

C.T. MALE ASSOCIATES

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

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May 15, 2019

Ms. Amanda Wyckoff
Albany County Land Bank Corporation
Property and Development Manager
69 State Street, 8th 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 May 8, 2019, which updates a visual structural evaluation conducted 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.

Basement/Foundations

- Basement walls are typically brick. Some portions have been rebuilt with CMU. See photos 15*20 and 2018 photos 9-12. Some locations have deteriorated mortar and are pushing into the basement area. See 2018 photo 11.
- Portions of the basement have a sub-basement. See photos 16-20. Sub-basement sheathing is in danger of collapse in many locations.
- The sub-basement floor at the back of the building has collapsed. See photos 18-19.

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First Floor

- Floor sheathing and framing typically have some deterioration. The floor is collapsing in the back apartment kitchen (see 2018 photo 06) and around the roof drain (see photos 05-07 and 2018 photos 03 and 05).
- There is some fire damage to the back apartment. See 2018 photos 03-06.

Second Floor

- Floor and wall framing are significantly deteriorated in many areas. See photos 08-14.
- The second floor is collapsing around the roof drain and at the base of the stairs to the roof. See photo 11 and 13.

Roof

- The roof is leaking in many locations and has visible holes in several locations. Framing and sheathing are significantly deteriorated. See photos 08-14
- The roof is not closed at the hatch, and the floor is collapsed at the base of the ladder to the roof. See photo 11.

Exterior

- Exterior walls of the building appear generally plumb, but are likely deteriorated behind finishes due to deteriorated exterior sheathing, broken windows and roof leaks. See photos 01-04.
- Exterior foundation brickwork has deteriorated mortar and missing bricks at some locations.

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

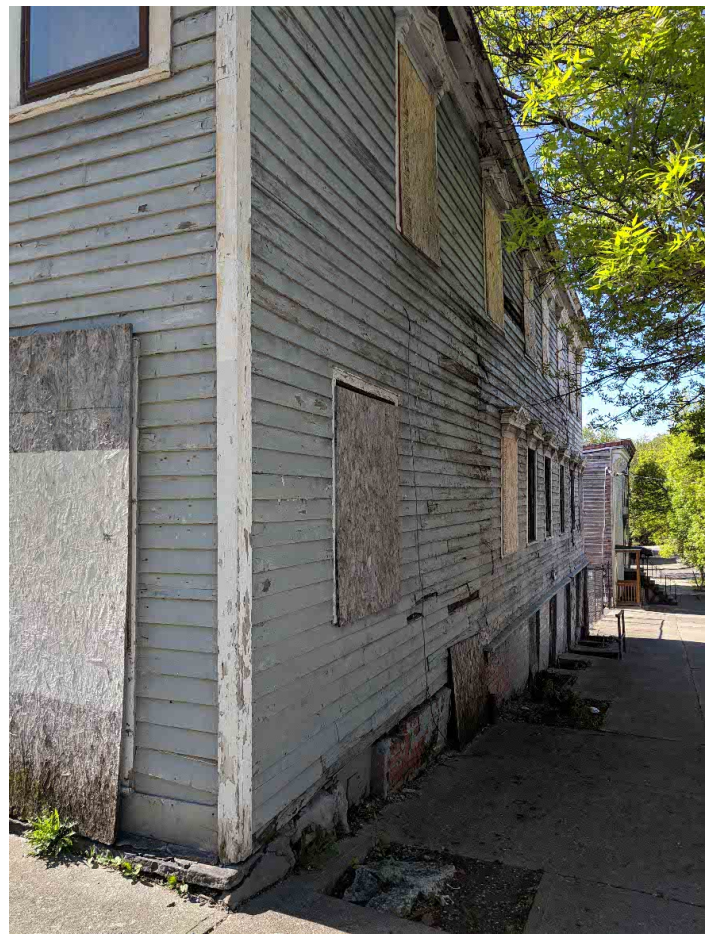


Matthew W. Clark, P.E.

