

C.T. MALE ASSOCIATES

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

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May 23, 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*
98 Third Ave.
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. 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 NYS DOL 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 hard-board siding.
- The original building has an attic and an addition with a monoslope roof was added at some point at the back.
- Typical interior finishes are plaster or gypsum board.

Basement/Foundations

- Basement walls are brick and are generally intact at the interior of the basement. See photos 09-11.
- Foundation walls are deteriorated at the exterior. See photo 04 and 17.

First Floor

- Floor and wall sheathing and framing are significantly deteriorated, especially at the back of the building. See photos 06-08.

Second Floor

- Floor and wall framing are significantly deteriorated at the back addition. See photos 12-18.
- The back addition roof is separating from the main building – see roof comments.

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Roof/ Attic

- At the monoslope back addition roof, the roof has separated several inches from the rest of the building at the middle of the building. The exterior walls are holding the addition and main building together at the sides, but at the middle of the building there is a gap. See photos 16-18.
- At the Attic and original building roof, framing is generally intact, although there are several locations where daylight is visible through the roof. See photos 19-22.
- The monoslope back addition roof is significantly deteriorated. See photo 15.

Exterior

- Exterior walls at the back addition are significantly deteriorated. See photos 01-05.
- Siding is damaged all around the building.
- The back porch to the second floor is not structurally sound. See photo 02.

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