

# C.T. MALE ASSOCIATES

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

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November 15, 2017

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

Re: *Visual Structural Evaluation*  
*309 Second 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 NYS DOL 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.
- Interior finishes are typically gypsum board, although finishes are missing at many locations.
- Exterior finishes are clapboards at the sides and vinyl siding at the front.

## Basement/Foundations

- First floor framing is collapsing into the basement over the back half of the building. See photos 17-20.
- Basement walls are typically brick or parged concrete block. Walls are typically intact, but are partially collapsed in one location (photo 20). See photos 17-20.

## First Floor

- Floor boards are significantly deteriorated and have punched through in many isolated locations on the first floor. Entire sections of floor joists have collapsed in the back of the building. See photos 03 and 05-12.

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## Second Floor

- Floor boards are significantly deteriorated and have punched through in many isolated locations. Floor joists are significantly deteriorated, but have not collapsed. See photos 13-16.

## Roof

- Roof leaks are active and roof framing has isolated water damage at areas of leaks. The roof is pitched. See photos 13 and 15.

Exterior – See photos 01-02 and 04-05

- Overall, walls are generally plumb.
- The back yard of the building was not accessible at the time of the site visit.

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



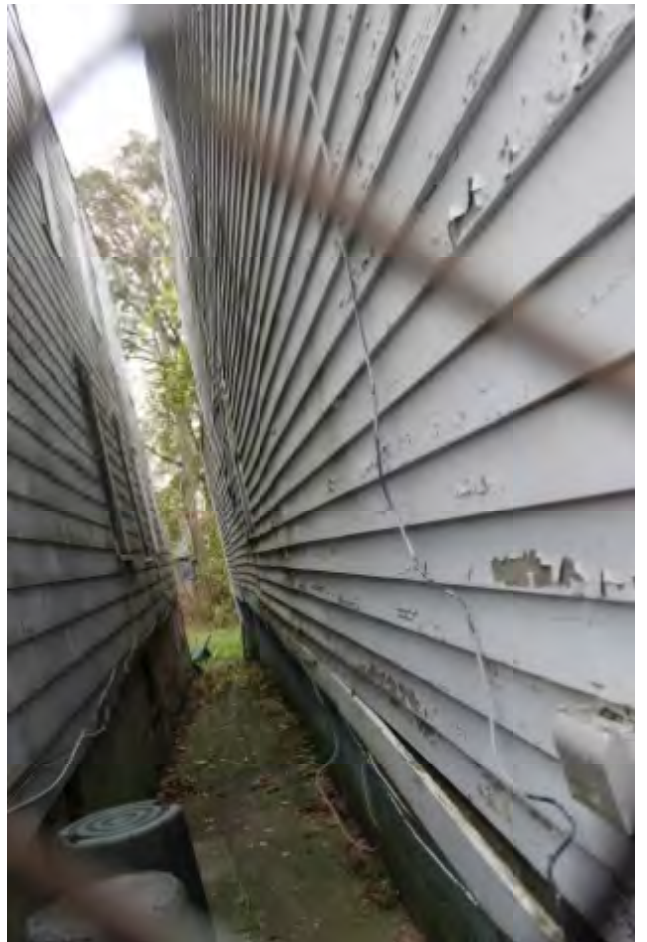
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