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



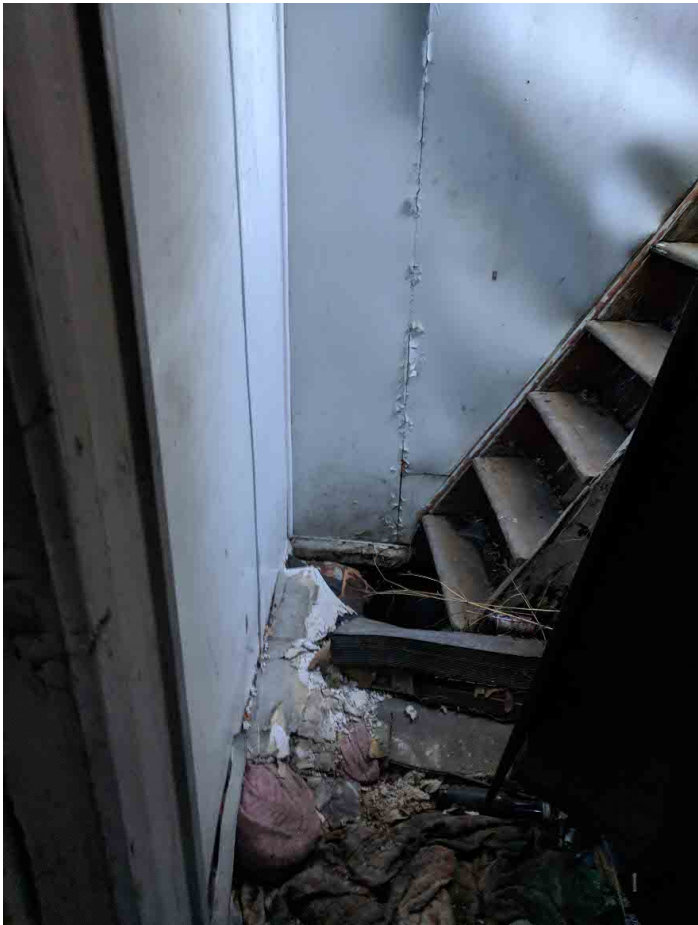
64 Alexander St 08.jpg



64 Alexander St 09.jpg



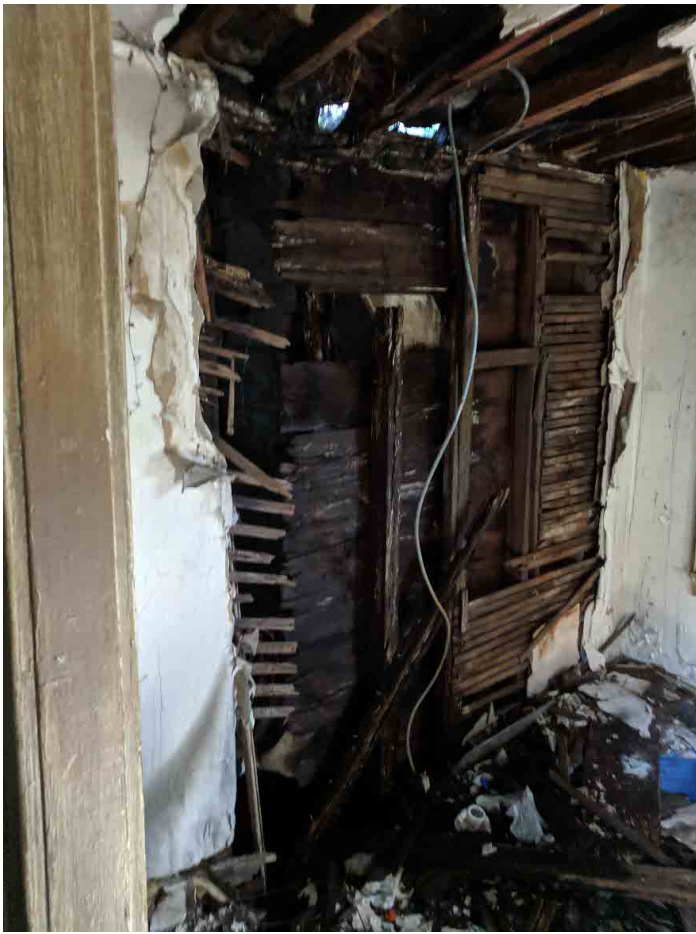
64 Alexander St 10.jpg



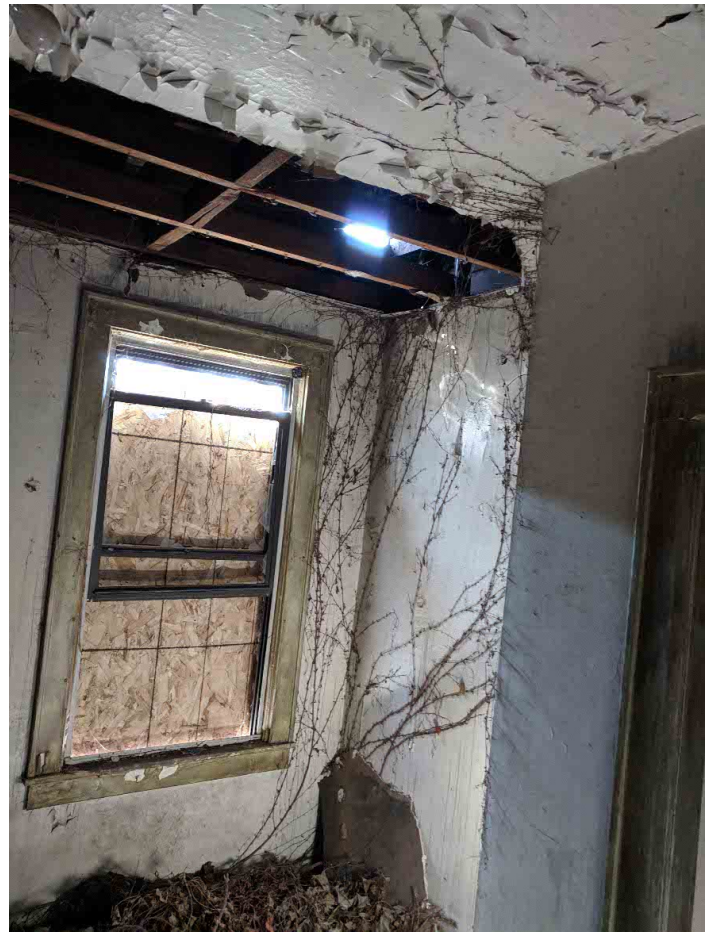
64 Alexander St 11.jpg



64 Alexander St 12.jpg



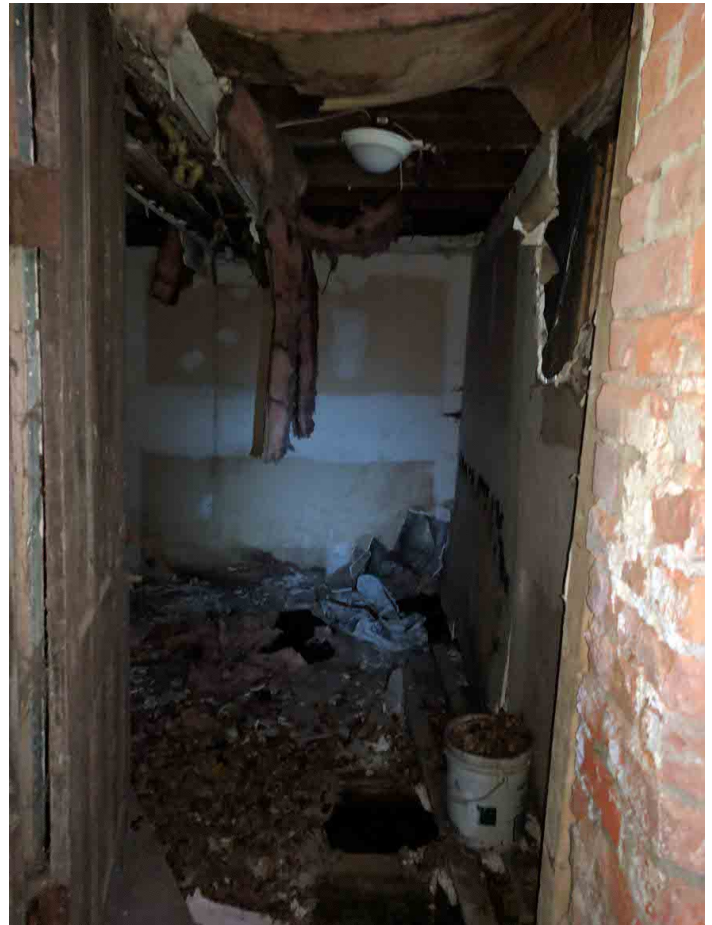
