October 30, 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
57 Liebel 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 October 18, 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 with a flat roof.
- Interior finishes were plaster but have typically been taken down and left on the floor throughout the house. Lath has been left in place on the walls.

Basement/Foundations – See photos 10-12.
- First floor framing visible from below was structurally deteriorated near the front center of the house. See photo 12.
- Concrete foundation walls were generally intact. See photos 10-11.

First Floor – See photos 04, 09.
- There is significant structural deterioration at the floor and entryway/living room header. The header is starting to collapse.
- Other walls in the house are generally intact.

Second Floor – See photos 05-08.
- At the front center of the building, the second floor is starting to sag where the header below is deteriorated.
- Flooring and walls are structurally deteriorated at the front center of the building.
Roof/Attic

- Framing is structurally deteriorated at the front center of the building. Attic/roof framing is only visible through the attic hatch. See photo 06-07.

Exterior – See photos 01-03

- The exterior of the building was originally wood sided and has a layer of vinyl siding.
- Exterior walls appear to be generally plumb.
- Siding is missing or damaged at many locations, especially at the tops of walls.

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