sink, Modern Mirror](#)
 K-Trade 7x48 gluedown 12 mil Levanzo
 Luan 5.2M underlay 4x8
 Dryset Roll-on 4 gallon pail
[Laminate Countertop in Textured Calcutta Marble](#)
[Drop-In Stainless Steel 30x18 Single Bowl Kitchen Sink](#)
[Paulina Single- Handle Spring Neck Pull Down Sprayer](#)
 To Be Quoted and paid for directly by PBN
[30-Pack Simple Bar 3-3/4 in. \(96 mm\) Modern Cabinet Drawer Pulls in Stainless Steel](#)
[Caprice 52 in. Integrated LED Indoor Matte White Ceiling Fan with Light Kit and Remote Control](#)
[Dimmable LED Flush Mount Ceiling Light Fixture, 15.75 Inch Large Modern Round White Ceiling Lamp, 36W 5 CCT 3000K-6500K](#)
[Semi Flush Mount Ceiling Light Fixture, 13 inch Light Fixtures Ceiling Mount, 3-Light Drum Light Fixture with White Shade, Modern](#)
[Semi Flush Mount Ceiling Light Fixture, 13 inch Light Fixtures Ceiling Mount, 3-Light Drum Light Fixture with White Shade, Modern](#)
[TCL Ceiling Fans with Lights, 52 Inch Low Profile Ceiling Fan with Light and Remote Control, Flush Mount, DC Reversible Motor](#)
 Benjamin Moore Interior Flat
 Interior Semi-Gloss White
 Interior Flat White

MUST BE APPROVED BY PBN

Color	Supplier	Price
White	Home Depot	\$249.00
Chrome	Home Depot	\$99.00
White	Home Depot	\$99.00
Chrome	Amazon	\$69.99
Chrome	Home Depot	\$80.88
White	Home Depot	\$389.00
White	Home Depot	\$169.00
White/Grey	Home Depot	1.99/sq ft
Platinum	Home Depot	\$19.48
Silver	Amazon	\$77.39
Levanzo	Carpet Collection	\$1.79/sq ft
	Any	
	Carpet Collection	\$278.00
White and Grey	Home Depot	Varies by Size
Stainless Steel	Home Depot	\$195.99
Stainless Steel	Home Depot	\$159.00
	Acme Cabinet	
Silver	Home Depot	\$22.56
White	Home Depot	\$152.90
White	Amazon	\$79.99
White	Amazon	\$39.99
White	Amazon	\$39.99
White	Amazon	\$89.99
White Dove OC-17	Benjamin Moore	Varies by Size
White	Any	Varies
White	Any	Varies



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

June 16, 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
1029 Fairfield 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 May 24, 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

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- B Site and Floor Plan
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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 Right and Left Units within 1029 Fairfield Ave., Niagara Falls, NY. The Assessment was conducted by John Puzstay, a Certified Risk Assessor. The purpose of the Assessment was to identify the presence of lead hazards on and/or in a limited number of surfaces inside and outside the residences, as well as to identify the presence of deteriorated lead-based paint (LBP) and LBP that may be disturbed during planned renovations. Based upon conversations with the Owner and Broadway-Fillmore Neighborhood Housing, to the knowledge of this Assessor, there has been no previous LBP testing within these units.

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

2.0 Executive Summary

As a result of the Lead Hazard Risk Assessment conducted on May 24, 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
- Wooden doors, casings, stops and jambs (interior and exterior)
- Wooden baseboards
- Wooden window components (interior and exterior)
- Porch - wood columns
- Exterior – Stucco siding
- Exterior soffits, fascia and trim (assumed Lead-Based Paint)

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
- Wooden doors, casings, stops and jambs (interior and exterior)
- Wooden baseboards
- Wooden window components (interior and exterior)
- Porch - wood columns
- Exterior – Stucco siding
- Exterior soffits, fascia and trim (assumed Lead-Based Paint)

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
- Wooden doors, casings, stops and jambs (interior and exterior)
- Wooden baseboards
- Wooden window components (interior and exterior)
- Porch - wood columns
- Exterior – Stucco siding
- Exterior soffits, fascia and trim (assumed LBP)
- Lead Dust Hazard Throughout
- Lead in soil hazard – Wall D dripline

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 38 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 ($\geq 1.0 \text{ mg/cm}^2$):

- 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 Left Unit and four (4) single surface dust wipe samples were collected within the Right 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

One composite soil sample was collected from a bare soil area along Wall D. For pre-1978 homes and child-occupied facilities, the EPA uses specific soil-lead hazard standards. The standard hazard level is 400 PPM (Parts per Million) for bare soil in designated child play areas, and 1,200 PPM for bare soil in the remainder of the yard.

The sample analyzed 1,400 PPM.

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#2262

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

INSPECTION SITE:	1029 Fairfield Niagara Falls, NY
INSPECTION DATE:	5/24/2026 - 5/24/2026
INSTRUMENT TYPE:	Viken Detection Pb200i XRF Lead Paint Analyzer 1476
ACTION LEVEL:	1.0 (mg/cm ²)
STATEMENT:	none

AE#2262

Inspection Date: 5/24/2026 - 5/24/2026
Action Level: 1.0 (mg/cm²)
Total Readings: 38
Unit Started: 05/24/2026 11:13:30
Unit Ended: 05/24/2026 11:57:41

Inspection Site: 1029 Fairfield
Niagara Falls, NY

Read #	Result	Job	Room	-->RoomChoice	Structure	-->Member	Substrate	Wall	Lead (mg/cm ²)
602	Positive	1029 Fairfield Left	Apartment	Calibration					1.0 mg/cm ²
603	Positive	1029 Fairfield Left	Apartment	Calibration					1.0 mg/cm ²
604	Positive	1029 Fairfield Left	Apartment	Calibration					1.1 mg/cm ²
605	Positive	1029 Fairfield Left	Apartment	Kitchen	Room	Wall	Plaster	C	18.3 mg/cm ²
606	Negative	1029 Fairfield Left	Apartment	Kitchen	Window	Sill	Wood	C	0.1 mg/cm ²
607	Negative	1029 Fairfield Left	Apartment	Kitchen	Window	Sill	Wood	B	0.7 mg/cm ²
608	Positive	1029 Fairfield Left	Apartment	Kitchen	Window	Sill	Wood	B	1.4 mg/cm ²
609	Negative	1029 Fairfield Left	Apartment	Kitchen	Window	Header	Wood	C	0.4 mg/cm ²
610	Negative	1029 Fairfield Left	Apartment	Dining Room	Room	Ceiling	Drywall		0.2 mg/cm ²
611	Negative	1029 Fairfield Left	Apartment	Rear Entry	Door	Casing	Wood	D	0.6 mg/cm ²
612	Positive	1029 Fairfield Left	Apartment	Rear Entry	Door	Jamb	Wood	D	10.2 mg/cm ²
613	Negative	1029 Fairfield Left	Apartment	Living Room	Window	Casing	Wood	A	0.4 mg/cm ²
614	Negative	1029 Fairfield Left	Apartment	Living Room	Window	Jamb	Wood	A	0.6 mg/cm ²
615	Negative	1029 Fairfield Left	Apartment	Living Room	Window	Stop	Wood	A	0.4 mg/cm ²
616	Negative	1029 Fairfield Left	Apartment	Living Room	Window	Sash	Wood	A	0.5 mg/cm ²
617	Negative	1029 Fairfield Left	Apartment	Vestibule	Stair	Railing	Wood		0.0 mg/cm ²
618	Negative	1029 Fairfield Left	Apartment	Vestibule	Stair	Balusters	Wood		0.5 mg/cm ²
619	Negative	1029 Fairfield Left	Apartment	Vestibule	Stair	Skirt Board	Wood		0.4 mg/cm ²
620	Negative	1029 Fairfield Left	Apartment	Vestibule	Stair	Newel Post	Wood		0.1 mg/cm ²
621	Positive	1029 Fairfield Left	Apartment	2nd Floor Hallway	Door	Casing	Wood	B	15.8 mg/cm ²
622	Positive	1029 Fairfield Left	Apartment	2nd Floor Hallway	Door	Jamb	Wood	B	11.5 mg/cm ²
623	Positive	1029 Fairfield Left	Apartment	2nd Floor Hallway	Door	---	Wood	B	12.7 mg/cm ²
624	Positive	1029 Fairfield Left	Apartment	2nd Floor Hallway	Room	Baseboard	Wood	B	12.2 mg/cm ²
625	Negative	1029 Fairfield Left	Apartment	2nd Floor Hallway	Stair	Underside	Wood	B	0.1 mg/cm ²
626	Negative	1029 Fairfield Left	Apartment	2nd Floor Hallway	Stair	Railing	Wood	B	0.0 mg/cm ²
627	Negative	1029 Fairfield Left	Apartment	2nd Floor Hallway	Stair	Balusters	Wood	B	0.1 mg/cm ²

