

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, 8th Floor
Albany, NY 12207

Re: *Visual Structural Evaluation*
436 Third 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 list all observed areas of structural concern.

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

General

- The structure is a wood framed 1 1/2-story house with a 1-story addition at the back.
- Interior finishes are typically plaster or gypsum board. Many walls also have paneling.
- The exterior of the building has asphalt siding at the original building and exposed plywood at the back addition

Basement/Foundations

- The original house has a full basement and the back addition has a crawl space foundation.
- Brick foundation walls are generally plumb and intact, however there are several areas that need to be rebuilt or repointed, most notably near the access to the crawl space. See photos 15-17.
- First floor framing at the original house is generally in good condition. See photos 15-17.
- The crawl space foundation below the back addition has many areas where wood framing is in contact with soil and is deteriorating. See photos 18-19.

First Floor

- Walls and floors at the original house generally appear in good structural condition. See photo 11.
- Flooring and framing at the back addition has water damage. See photo 13.

Second Floor

- The partial second floor at the original house generally appears in good structural condition. See photos 08-10.

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Roof

- Roof framing at the original building is generally in acceptable structural condition. No roof leaks were observed at this portion of the building. See photos 08-10.
- The roof at the back addition has many leaks and roof framing is starting to deteriorate. See photos 07 and 12.

Exterior - See photos 01-06

- Exterior walls appear to be generally plumb and stable.
- Masonry at the original building foundation wall near grade needs to be repointed. See photos 02 and 04.
- There are big gaps into the crawl space below the back addition. Wood framing near grade is deteriorated. See photos 04-06.

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



436 Third St 01.JPG



436 Third St 02.JPG



436 Third St 03.JPG



436 Third St 04.JPG



436 Third St 05.JPG



436 Third St 06.JPG



436 Third St 07.JPG



436 Third St 08.JPG



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