

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*
188 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 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 flat-roofed, wood framed, 2-story house. The building appears to have been added on to in two stages; a middle 2-story addition and later a back 1-story addition.
- Typical interior finishes are plaster or gypsum board.
- Exterior finishes are typically vinyl siding, but the back addition is wood sided and the northwest side has an asphalt-board type siding.
- There appears to have been a fire in the first floor kitchen of the building that did minimal structural damage. The house does not appear to have been fixed or maintained since the time of the fire.

Basement/Foundations

- Basement walls are typically brick and concrete. See photos 12-18. Portions of the walls are deteriorated, but are generally intact and plumb.
- The basement floor is dirt and there was high humidity in the basement, which is contributing to the deterioration of the first floor framing.
- The middle and back additions have crawl spaces below framing and were not accessible.

First Floor

- Floor sheathing and framing have some deterioration due to basement humidity conditions.
- There is fire damage centered on the kitchen. See photos 05-09.

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Second Floor

- Second floor finishes are generally intact. There is flooring and wall deterioration at the south corner of the original building due to a roof leak. See photo 10-11.

Roof

- From the exterior, framing deterioration is visible around some of the perimeter of the roof. See photos 01-05.
- The roof is leaking at the south corner of the original building. See photo 10-11.

Exterior

- Exterior walls of the building appear generally plumb at the original building and middle addition, but are slightly out of plumb at the back addition, indicating likely framing deterioration where the wood framing meets grade. See photos 01-05.
- Siding is damaged all around 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