AE#2262

Inspection Date: 5/24/2026 - 5/24/2026
Action Level: 1.0 (mg/cm²)
Total Readings: 38
Unit Started: 05/24/2026 11:13:30
Unit Ended: 05/24/2026 11:57:41

Inspection Site: 1029 Fairfield
Niagara Falls, NY

Read #	Result	Job	Room	-->RoomChoice	Structure	-->Member	Substrate	Wall	Lead (mg/cm ²)
628	Negative	1029 Fairfield Right	Apartment	Dining Room	Room	Ceiling	Plaster		0.0 mg/cm ²
629	Negative	1029 Fairfield Right	Apartment	Kitchen	Room	Ceiling	Drywall		0.0 mg/cm ²
630	Positive	1029 Fairfield Right	Apartment	Bathroom 2	Closet		Plaster		7.0 mg/cm ²
631	Positive	1029 Fairfield Right	Apartment	Bedroom 1	Window	Sash	Wood	A	1.3 mg/cm ²
632	Positive	1029 Fairfield Right	Exterior	House	Window	Sash	Wood	A	4.2 mg/cm ²
633	Positive	1029 Fairfield Right	Exterior	House	Window	Exterior Jamb	Drywall	A	23.4 mg/cm ²
634	Positive	1029 Fairfield Right	Exterior	Porch	Column	N/A	Wood		12.2 mg/cm ²
635	Negative	1029 Fairfield Right	Exterior	Porch	Room	Floor	Wood		0.1 mg/cm ²
636	Positive	1029 Fairfield Right	Exterior	Porch	Room	Wall	Stucco	A	10.5 mg/cm ²
637	Positive	1029 Fairfield Right	Exterior	Calibration					1.1 mg/cm ²
638	Positive	1029 Fairfield Right	Exterior	Calibration					1.0 mg/cm ²
639	Positive	1029 Fairfield Right	Exterior	Calibration					1.0 mg/cm ²

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



7469 Whitepine Rd
North Chesterfield, VA 23237
Telephone: 800.347.4010

Lead Dust Wipe Analysis Report

Report Number: 26-05-04995

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

Received Date: 05/29/2026
Analyzed Date: 06/04/2026
Reported Date: 06/05/2026

Project/Test Address: 2262; 1029 Fairfield Left Unit; Niagara Falls, NY

Collection Date: 05/24/2026

Client Number:
201282

Fax Number:

Laboratory Results

Lab Sample Number	Client Sample Number	Collection Location	Surface	Total Pb (ug)	Wipe Area (ft²)	Concentration (ug/ft²)	Narrative ID
26-05-04995-001	1	BEDROOM 1	SL	29.5	0.594	49.6	
26-05-04995-002	2	BEDROOM 1	FL	35.3	1.00	35.3	
26-05-04995-003	3	BEDROOM 2	SL	29.3	0.531	55.1	
26-05-04995-004	4	BEDROOM 2	FL	41.7	1.00	41.7	
26-05-04995-005	5	LIVING ROOM	SL	74.1	0.667	111	
26-05-04995-006	6	LIVING ROOM	CP	6.14	1.00	6.14	
26-05-04995-007	12	BOILER ROOM	FL	<4.00	1.00	<4.00	

Environmental Hazards Services, L.L.C

Client Number: 201282

Report Number: 26-05-04995

Project/Test Address: 2262; 1029 Fairfield Left 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:

1029 Fairfield - Left Unit

Niagara Falls, NY

Date _____

5/24/26

Job#

2262

Analysis Lead Dist# of

Requested *Wipe* Samples

TAT

standard

Page 1 of 1

26-05-04995



Due Date:

06/05/2026

(Friday)

AE

SI

Notes and Special Instructions:

WS = window sill
HF = Hard Floor
CF = Carpet Floor

Sampled by (print): John Pusztay Signature: [Signature] Date: 5/24/26

Relinquished by (print): John Pusztay Signature: [Signature] Date: 5/26/26

Received by (print): M FUSSELL Signature: [Signature] Date: 5/29/26



7469 Whitepine Rd
North Chesterfield, VA 23237
Telephone: 800.347.4010

Lead Dust Wipe Analysis Report

Report Number: 26-05-05055

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

Received Date: 05/29/2026
Analyzed Date: 06/04/2026
Reported Date: 06/05/2026

Project/Test Address: 2262; 1029 Fairfield Right Unit; Niagara Falls, NY
Collection Date: 05/24/2026

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
26-05-05055-001	7	LIVING ROOM	SL	152	0.667	229	
26-05-05055-002	8	LIVING ROOM	CP	11.2	1.00	11.2	
26-05-05055-003	9	BEDROOM 1	SL	23.6	0.562	42.0	
26-05-05055-004	10	BEDROOM 1	FL	867	1.00	867	
26-05-05055-005	11	BOILER ROOM	FL	<4.00	1.00	<4.00	

Environmental Hazards Services, L.L.C

Client Number: 201282

Report Number: 26-05-05055

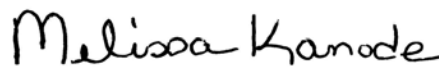
Project/Test Address: 2262; 1029 Fairfield Right Unit; Niagara Falls, NY

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

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



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:

1029 Fairfield - Right Unit

Niagara Falls, NY

Date _____

Job#

Analysis Lead Dist# of

TAT

Page 1 of 1

5/24/26

2262

Requested ~~wipe~~ Samples 5

Standard

Page of

26-05-05055



Due Date:

06/05/2026

(Friday)

AE

SI

Notes and Special Instructions:

WS = window sill
CF = Carpet Floor
HF = Hard Floor

Sampled by (print): John Purstay Signature: [Signature] Date: 5/24/26

Relinquished by (print): John Purday Signature: [Signature] Date: 5/26/26

Received by (print): M. Fussell Signature: [Signature] Date: 5/29/20



7469 Whitepine Rd
North Chesterfield, VA 23237
Telephone: 800.347.4010

Lead in Soil Analysis Report

Report Number: 26-05-05059

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

Received Date: 05/29/2026
Analyzed Date: 06/04/2026
Reported Date: 06/04/2026

Project/Test Address: 2262; 1029 Fairfield; Niagara Falls, NY
Collection Date: 05/24/2026

