

C.T. MALE ASSOCIATES

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

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December 7, 2017

Ms. Amanda Wyckoff
Albany County Land Bank Corporation
Property and Development Manager
69 State Street, 8th Floor
Albany, NY 12207

Re: *Visual Structural Evaluation*
522 First Street
Albany, NY 12206
C.T. Male Associates Project No. 15.5188

Dear Ms. Wyckoff:

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 November 9, 2017. The purpose of this evaluation was to visually observe the condition of the building and to provide an opinion on its structural integrity. Based on our visual observations during this site visit, it is our opinion that this building is structurally unsound and should be condemned. As a result of being condemned, a pre-demolition asbestos survey cannot be completed, and as such, the building will need to be demolished per NYSDOL ICR-56 11.5 "Controlled Demolition with Asbestos in Place".

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

General

- The structure is a wood framed 2-story house.
- There is a wood framed stairwell addition on the back of the structure.
- Interior finishes are typically heavily deteriorated plaster.
- Exterior finishes are asphalt shingles at the sides and rear and vinyl siding at the front.

Basement/Foundations

- Wood posts and first floor beams and joists are significantly deteriorated over the back 2/3 of the main building. See photos 18-22.
- Basement walls are typically brick but are concrete block or parged in localized areas. See photos 18-22
- The back stairwell addition is supported on posts some of which are deteriorated due to contact with the soil. See photos 03, 23 and 24.
- A portion of the foundation wall is missing at the exterior face of the wall. See photo 04

First Floor

- Floor framing and sheathing and wall framing are significantly deteriorated over the back 2/3 of the main building. See photos 05-15.

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Second Floor

- Floor framing, floor sheathing sheathing and wall framing are significantly deteriorated over the back 2/3 of the main building. See photos 16-17.

Roof

- Roof leaks are active and roof framing is significantly water damaged over the back 2/3 of the original building.

Exterior – See photos 01-04

- Overall, walls are generally plumb
- Exterior walls are deteriorated at areas of roof leaks.

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,

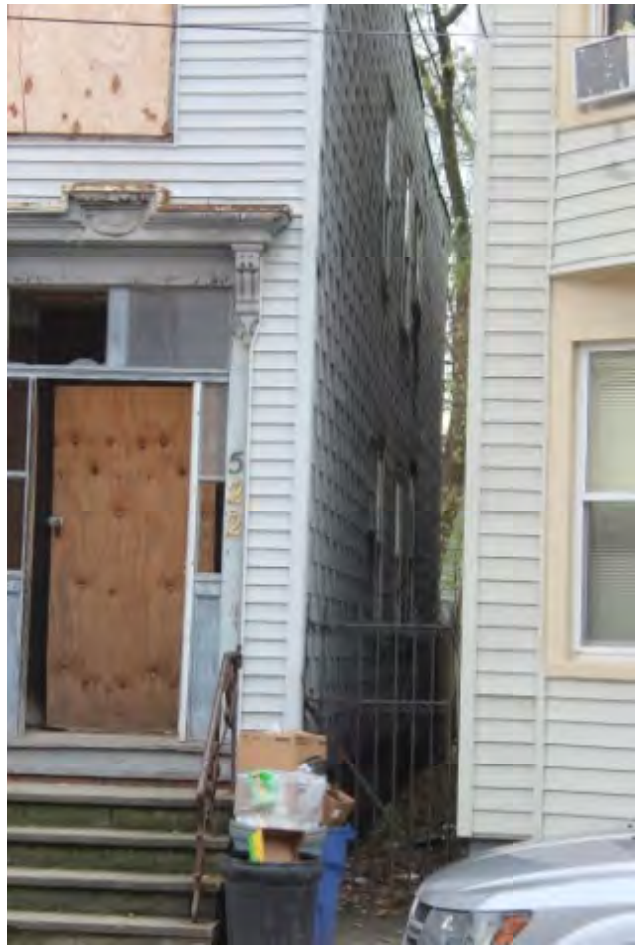
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Matthew W. Clark, P.E.
Project Structural Engineer



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522 First St 03.JPG



522 First St 04.JPG



522 First St 05.JPG



522 First St 06.JPG



522 First St 07.JPG



522 First St 08.JPG



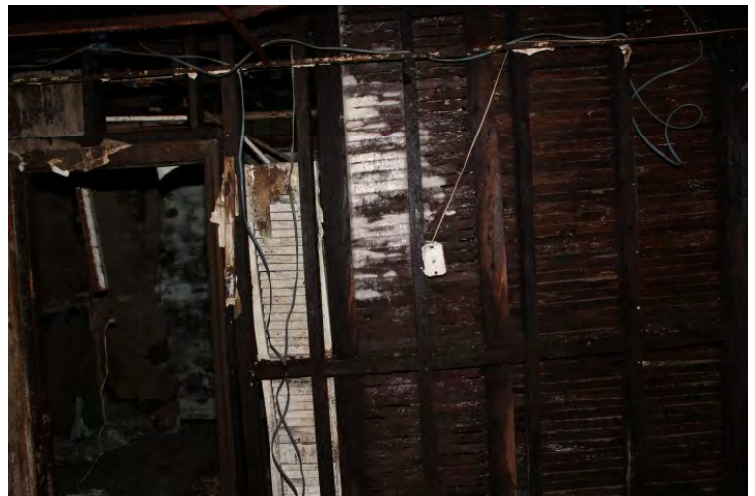
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