64 Alexander St 13.jpg



64 Alexander St 14.jpg



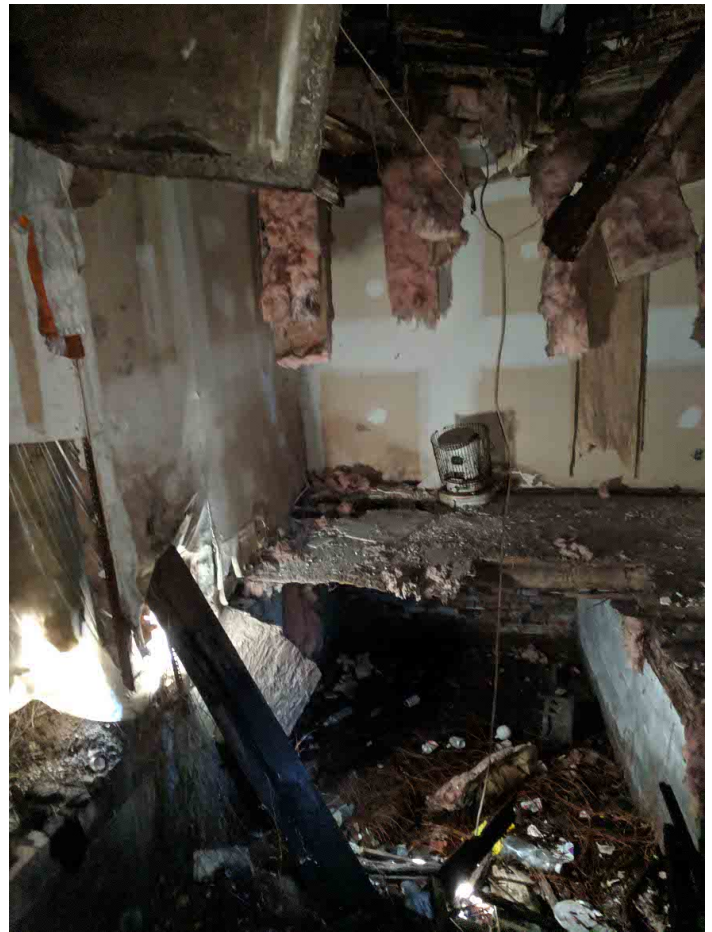
64 Alexander St 15.jpg



64 Alexander St 16.jpg



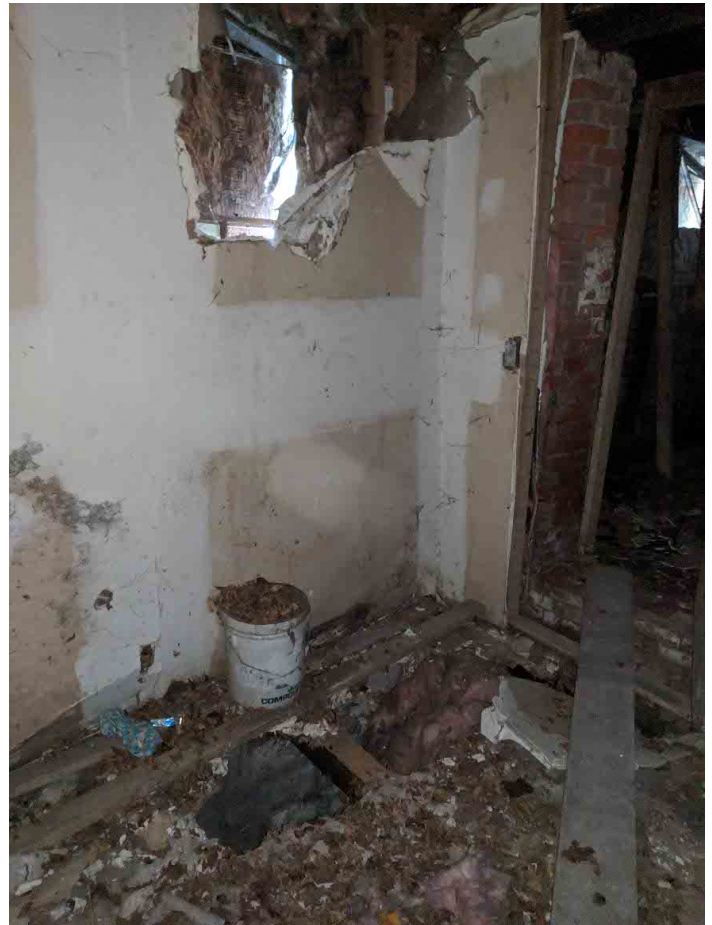
64 Alexander St 17.jpg



64 Alexander St 18.jpg



64 Alexander St 19.jpg



64 Alexander St 20.jpg



2018.02.13 64 Alexander St 01.jpg



2018.02.13 64 Alexander St 02.jpg



2018.02.13 64 Alexander St 03.jpg



2018.02.13 64 Alexander St 04.jpg



2018.02.13 64 Alexander St 05.jpg



2018.02.13 64 Alexander St 06.jpg



2018.02.13 64 Alexander St 07.jpg



2018.02.13 64 Alexander St 08.jpg



2018.02.13 64 Alexander St 09.jpg



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