Client Number:
201282

Fax Number:

Laboratory Results

Lab Sample Number	Client Sample Number	Collection Location	Concentration ppm (ug/g)	Narrative ID
26-05-05059-001	1	WALL D DRIPLINE	1400	

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

Reviewed By Authorized Signatory:

Melissa Kanode

Melissa Kanode

QA/QC Clerk

The Reporting Limit (RL) is 10.0 ug Total Pb. 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. Unless otherwise noted, samples are reported without a dry weight correction. Sample location, description, area, volume, etc., was provided 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. EHS 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	ppm = parts per million
	ug/g = micrograms per gram	



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

Client Name/Contact:

Preservation Buffalo Niagara

Client Address:

444 Forest Ave

Buffalo, NY

Site Address:

1029 Fairfield

Niagara Falls, NY

Date _____

5/24/26

Job#

2262

Analysis Lead -

Requested Soil

of

Samples

TAT

standard

Page

Page 1 of 1SI

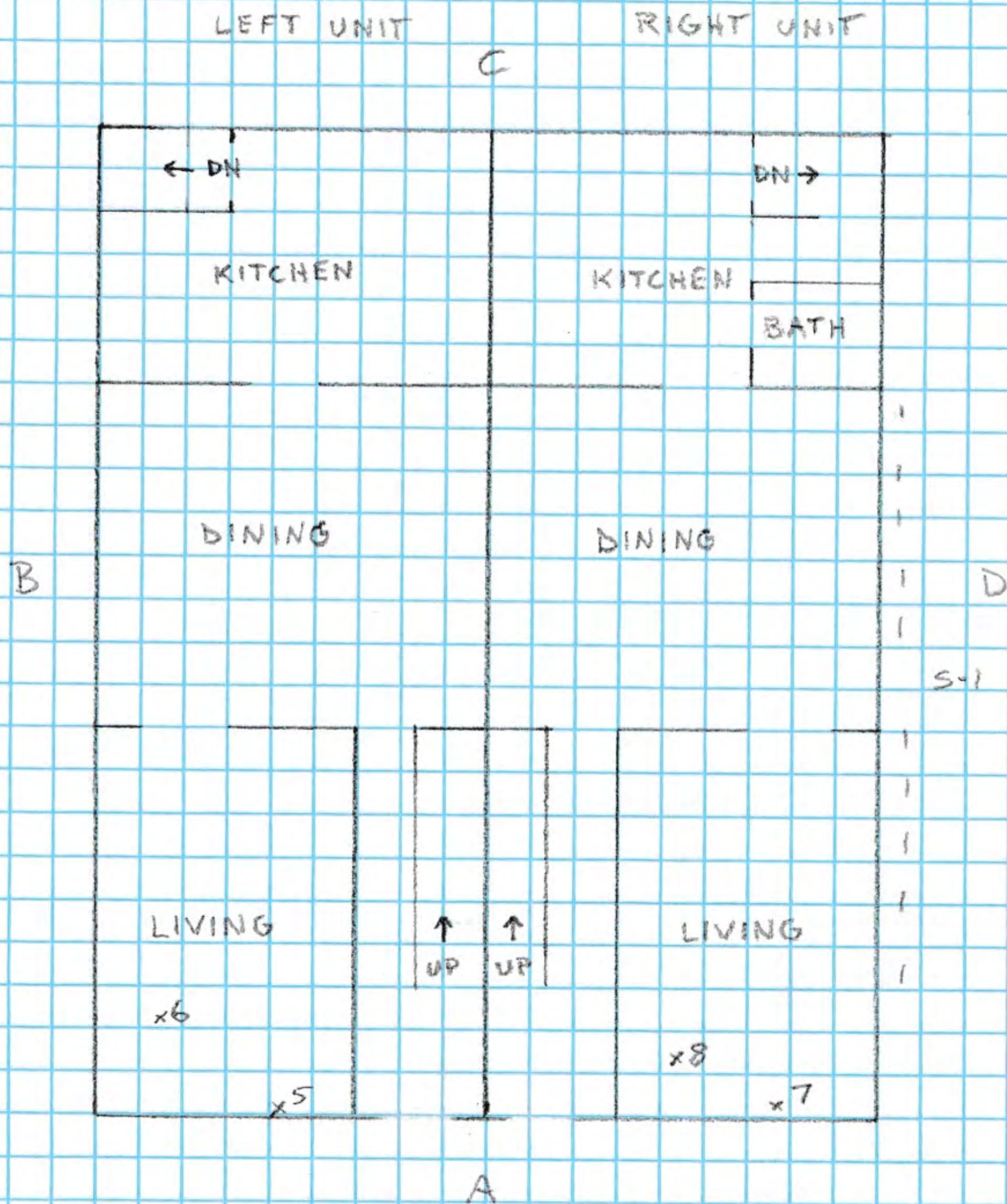
Notes and Special Instructions:

