

# C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture & Landscape Architecture, D.P.C.

50 Century Hill Drive, Latham, NY 12110  
518.786.7400 FAX 518.786.7299 www.ctmale.com



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*  
*194 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 and back of the building.
- The exterior appears to have originally been wood siding, but is now clad with siding.
- The interior has plaster on wood lath, gypsum board, or bead board/wainscoted finishes.
- The building has experienced significant roof leaks over an extended period of time.

**Basement/Foundation Walls:** Foundation walls are brick and the basement floor is brick with a concrete parging over it. Basement walls retain approximately 4' of soil. See photos 21-26.

- 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 wet from water leaking through the building., although there was no standing water. Evidence of water infiltration can be seen on the walls. See photo 23. **No**

# C.T. MALE ASSOCIATES

*Visual Structural Evaluation of Existing Buildings  
194 Partridge Street - Albany, NY  
September 22, 2017  
Page 2*

**action required. This would need to be addressed if any occupancy were planned that would require a low-humidity basement.**

- Wood framing in the basement area below the water leaks has been damaged by long-term exposure to water. The wood is soft in some areas and there is organic growth on the wood in some areas. See photos 25-26. **Recommendation: Organic growth should be evaluated and remediated. Deteriorated structural members should be reinforced or replaced.**

## **First Floor:**

- Extensive damage to finishes is visible at the back kitchen/bathroom area. Wood behind finishes is wet and in some areas is starting to deteriorate and become soft. See photos 17-20. **Recommendation: Correct roof leaks. Remove all water damaged wall finishes. Repair or replace water damaged wall framing.**
- Floor sheathing felt soft at the back kitchen area. **Recommendation: All deteriorated sheathing should be replaced with new floor sheathing.**

## **Second Floor**

- Extensive damage to finishes is visible at the back kitchen/bathroom area. Wood behind finishes is wet and in some areas is starting to deteriorate and become soft. See photos 08-16. **Recommendation: Correct roof leaks. Remove all water damaged wall finishes. Repair or replace water damaged wall framing.**
- Floor sheathing felt soft at the back kitchen area. **Recommendation: All deteriorated sheathing should be replaced with new floor sheathing. Floor joists should be inspected as a part of this work and all deteriorated members should be repaired or replaced.**

**Attic/Roof:** The roof was not inspected as part of this structural visual observation. The attic stairs/ladder has experienced some water damage, so the attic could not be inspected. See photos 14-16.

- The roof is leaking extensively at the rear half of the building. **Recommendation: A new roof should be installed on the entire building. Remove all existing roofing. Remove all deteriorated roof sheathing. Reinforce or replace any deteriorated roof rafters. Reinstall a new roofing system.**

## **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, 02, 06 and 07.

- The front porch deck surface has significant deterioration. See photo 07. **Recommendation: The porch deck surface should be replaced.**

**Back porch:** See photos 04-05

- The handrail is missing from one side of the stairs. **Recommendation: Construct a matching, code compliant railing for both sides of the porch stairs.**

## C.T. MALE ASSOCIATES

*Visual Structural Evaluation of Existing Buildings*  
194 Partridge Street - Albany, NY  
September 22, 2017  
Page 3

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



194 Partridge St 01.JPG



194 Partridge St 02.JPG



194 Partridge St 03.JPG



194 Partridge St 04.JPG



194 Partridge St 05.JPG



194 Partridge St 06.JPG



194 Partridge St 07.JPG



194 Partridge St 08.JPG



194 Partridge St 09.JPG



194 Partridge St 10.JPG



194 Partridge St 11.JPG



194 Partridge St 12.JPG



194 Partridge St 13.JPG



194 Partridge St 14.JPG



194 Partridge St 15.JPG



194 Partridge St 16.JPG



194 Partridge St 17.JPG



194 Partridge St 18.JPG



194 Partridge St 19.JPG



194 Partridge St 20.JPG





194 Partridge St 21.JPG



194 Partridge St 22.JPG



194 Partridge St 23.JPG



194 Partridge St 24.JPG



194 Partridge St 25.JPG



194 Partridge St 26.JPG