

# 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, 8<sup>th</sup> Floor  
Albany, NY 12207

Re: *Visual Structural Evaluation*  
*64 Alexander St.*  
*Albany, NY 12202*  
*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 February 9, 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.
- Typical interior finishes are plaster or gypsum board.
- There appears to have been a fire in the first floor rear apartment of the building that also spread to the second floor. The house does not appear to have been fixed or maintained since the time of the fire.
- The second floor of the building was inaccessible at the time of the site visit due to debris in the front hallway.

## Basement/Foundations

- Basement walls are typically brick. See photos 08-12. Some locations have deteriorated mortar and are pushing into the basement area. See photo 11.
- Portions of the basement have a sub-basement. See photos 08 and 12. Wood framing over the sub-basement did not appear to be safe to walk on.

## First Floor

- Floor sheathing and framing typically have some deterioration. The floor is collapsing at one isolated location in the back apartment kitchen (see photo 06) and around the roof drain (see photo 03 and 05).

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- There is some fire damage to the back apartment. See photos 03-06.

## Second Floor

- The second floor was not accessible at the time of the site visit, however conditions are anticipated to be similar to the first floor.

## Roof

- While the second floor was not accessible to see the underside of the roof, the roof is obviously leaking around the roof drain and probably in other locations as well.

## Exterior

- Exterior walls of the building appear generally plumb, but are likely deteriorated behind finishes due to deteriorated exterior sheathing and broken windows. See photo 01.

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



64 Alexander St 01.jpg



64 Alexander St 02.jpg



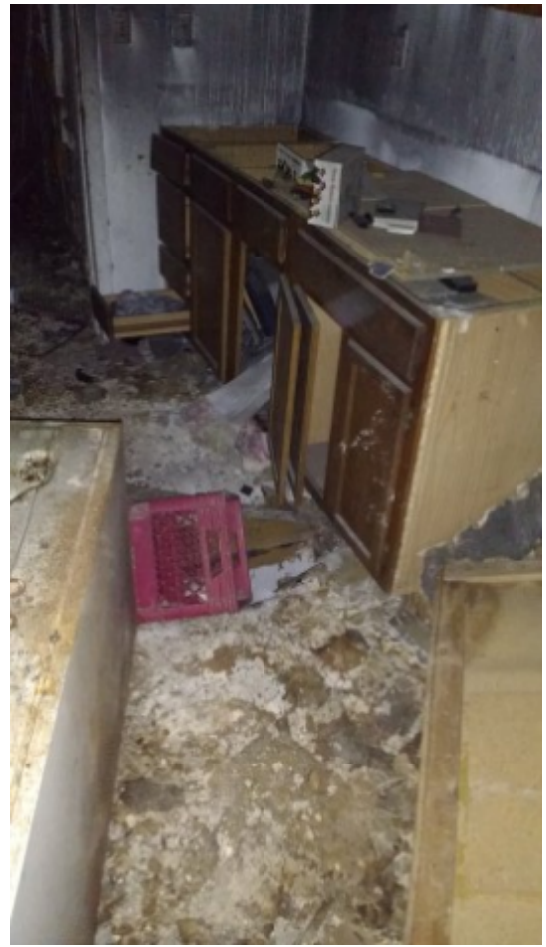
64 Alexander St 03.jpg



64 Alexander St 04.jpg



64 Alexander St 05.jpg



64 Alexander St 06.jpg



64 Alexander St 07.jpg



64 Alexander St 08.jpg



64 Alexander St 09.jpg



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64 Alexander St 11.jpg



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