Sampled by (print): John Pusztay Signature:  Date: 5/24/26

Relinquished by (print): John Pusztay Signature:  Date: 5/26/26

Received by (print): M. Fussell Signature: [Signature] Date: 5/29/20

APPENDIX B
SITE AND FLOOR PLAN

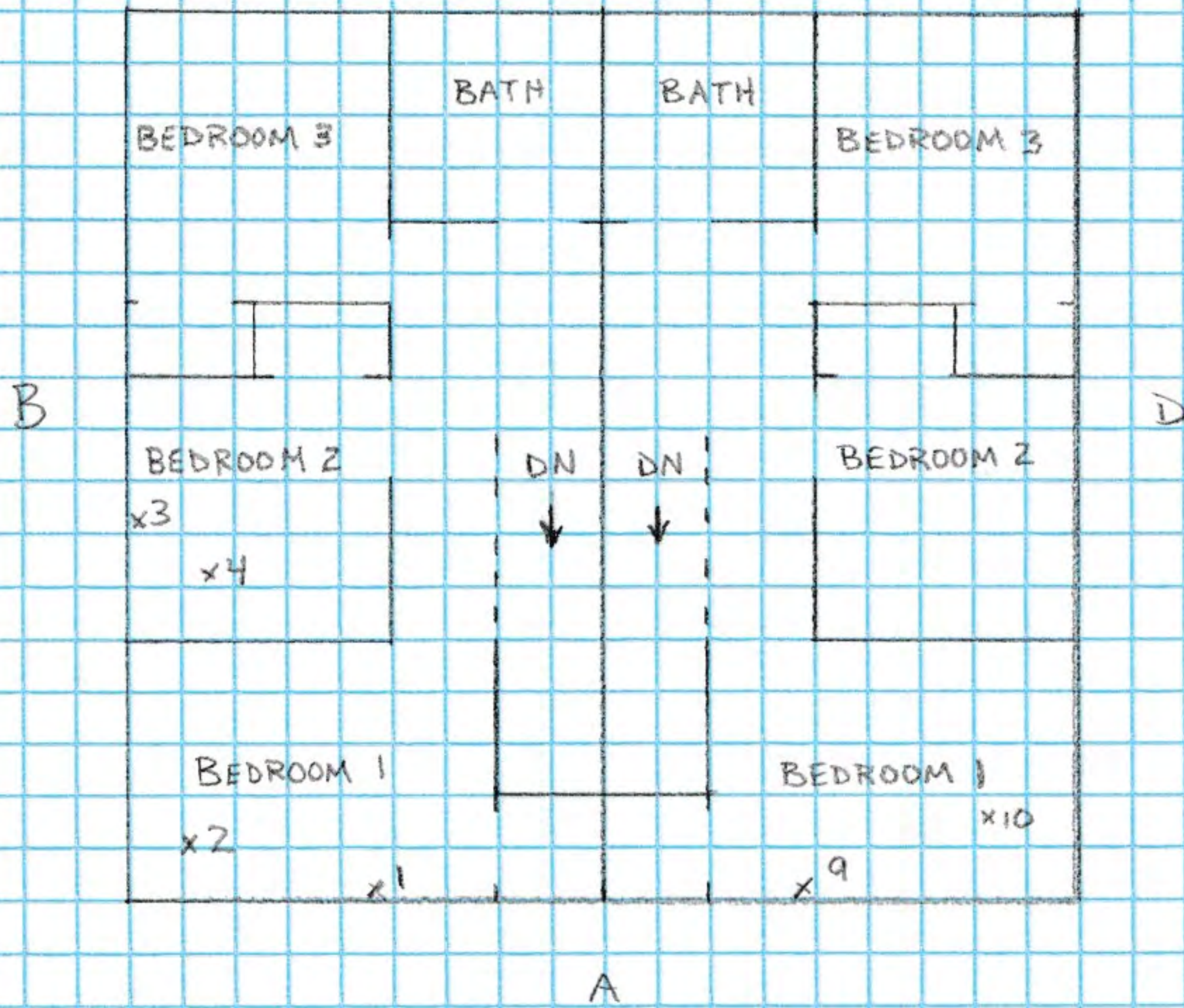


First Floor
1029 Fairfield
Niagara Falls, NY

LEFT UNIT

C

RIGHT UNIT



1029 Fair field
Niagara Falls, NY

APPENDIX C
SCOPE OF RENOVATION WORK, AS PROVIDED TO ASSESSOR

This is a two-unit building, with side-by-side apartments. The apartments both have an upstairs and a downstairs. There is a first-floor bathroom, and kitchen that needs renovation on the lower floor of the Right Unit. The Left unit does not have a 1st floor bathroom. The upper floors have three bedrooms and a full bathroom that needs renovation in both units. The basement was excluded from the scope of assessment by The Client.

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 Puszta

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.leadsofahousing.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.aecplp.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 multifamily 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

June 16, 2026

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

**RE: Flood Plain Determination
1029 Fairfield 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.

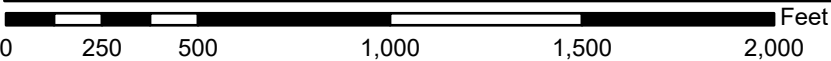
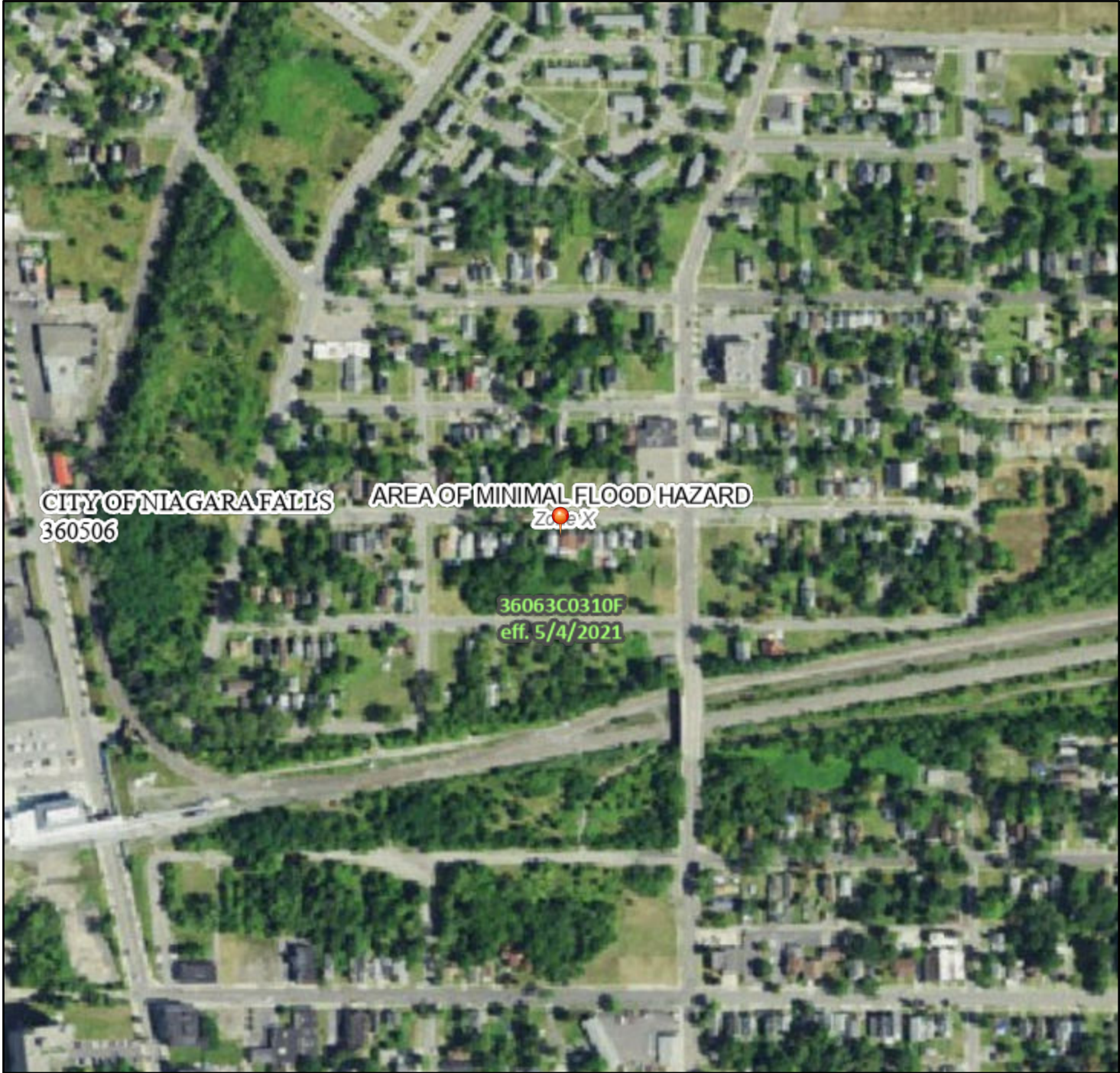
Thank you,

John Pusztay

National Flood Hazard Layer FIRMMette



79°3'19"W 43°6'56"N



1:6,000

79°2'42"W 43°6'29"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
		17.5 Water Surface Elevation
		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 6/16/2026 at 3:38 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

June 16, 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
1029 Fairfield 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 May 24, 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 at 1029 Fairfield Ave., Niagara Falls, NY. This is a two-unit building, with side-by-side apartments. The apartments both have an upstairs and a downstairs. There is a first-floor bathroom, and kitchen that needs renovation on the lower floor of the Right Unit. The Left unit does not have a 1st floor bathroom. The upper floors have three bedrooms and a full bathroom that needs renovation in both units

Aurora was charged with:

- Asbestos testing of all bathrooms (right & left units) walls, ceiling, and flooring.
- Asbestos testing of right & left units Kitchen walls and flooring
- Asbestos testing of right unit 2nd Floor Bedroom wall board (all three bedrooms)
- Asbestos testing of ceilings in the 1st floor middle room of right & left units (rooms with existing ceiling damage)
- Asbestos testing of walls of the right unit 1st floor closet in the middle living space (plaster damage present)
- 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 1029 Fairfield Ave., Niagara Falls, NY.

