

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*
443 Second 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 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 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 aluminum siding (partially removed) over wood siding. The front porch is vinyl sided.
- Typical interior finishes are plaster or gypsum board.

Basement/Foundations

- Basement walls appear to be concrete, but there are brick portions to the walls. Some portions have been rebuilt with CMU. See photos 13-17.
- Walls are generally intact, but there are localized areas of cracks, spalling and other deterioration visible from the interior. See photo 17.

First Floor

- Floor and wall sheathing and framing are deteriorated in many areas. See photos 09-12.
- Deterioration is the worst near the roof drain near the kitchen/bathroom wall. See photo 11 from above and 13 from below.

Second Floor

- Floor and wall framing are significantly deteriorated near the roof drain. See photos 18-20.

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Roof

- The roof is significantly leaking around the roof drain. Framing and sheathing are significantly deteriorated. See photos 18-19.

Exterior

- Exterior walls of the building appear generally plumb, but are likely deteriorated near areas of roof leaks. See photos 01-08.
- Exterior foundation parging is typically deteriorated all around the building. See photo 08.
- Aluminum siding has been partially removed at several locations on 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