

# C.T. MALE ASSOCIATES

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

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January 17, 2018

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*  
*320 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 January 16, 2018. 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.
- Interior finishes are typically gypsum board or plaster.
- Exterior finishes are aluminum siding, asphalt siding, and clapboards..

## Basement/Foundations

- The front 2/3 of the house has a basement. See photos 08-09. There is likely a crawl space at the back third of the basement which was not visible for inspection.
- Standing water was present at the basement.
- Basement walls are brick and are mostly intact, but have isolated damage to the brickwork. See photo 09.

## First Floor

- Floor boards and framing have some deterioration over the main portion of the building. Flooring and framing are collapsed around the roof/bathroom drain. The rear portion of the building has more uneven floors which indicate framing and/or foundation deterioration. See photos 06-07 and 10.

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## Second Floor

- Floor boards and framing have some deterioration over the main portion of the building. Flooring and framing are significantly damaged around the roof/bathroom drain. See photos 11-13.

## Roof

- Roof leaks are active and roof framing has isolated water damage at areas of leaks. Roof damage is most severe around the roof drain. See photos 11 and 13.

## Exterior – See photos 01-05

- Overall, walls are generally plumb.
- There appears to have previously been a back porch which has been removed.
- Most windows and doors are damaged and are not air/water tight.
- The exterior wall is significantly deteriorated around the roof drain at the asphalt sided (southeast) wall.

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



320 Second St 01.jpg



320 Second St 02.jpg



320 Second St 03.jpg

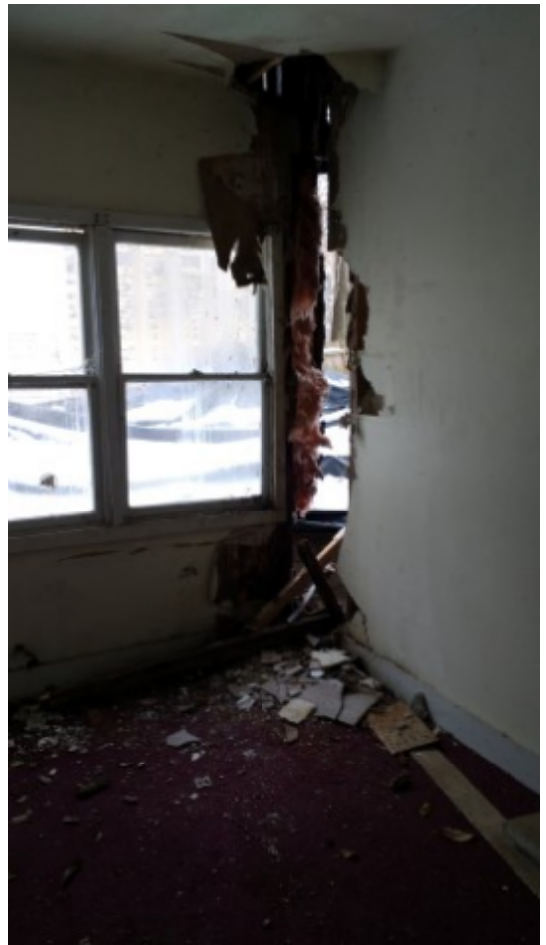


320 Second St 04.jpg





320 Second St 05.jpg



320 Second St 06.jpg



320 Second St 07.jpg



320 Second St 08.jpg



320 Second St 09.jpg



320 Second St 10.jpg



320 Second St 11.jpg



320 Second St 12.jpg



320 Second St 13.jpg