The inspection was conducted on May 24, 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
202	Ceiling tile 1
203	Ceiling tile 2
204	Textured ceiling coat
300	Sheet floor – bottom layer
301	Sheet floor
302	Floor tile - brown
303	Floor tile - beige
304	Sheet floor - red
600	Panel adhesive
601	Ceramic wall tile adhesive

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

HAN #	Description	Location	Quantity	Friability	Condition
204 (Note 1)	Textured coating	Right Unit – Dining ceiling	252 SF	Friable	Damaged
301	Sheet floor	Right Unit – Kitchen and First Floor Bath	216 SF	Non-friable	Intact
302/304	Floor tile – brown / Sheet floor - red	Right Unit – Second floor bath	50 SF	Non-friable	Intact

Notes:

1. Surfacing Material containing Vermiculite must be analyzed by ELAP method 198.8 or assumed 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



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

June 9, 2026

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

RE: Aurora Environmental, LLC
Job Number 126061118
P.O. #2262
2262; Preservation Buffalo Niagara; 1029 Fairfield, 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 Tuesday, June 2, 2026, for a 5 day turnaround:

100A-1, 100A-2, 100A-3, 100B-1, 100B-2, 100B-3, 101A-1, 101A-2, 101A-3, 101B-1, 101B-2, 101B-3, 202-1, 202-2, 203-1, 203-2, 204-1, 204-2, 204-3, 300-1, 300-2, 301-1, 301-2, 302-1, 302-2, 303-1, 303-2, 304-1, 304-2, 600-1, 600-2, 601-1, 601-2

The 33 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 'Cory M. Parnell'.

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 6/2/2026 **AmeriSci Job #** 126061118
Date Examined 06/08/26 **P.O. #**
ELAP # 10984 **Page** 1 of 6
RE: 2262; Preservation Buffalo Niagara; 1029 Fairfield, Niagara Falls, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
100A-1 100A Location: Plaster Skim Coat; Left Unit - Kitchen Wall C Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100%	126061118-01	No	NAD (by NYS ELAP 198.1) by Daisha Addison on 06/08/26	
100A-2 100A Location: Plaster Skim Coat; Right Unit - Bed 1 Wall C Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100%	126061118-02	No	NAD (by NYS ELAP 198.1) by Daisha Addison on 06/08/26	
100A-3 100A Location: Plaster Skim Coat; Right Unit - Dining Ceiling Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100%	126061118-03	No	NAD (by NYS ELAP 198.1) by Daisha Addison on 06/08/26	
100B-1 100B Location: Plaster Base Coat; Left Unit - Kitchen Wall C Analyst Description: Gray, Heterogeneous, Non-Fibrous, Cementitious, Bulk Material Asbestos Types: Other Material: Animal hair 3.0%, Cellulose 3.0%, Non-fibrous 94%	126061118-04	No	NAD (by NYS ELAP 198.1) by Daisha Addison on 06/08/26	
100B-2 100B Location: Plaster Base Coat; Right Unit - Bed 1 Wall C Analyst Description: Gray, Heterogeneous, Non-Fibrous, Cementitious, Bulk Material Asbestos Types: Other Material: Animal hair 3.0%, Cellulose 3.0%, Non-fibrous 94%	126061118-05	No	NAD (by NYS ELAP 198.1) by Daisha Addison on 06/08/26	
100B-3 100B Location: Plaster Base Coat; Right Unit - Dining Ceiling Analyst Description: Gray, Heterogeneous, Non-Fibrous, Cementitious, Bulk Material Asbestos Types: Other Material: Animal hair 3.0%, Cellulose 3.0%, Non-fibrous 94%	126061118-06	No	NAD (by NYS ELAP 198.1) by Daisha Addison on 06/08/26	

See Reporting notes on last page

Client Name: Aurora Environmental, LLC

PLM Bulk Asbestos Report

2262; Preservation Buffalo Niagara; 1029 Fairfield, Niagara Falls, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
101A-1 101A Location: Drywall; Left Unit - Dining Rm Ceiling Analyst Description: Off-White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 3.0%, Non-fibrous 97%	126061118-07	No	NAD (by NYS ELAP 198.1) by Daisha Addison on 06/08/26	
101A-2 101A Location: Drywall; Left Unit - Bath - Wall Analyst Description: Gray, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 3.0%, Non-fibrous 97%	126061118-08	No	NAD (by NYS ELAP 198.1) by Daisha Addison on 06/08/26	
101A-3 101A Location: Drywall; Right Unit - 2nd Fl Bath Wall Analyst Description: Gray, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 3.0%, Non-fibrous 97%	126061118-09	No	NAD (by NYS ELAP 198.1) by Daisha Addison on 06/08/26	
101B-1 101B Location: Joint Compound; Left Unit - Dining Rm Ceiling Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100%	126061118-10	No	NAD (by NYS ELAP 198.1) by Daisha Addison on 06/08/26	
101B-2 101B Location: Joint Compound; Left Unit - Bath - Wall Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100%	126061118-11	No	NAD (by NYS ELAP 198.1) by Daisha Addison on 06/08/26	
101B-3 101B Location: Joint Compound; Right Unit - 2nd Fl Bath Wall Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100%	126061118-12	No	NAD (by NYS ELAP 198.1) by Daisha Addison on 06/08/26	
202-1 202 Location: Ceiling Tile 1; Left Unit - Dining Rm Ceiling Analyst Description: Tan, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Fibrous glass 27% Comment: Heat Sensitive (organic): 58.4%; Acid Soluble (inorganic): 14.3%; Inert (Non-asbestos): 27.3%	126061118-13	No	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Daisha Addison on 06/08/26	1

PLM Bulk Asbestos Report

2262; Preservation Buffalo Niagara; 1029 Fairfield, Niagara Falls, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
202-2 202 Location: Ceiling Tile 1; Left Unit - Dining Rm Ceiling Analyst Description: Tan, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Fibrous glass 24% Comment: Heat Sensitive (organic): 60.5%; Acid Soluble (inorganic): 15.4%; Inert (Non-asbestos): 24.1%	126061118-14	No	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Daisha Addison on 06/08/26	1
203-1 203 Location: Ceiling Tile 2; Right Unit - Bed 2 Ceiling Analyst Description: Tan, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 5.5% Comment: Heat Sensitive (organic): 74.7%; Acid Soluble (inorganic): 19.8%; Inert (Non-asbestos): 5.5%	126061118-15	No	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Daisha Addison on 06/08/26	1
203-2 203 Location: Ceiling Tile 2; Right Unit - 1st Fl Bath Analyst Description: Tan, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 18% Comment: Heat Sensitive (organic): 76.4%; Acid Soluble (inorganic): 5.8%; Inert (Non-asbestos): 17.8%	126061118-16	No	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Daisha Addison on 06/08/26	1
204-1 204 Location: Textured Ceiling Cont; Right Unit - Dining Ceiling Analyst Description: Bulk Material Asbestos Types: Other Material:	126061118-17		NA	2,3
204-2 204 Location: Textured Ceiling Cont; Left Unit - Dining Ceiling Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100%	126061118-18	No	NAD (by NYS ELAP 198.1) by Daisha Addison on 06/08/26	
204-3 204 Location: Textured Ceiling Cont; Left Unit - Bath Ceiling Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100%	126061118-19	No	NAD (by NYS ELAP 198.1) by Daisha Addison on 06/08/26	

