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
174 Livingston Ave.
Albany, NY 12210
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 26, 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 pitched roof and a 1-story addition in the back.
- Interior finishes are typically plaster or gypsum board.

Basement/Foundations – See photos 15-17.
- Note that the basement is only at the front portion of the house. The 1-story addition at the back has a crawl space.
- Brick foundation walls are generally intact, but have isolated areas where they need to be repointed or rebuilt. See photo 15 and 03.
- Framing has organic growth in some places due to the overall humidity in the basement. See photos 16-17.

First Floor – See photos 09-14.
- The floor has collapsed into the basement in a localized spot at the kitchen. See photos 09-10.
- The floor at the rear addition is significantly deteriorated and has several holes to the crawl space. See photos 11-13.
- The rear addition has experienced some settlement.

Second Floor – See photos 13, 15 and 16.
- Wall finishes were generally intact and structural framing was not visible.
Roof/Attic – See photo 18
- Roof framing was not visible. The roof framing and decking are likely significantly deteriorated at the addition. See photos 13-14.
- Water damage was more minimal at the roof of the 2-story portion of the house.

Exterior – See photos 01-08
- The exterior of the building was originally wood sided. Three sides of the house have vinyl siding. The rear of the house is asphalt sided.
- Exterior walls appear to be generally plumb. Siding is missing or damaged in many locations.
- There is a very poorly framed and deteriorated canopy structure and shed structure at the back of the house. See photos 05 and 04.
- Exterior foundation walls are deteriorated at the exterior at the northwest (side) and southwest (back) faces of the building. See photos 03 and 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,

Matthew W. Clark, P.E.
Project Structural Engineer