

November 3, 2017

Mr. Brian Barker
Architecture +
297 River Street
Troy, NY 12180

Re: 296 Second Street, Albany NY
ZSA Project Number 5076

Dear Brian:

At your request, on October 25, 2017 I performed a site visit at 296 Second Street in Albany New York to observe the continuing deterioration of the wood framed structure. My previous site visit was conducted in the fall of 2016. The structural roof and floor framing has been compromised by weather infiltration through the west side wall. In general the wood studs, plates, floor joists and roof rafters have substantial deterioration due to rain and snow infiltration. This deterioration has compromised the structural load bearing wall system. There is a potential collapse of the exterior west wall and floor and roof framing with snow load and continued deterioration. In addition to the structural deterioration, the interior basement foundation is inadequate. It appears the basement was excavated after the completion of the framing. It appears the original construction consisted of a crawl space. The basement was excavated leaving earth banks without basement walls. The earth slopes are structurally unstable, with the potential for sliding.

Based on my observations the framing due to water infiltration and the construction of the basement is unstable and potentially could collapse. The building is beyond rehabilitation and repair. I recommend the building be demolished.

My conclusions were based on visual observations. No warranty expressed or implied as to the condition of the structure is intended.

Please feel free to call if you have any questions.

Sincerely,

ZAREMBA-SOPKO ASSOCIATES, PLLC

Stephen J. Sopko, P.E.

SJS/MDC