PLM Bulk Asbestos Report

2262; Preservation Buffalo Niagara; 1029 Fairfield, Niagara Falls, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
300-1 300 Location: Sheet Floor - Bottom Layer; Right Unit - Kitchen Analyst Description: Brown, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 13% Comment: Heat Sensitive (organic): 75.4%; Acid Soluble (inorganic): 11.5%; Inert (Non-asbestos): 13.1%	126061118-20	No	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Daisha Addison on 06/08/26	1
300-2 300 Location: Sheet Floor - Bottom Layer Analyst Description: Brown, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 9.9% Comment: Heat Sensitive (organic): 81.4%; Acid Soluble (inorganic): 8.7%; Inert (Non-asbestos): 9.9%	126061118-21	No	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Daisha Addison on 06/08/26	1
301-1 301 Location: Sheet Floor; Right Unit - 1st Fl Bath Analyst Description: Yellow, Heterogeneous, Fibrous, Bulk Material Asbestos Types: Chrysotile 2.4% Other Material: Non-fibrous 2.4% Comment: Heat Sensitive (organic): 90.0%; Acid Soluble (inorganic): 5.3%; Inert (Non-asbestos): 2.4%	126061118-22	Yes	2.4% (NOB by NYS ELAP 198.6) by Daisha Addison on 06/08/26	
301-2 301 Location: Sheet Floor Analyst Description: Bulk Material Asbestos Types: Other Material: Comment: Heat Sensitive (organic): 60.0%; Acid Soluble (inorganic): 4.7%; Inert (Non-asbestos): 35.3%	126061118-23		NA/PS	
302-1 302 Location: Floor Tile - Brown; Right Unit - 2nd Fl Bath Analyst Description: Brown, Heterogeneous, Fibrous, Bulk Material Asbestos Types: Chrysotile 5.4% Other Material: Non-fibrous 47% Comment: Heat Sensitive (organic): 33.5%; Acid Soluble (inorganic): 13.6%; Inert (Non-asbestos): 47.4%	126061118-24	Yes	5.4% (NOB by EPA 600/M4-82-020) by Daisha Addison on 06/08/26	
302-2 302 Location: Floor Tile - Brown; Right Unit - 2nd Fl Bath Analyst Description: Bulk Material Asbestos Types: Other Material: Comment: Heat Sensitive (organic): 21.9%; Acid Soluble (inorganic): 17.0%; Inert (Non-asbestos): 61.1%	126061118-25		NA/PS	

PLM Bulk Asbestos Report

2262; Preservation Buffalo Niagara; 1029 Fairfield, Niagara Falls, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
303-1 303 Location: Floor Tile - Beige; Left Unit - Bathroom FI Analyst Description: Off-White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 10% Comment: Heat Sensitive (organic): 13.5%; Acid Soluble (inorganic): 76.4%; Inert (Non-asbestos): 10.1%	126061118-26	No	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Daisha Addison on 06/08/26	1
303-2 303 Location: Floor Tile - Beige; Left Unit - Bathroom FI Analyst Description: Off-White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 19% Comment: Heat Sensitive (organic): 17.4%; Acid Soluble (inorganic): 63.2%; Inert (Non-asbestos): 19.3%	126061118-27	No	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Daisha Addison on 06/08/26	1
304-1 304 Location: Sheet Floor - Red; Right Unit - 2nd FI Bath - Bottom Layer Analyst Description: Red, Heterogeneous, Fibrous, Bulk Material Asbestos Types: Chrysotile 29% Other Material: Non-fibrous 22% Comment: Heat Sensitive (organic): 47.0%; Acid Soluble (inorganic): 2.2%; Inert (Non-asbestos): 21.8%	126061118-28	Yes	29% (NOB by NYS ELAP 198.6) by Daisha Addison on 06/08/26	
304-2 304 Location: Sheet Floor - Red; Right Unit - 2nd FI Bath - Bottom Layer Analyst Description: Bulk Material Asbestos Types: Other Material: Comment: Heat Sensitive (organic): 40.5%; Acid Soluble (inorganic): 1.8%; Inert (Non-asbestos): 57.7%	126061118-29		NA/PS	
600-1 600 Location: Panel Adhesive; Right Unit - 1st FI Bath Analyst Description: Tan, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 43% Comment: Heat Sensitive (organic): 56.5%; Acid Soluble (inorganic): 0.4%; Inert (Non-asbestos): 43.1%	126061118-30	No	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Daisha Addison on 06/08/26	1
600-2 600 Location: Panel Adhesive; Right Unit - 1st FI Bath Analyst Description: Tan, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 44% Comment: Heat Sensitive (organic): 54.6%; Acid Soluble (inorganic): 1.0%; Inert (Non-asbestos): 44.4%	126061118-31	No	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Daisha Addison on 06/08/26	1

Client Name: Aurora Environmental, LLC

PLM Bulk Asbestos Report

2262; Preservation Buffalo Niagara; 1029 Fairfield, Niagara Falls, NY

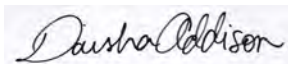
Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
601-1 601	126061118-32	No	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Daisha Addison on 06/08/26	1
Location: Ceramic Wall Tile Adhesive; Right Unit - Bathroom Analyst Description: Cream, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 6.0% Comment: Heat Sensitive (organic): 25.7%; Acid Soluble (inorganic): 68.3%; Inert (Non-asbestos): 6.0%				
601-2 601	126061118-33	No	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Daisha Addison on 06/08/26	1
Location: Ceramic Wall Tile Adhesive; Right Unit - Bathroom Analyst Description: Cream, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 2.8% Comment: Heat Sensitive (organic): 25.2%; Acid Soluble (inorganic): 72.0%; Inert (Non-asbestos): 2.8%				

Reporting Notes:

- (1) NAD results by NYS 198.6 are inconclusive and are not considered non-ACM
- (2) Spray-On Fireproofing and other Surfacing Material containing Vermiculite (SOF-V/SM-V) must be analyzed by ELAP method 198.8.
- (3) A 10 gram minimum per sample must be provided. AmeriSci Richmond is certified to perform NY ELAP method 198.8

