

C.T. MALE ASSOCIATES

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

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January 31, 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*
296 Sheridan Avenue
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.
- Typical interior finishes are plaster or gypsum board.
- There appears to have been a fire in the second floor rear of the building that also spread through the attic. The house does not appear to have been fixed or maintained since the time of the fire.
- The basement, rear and sides of the building were inaccessible at the time of the site visit due to frozen shut doors and gates.

Basement/Foundations

- The basement area was inaccessible at the time of the site visit.

First Floor

- At the front half of the building floors are buckling and finishes typically conceal structural elements. The rear portion of the building had a couple inches of ice on the floor and more significant damage to finishes. See photos 02-06.

C.T. MALE ASSOCIATES

Visual Structural Evaluation
296 Sheridan Ave. – Albany, NY
January 31, 2018
Page 2

Second Floor

- There is smoke damage throughout the second floor. Holes in the ceiling appear to have been made to help fight the fire in the attic. See photos 07-12.
- The rear of the building has heavier water and fire damage.

Roof

- Roof framing and sheathing has some fire damage towards the front of the building and major fire damage towards the back of the building. See photos 07-12.
- The roof is leaking significantly towards the back of the building.

Exterior

- Exterior walls which were visible from the front of the building appear plumb. The back wall was not accessible at the time of the site visit. See photo 01 and 13-14

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



296 Sheridan Ave 01.JPG



296 Sheridan Ave 02.JPG



296 Sheridan Ave 03.JPG



296 Sheridan Ave 04.JPG



296 Sheridan Ave 05.JPG



296 Sheridan Ave 06.JPG



296 Sheridan Ave 07.JPG



296 Sheridan Ave 08.JPG



296 Sheridan Ave 09.JPG



296 Sheridan Ave 10.JPG



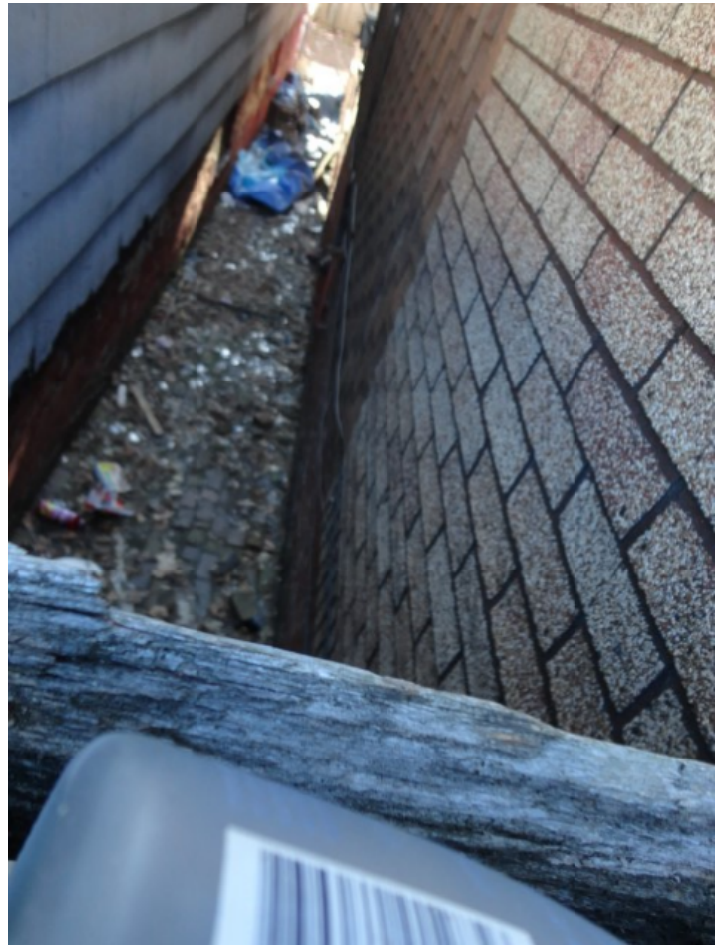
296 Sheridan Ave 11.JPG



296 Sheridan Ave 12.JPG



296 Sheridan Ave 13.JPG



296 Sheridan Ave 14.JPG