

C.T. MALE ASSOCIATES

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

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February 13, 2018

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

Re: *Visual Structural Evaluation*
48 Swinton St.
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 January 25, 2018. Additionally, a visual structural evaluation was conducted on January 19, 2017. The purpose of these evaluations is to visually observe the condition of the building and to provide an opinion on the building's 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 wood framed, 2-stories high with vinyl siding.
- There is an old shed on the site in a state of partial collapse. See photo 05.
- The interior has gypsum board finishes.

Basement

- The basement area was inaccessible at the time of our site visit.

First Floor

- Floors and ceilings have experienced some water damage. See photos 06, 07 and 11.

Second Floor

- Stairs to the second floor have experienced significant fire damage. See photos 03 and 08.
- Second floor walls have experienced some fire damage. See photos 9-10. As of the 1/25/18 site visit, the stairs were further damaged and the second floor was not safely accessible. See photo 12.
- Floors have some water damage. See photos 9-10.

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Roof

- Roof framing has extensive fire damage and is open over the stairwell and adjacent areas. damage, especially at the back of the building. See photos 09, 10, 13 and 14.

Exterior Walls

- Except for fire damaged locations, walls appear to be in structurally acceptable condition. Fire damage is worst at the northwest (left) face of the building. See photos 01-04.

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



48 Swinton 01.jpg



48 Swinton 02.jpg



48 Swinton 03.jpg



48 Swinton 04.jpg



48 Swinton 05.jpg



48 Swinton 06.JPG



48 Swinton 07.jpg



48 Swinton 08.jpg



48 Swinton 09.jpg



48 Swinton 10.jpg



2-9-18 48 Swinton 11.JPG



2-9-18 48 Swinton 12.JPG



2-9-18 48 Swinton 13.JPG



2-9-18 48 Swinton 14.JPG