Analyzed by: Daisha Addison

Date: 6/8/2026



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

2262; Preservation Buffalo Niagara; 1029 Fairfield, 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: Plaster Skim Coat; Left Unit - Kitchen Wall C							
02	100A-2	100A	----	----	----	----	NAD	NA
	Location: Plaster Skim Coat; Right Unit - Bed 1 Wall C							
03	100A-3	100A	----	----	----	----	NAD	NA
	Location: Plaster Skim Coat; Right Unit - Dining Ceiling							
04	100B-1	100B	----	----	----	----	NAD	NA
	Location: Plaster Base Coat; Left Unit - Kitchen Wall C							
05	100B-2	100B	----	----	----	----	NAD	NA
	Location: Plaster Base Coat; Right Unit - Bed 1 Wall C							
06	100B-3	100B	----	----	----	----	NAD	NA
	Location: Plaster Base Coat; Right Unit - Dining Ceiling							
07	101A-1	101A	----	----	----	----	NAD	NA
	Location: Drywall; Left Unit - Dining Rm Ceiling							
08	101A-2	101A	----	----	----	----	NAD	NA
	Location: Drywall; Left Unit - Bath - Wall							
09	101A-3	101A	----	----	----	----	NAD	NA
	Location: Drywall; Right Unit - 2nd Fl Bath Wall							
10	101B-1	101B	----	----	----	----	NAD	NA
	Location: Joint Compound; Left Unit - Dining Rm Ceiling							
11	101B-2	101B	----	----	----	----	NAD	NA
	Location: Joint Compound; Left Unit - Bath - Wall							
12	101B-3	101B	----	----	----	----	NAD	NA
	Location: Joint Compound; Right Unit - 2nd Fl Bath Wall							
13	202-1	202	0.123	58.4	14.3	27.3	NAD	NAD
	Location: Ceiling Tile 1; Left Unit - Dining Rm Ceiling							
14	202-2	202	0.147	60.5	15.4	24.1	NAD	NAD
	Location: Ceiling Tile 1; Left Unit - Dining Rm Ceiling							
15	203-1	203	0.090	74.7	19.8	5.5	NAD	NAD
	Location: Ceiling Tile 2; Right Unit - Bed 2 Ceiling							
16	203-2	203	0.181	76.4	5.8	17.8	NAD	NAD
	Location: Ceiling Tile 2; Right Unit - 1st Fl Bath							

See Reporting notes on last page

Client Name: Aurora Environmental, LLC

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

2262; Preservation Buffalo Niagara; 1029 Fairfield, 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	204-1	204	----	----	----	----	NA	NA
Location: Textured Ceiling Cont; Right Unit - Dining Ceiling								
18	204-2	204	----	----	----	----	NAD	NA
Location: Textured Ceiling Cont; Left Unit - Dining Ceiling								
19	204-3	204	----	----	----	----	NAD	NA
Location: Textured Ceiling Cont; Left Unit - Bath Ceiling								
20	300-1	300	0.184	75.4	11.5	13.1	NAD	NAD
Location: Sheet Floor - Bottom Layer; Right Unit - Kitchen								
21	300-2	300	0.236	81.4	8.7	9.9	NAD	NAD
Location: Sheet Floor - Bottom Layer								
22	301-1	301	0.150	90.0	5.3	2.4	Chrysotile 2.4	NA
Location: Sheet Floor; Right Unit - 1st Fl Bath								
23	301-2	301	0.131	60.0	4.7	35.3	NA/PS	NA
Location: Sheet Floor								
24	302-1	302	0.241	33.5	13.6	47.4	Chrysotile 5.4	NA
Location: Floor Tile - Brown; Right Unit - 2nd Fl Bath								
25	302-2	302	0.260	21.9	17.0	61.1	NA/PS	NA
Location: Floor Tile - Brown; Right Unit - 2nd Fl Bath								
26	303-1	303	0.341	13.5	76.4	10.1	NAD	NAD
Location: Floor Tile - Beige; Left Unit - Bathroom Fl								
27	303-2	303	0.391	17.4	63.2	19.3	NAD	NAD
Location: Floor Tile - Beige; Left Unit - Bathroom Fl								
28	304-1	304	0.184	47.0	2.2	21.8	Chrysotile 29	NA
Location: Sheet Floor - Red; Right Unit - 2nd Fl Bath - Bottom Layer								
29	304-2	304	0.234	40.5	1.8	57.7	NA/PS	NA
Location: Sheet Floor - Red; Right Unit - 2nd Fl Bath - Bottom Layer								
30	600-1	600	0.325	56.5	0.4	43.1	NAD	NAD
Location: Panel Adhesive; Right Unit - 1st Fl Bath								
31	600-2	600	0.157	54.6	1.0	44.4	NAD	NAD
Location: Panel Adhesive; Right Unit - 1st Fl Bath								
32	601-1	601	0.312	25.7	68.3	6.0	NAD	NAD
Location: Ceramic Wall Tile Adhesive; Right Unit - Bathroom								

See Reporting notes on last page

Client Name: Aurora Environmental, LLC

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

2262; Preservation Buffalo Niagara; 1029 Fairfield, 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	601-2	601	0.316	25.2	72.0	2.7	NAD	Chrysotile Trace
Location: Ceramic Wall Tile Adhesive; Right Unit - Bathroom								

Analyzed by: Cory M. Parnell

Date: 6/9/2026

Reviewed by: Cory M. Parnell

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.

126061118

BULK SAMPLE · CHAIN of CUSTODY

AURORA
ENVIRONMENTAL LLC

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

(716)608-6803

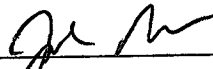
Client Name/Contact:	Preservation Buffalo Niagara
Client Address:	444 Forest Ave Buffalo, NY
Site Address:	1029 Fairfield Niagara Falls, NY

Date 052426 Job# 2262 Analysis PLM/TEM # of 33 TAT 5-day Page 1 of 2
 Requested ELAP Samples

Sample ID #			Description	Sample Location	Notes
Date	HAN	#			
	100A	1	Plaster Skim Coat	Left Unit - Kitchen Wall C	
		2		Right Unit - Bed 1 Wall C	
		3		Right Unit - Dining Ceiling	
	100B	1	Plaster Base Coat	Left Unit - Kitchen Wall C	
		2		Right Unit - Bed 1 Wall C	
		3		Right Unit - Dining Ceiling	
	101A	1	Drywall	Left Unit - Dining Rm Ceiling	
		2		Left Unit - Bath - wall	
		3		Right Unit - 2nd Fl Bath wall	
	101B	1	Joint Compound	Left Unit - Dining Rm Ceiling	
		2		Left Unit - Bath - wall	
		3		Right Unit - 2nd Fl. Bath wall	
	202	1	Ceiling tile 1	Left Unit - Dining Rm Ceiling	
		2		"	
	203	1	Ceiling tile 2	Right Unit - Bed 2 ceiling	
		2		Right Unit - 1st Fl Bath	
	204	1	Textured ceiling coat	Right Unit - Dining ceiling	
		2	Left Dining ceiling	Left Unit - Dining ceiling	
		3		Left Unit - Bath ceiling	
	300	1	Sheet Floor - bottom layer	Right Unit - Kitchen	
		2			
	301	1	Sheet Floor -	Right Unit - 1st Fl. Bath	
		2			

Notes and Special Instructions:

Positive Stop by HAN

Sampled by (print): John Pusztay Signature:  Date: 5/24/26
 Relinquished by (print): John Pusztay Signature:  Date: 6/1/26
 Received by (print): _____ Signature: _____ Date: _____

Received

JUN 02 2026





(716)608-6803

Client Address:

Site Address:

1029 Fairfield
Niagara Falls

Date

Job#
2262

**Analysis
Requested**

of Samples

TAT

Page 2 of 2

[illegible]

Notes and Special Instructions:

See p. 1

Sampled by (print):

Signature:

Date:

Relinquished by (print):

Signature:

Date:

Received by (print):

Signature:

