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
192 Partridge Street
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 with a crawl space attic.
- The structure has a wood framed porch at the front of the building.
- The exterior appears to have originally been wood siding, but is now clad with a hard-board siding.
- The interior has plaster on wood lath or gypsum board finishes.
- The building has experienced minor roof leaks.

Basement/Foundation Walls: Foundation walls are brick and the basement floor is poured concrete or brick with a concrete parging over it. Basement walls retain approximately 4' of soil. See photos 10-13.

- 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.**

- The basement is damp, although there was no standing water. Evidence of water infiltration can be seen on the walls. See photo 12. **No action required. This would need to be addressed if any occupancy were planned that would require a low-humidity basement.**

First Floor: No structural damage or water infiltration was observed at the first floor. See photo 14.

Second Floor

- Some water damage is visible corresponding to water leaks at the roof above the second floor kitchen. See photo 16. **Recommendation: Address all roof leaks. Repair deteriorated framing if encountered.**

Attic/Roof: The roof was not inspected as part of this structural visual observation. The attic space has no flooring and very limited headroom, so it could only be inspected from the hatch at the back stairwell. See photo 15.

- The roof is leaking in the one location noted at the second floor. **Recommendation: Address all roof leaks. Repair deteriorated framing if encountered.**

Exterior Walls

- Walls generally appear to be in structurally acceptable condition. There is some non-structural damage to siding. See photos 01-05. **No action required.**

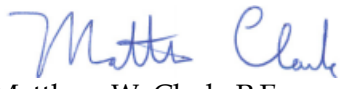
Front porch: See photos 01 and 06 through 09.

- The front porch deck surface is significantly worn and checked/split. See photo 07. **Recommendation: The porch deck surface should be replaced.**
- Front steps to the porch are deteriorated. See photo 08. **Recommendation: Rebuild the stairs.**
- The pathway to the front steps is out of level. The middle stone has settled more than 1" relative to the adjacent stair and sidewalk stone. See photo 08. **Recommendation: Install a uniformly sloping walk from the site stairs to the building stairs. Either reset the existing stone or install a concrete or paver walkway.**

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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