

C.T. MALE ASSOCIATES

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

50 Century Hill Drive, Latham, NY 12110
518.786.7400 FAX 518.786.7299 www.ctmale.com



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*
219 Orange St.
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 May 8, 2019. The purpose of this evaluation was to visually observe the condition of the building and to list all observed areas of structural concern.

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.
- Exterior finishes are aluminum siding at the front and back of the building, wood siding at the southeast side of the building, and a shared wall with 221 at the northwest side of the building.

Basement/Foundations

- The basement is typically a crawl space approximately 2' - 2'-6" high. See photos 06 and 08-16.
- Perimeter walls are brick or CMU masonry.
- There are CMU and wood interior supports to the first floor. Wood supports are in dirt and are deteriorated.
- There is water present in the basement near the hatch access.

First Floor

- Floor framing is not level and is deteriorated near the interior basement hatch access. See photos 04-08.
- Interior sheathing is generally intact, although there is an opening to the exterior at the south corner of the building.

C.T. MALE ASSOCIATES

May 23, 2019

219 Orange St. - Albany, NY

Page - 2

Second Floor

- Second floor framing is not level; similarly to at the first floor. See photo 17
- Second floor finishes are generally intact.

Roof/Attic

- Roof framing is generally intact but there is evidence of some localized roof leaks. See photos 18-20
- There is some structural deterioration of roof framing at the front eave/parapet edge of the roof. See photo 20.
- At the southeast gable wall, there are many gaps in the siding to the exterior. See photos 18-19.

Exterior

- Exterior walls of the building appear generally plumb, See photos 01-03.
- There is a significant sag at the lower roofline at the back of the building. See photo 03.
- Wood siding is significantly deteriorated.
- Exterior masonry is generally intact, but is in need of rebuilding at the south corner of the building and possibly at the back of the building.

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