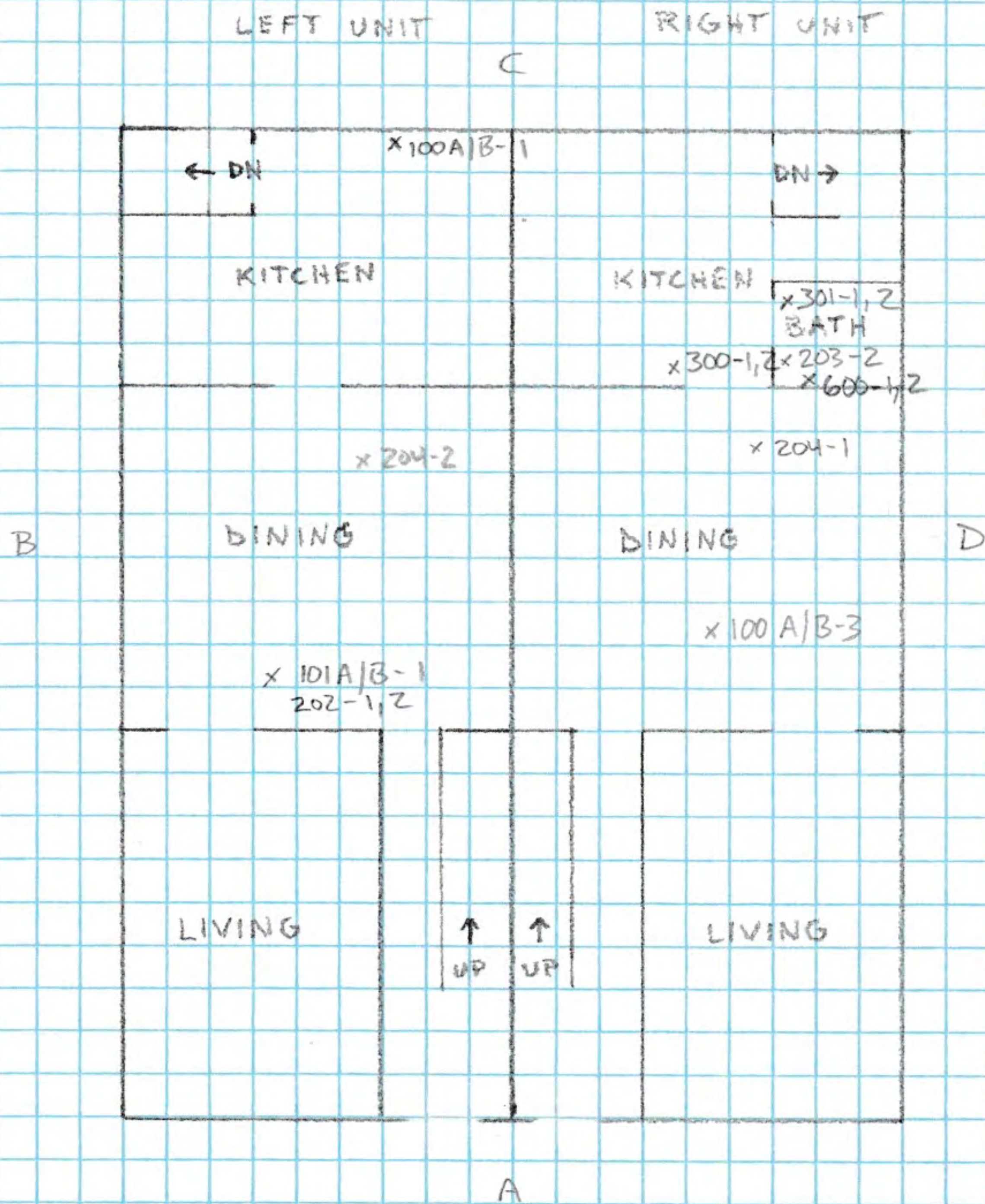
Date _____

WESWEC

JUN 02 2026

ANN

Appendix D Sample location maps

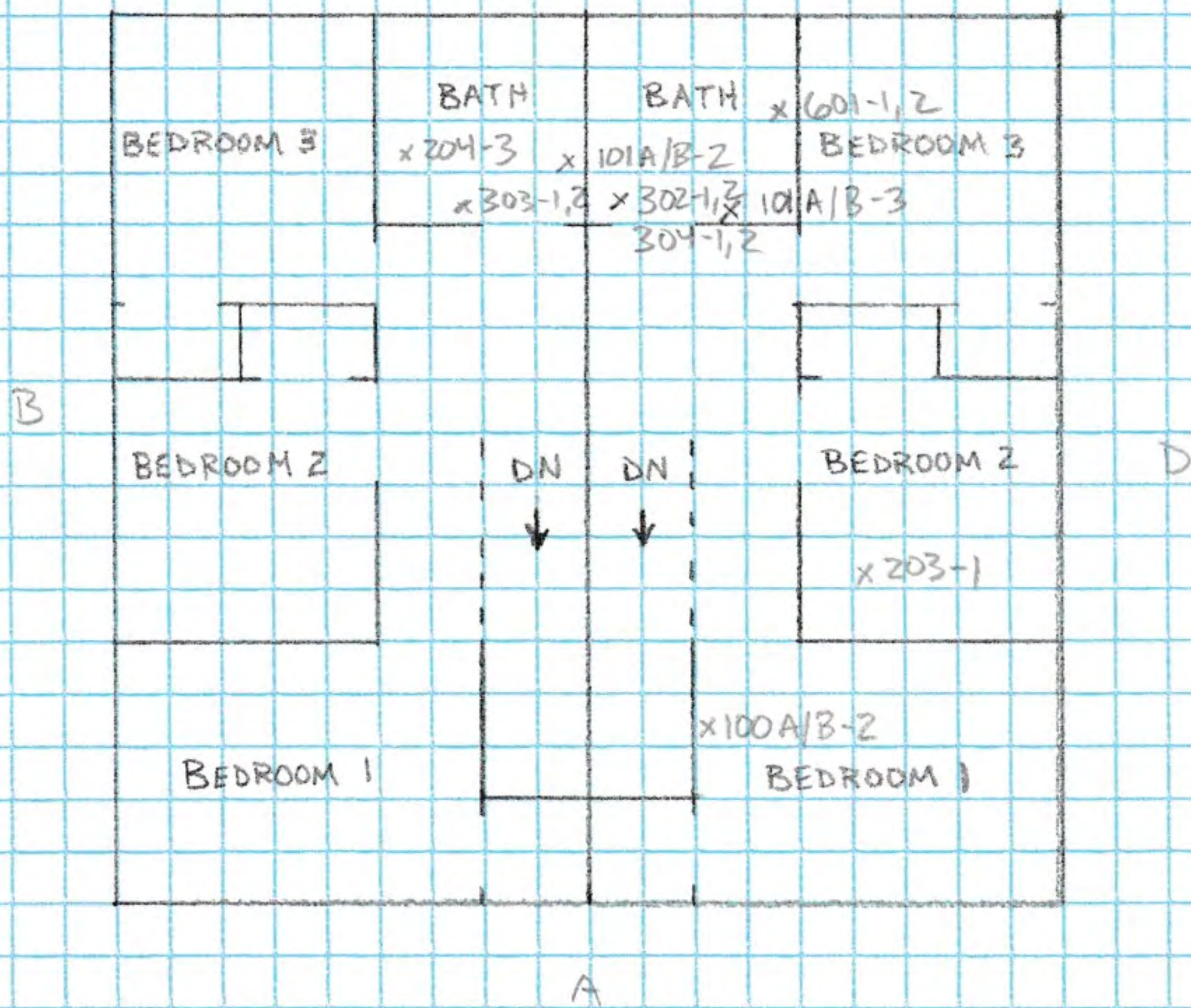


First Floor
1029 Fairfield
Niagara Falls

LEFT UNIT

C

RIGHT UNIT



Second Floor
1029 Fairfield
Niagara Falls, NY