C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture & Landscape Architecture, D.P.C.

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September 22, 2017

Mr. Michael Glenn
Facilities Project Manager
The College of Saint Rose
432 Western Avenue
Albany, NY 12203

RE: Visual Structural Evaluation of Existing Building
962 Madison Avenue
Albany, NY
C.T. Male Project No. 17.7563

Dear Mr. Glenn,

As requested, C.T. Male Associates Engineering, Surveying, Architecture & Landscape Architecture, D.P.C. (C.T. Male Associates) conducted a visual structural evaluation of the above-referenced building on September 6, 2017. The purpose of this evaluation was to visually observe the structural condition of the building and to note any structural deficiencies. Specifically, structural deficiencies are noted which should be addressed if the building were to be re-occupied in its original usage as a residence. If the building were converted to another usage, e.g. office or storage space, the entire structure would need a more in-depth structural analysis to evaluate its capacity to support the increased loads of that occupancy. Alternately, if the building is to be stabilized but un-occupied (occasional college or contractor personnel in the building for maintenance with no storage) some of these action items may not be necessary. The evaluation of non-structural deficiencies, including architectural finishes, electrical, plumbing, etc., are not covered or included as part of the scope of this report.

We have the following comments on the structural condition of the building:

General:

- The structure is wood framed, 2-stories high plus a partially finished attic.
- The structure has wood framed porches at both the front and back of the building.
- The exterior appears to have originally been wood siding, but is now clad with vinyl siding.
- The interior has plaster on wood lath, gypsum board, or wood bead-board finishes.
- The building has experienced roof leaks and may have structural deterioration that is concealed behind wall finishes. In general, as damaged wall finishes are replaced, the framing behind these finishes should be evaluated. If deteriorated framing is discovered, it should be repaired or replaced. Photos 32 and 34 show two areas of damaged wall finishes.

Basement/Foundation Walls: Foundation walls are brick and the basement floor is poured concrete. Below the kitchen area at the back of the building, the basement area is a crawl space. At the full height portion of the basement, many supplemental steel posts on cylindrical concrete footings supporting new wood beams have been added between the original floor beams. See photos 13-19.

- At the exterior of the brick foundation walls, some mortar is loose and some bricks are loose, especially at the ground line. **Recommendation: Re-set any loose bricks. Re-point mortar at any exterior brick locations with loose mortar.**
- Shallow (approximately ½" deep) standing water was present in the basement and some water was visibly infiltrating through the brick. **No action required. This would need to be addressed if any occupancy were planned that would require a low-humidity basement.**
- At the crawl space portion of the basement, there was fire damage to one of the floor beams. The beam does not currently appear to be supported at one end. See photos 18-19. **Recommendation: Add a structural support for the unsupported beam.**
- Water was visibly leaking through the door to the basement located below the kitchen/dining room walls above. (See photo 14) **Recommendation: Address all roof leaks. Repair deteriorated framing.**

First Floor

- Some water damage is visible corresponding to water leaks at the roof (see the attic/roof section). This may have caused deterioration at some wall and floor framing, especially at the back hallway/dining room wall. **Recommendation: Address all roof leaks. Repair deteriorated framing.**

Second Floor

- Some water damage is visible corresponding to water leaks at the roof (see the attic/roof section). This may have caused deterioration at some wall and floor framing, especially at the back hallway/dining room wall. See photos 33-34. **Recommendation: Address all roof leaks. Repair deteriorated framing.**
- The bay window at the front of the building slopes significantly. The floor slopes and the side window frames are racked, preventing the window sashes from closing completely at the top or bottoms of the opening. See photo 35. **Recommendation: Provide a structural support for the front of the bay window.**

Attic/Roof: The attic area has a framed out hallway, two rooms and a bathroom as well as an open area. The attic rooms have one means of egress and appear to have been unoccupied for a significant period of time.

- Some water damage is visible at several active roof leak locations. The largest leak is above the back hallway/dining room wall (photo 24, 32). There is a leak at the finished room above the front stairway (photo 23). There are a few small leaks at the west eave side of the building (photos 25 – 27). This may have caused deterioration at some wall and floor framing, especially at the back hallway/dining room wall. **Recommendation: Address all roof leaks, either by repairing the existing roof, or by providing a new roof. Repair deteriorated framing.**
- Roof framing has fire damage near the back of the building. See photos 21 and 22. **No action required.**

Exterior Walls

- Walls generally appear to be in structurally acceptable condition. See photos 01-04.

Rear porch

- The rear porch is pulling away from the building. Additionally, the east side of the porch has settled more than the west side. See photos 06-08. **Recommendation: The rear porch should be demolished. A new deck or stairs should be constructed or the existing doors could be removed and the openings could be framed in.**

Front porch:

- The front porch has experienced excessive and differential settling at the front of the porch. See photos 01-02. **Recommendation: The four porch footings should be removed and reconstructed to provide an adequate footing size and frost depth (4' deep).**

Photographs taken during our site visit are enclosed for your reference. If you have any questions regarding this letter or require additional information, please contact me at (518) 786-7408.

Sincerely,

C.T. MALE ASSOCIATES

Matthew W. Clark, P.E.
Project Structural Engineer

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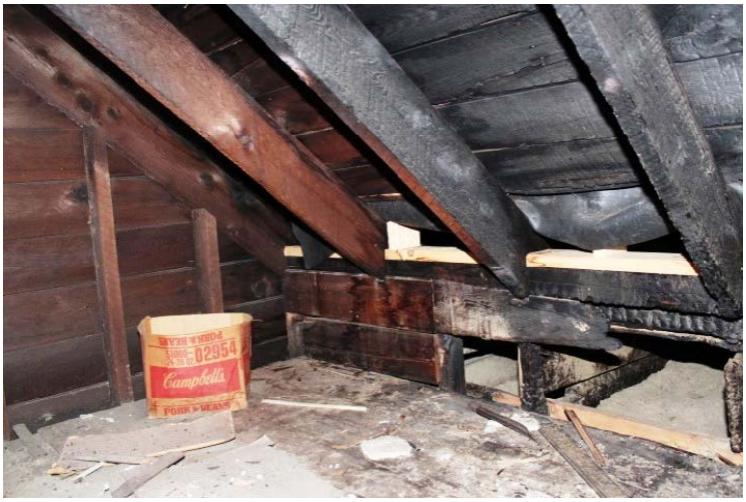

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