

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



July 18, 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*
319 Sherman St.
Albany, NY 12206
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 June 20, 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 peaked roof, wood framed, 1-story house with a finished room in the attic.
- Interior finishes are plaster or gypsum board.
- Exterior finishes are brick-patterned asphalt siding.

Basement/Foundations

- Basement walls are typically brick. Masonry walls appear generally plumb, but are in need of repair in many locations. See photos 07-09.
- The front of the basement is finished. At finished spaces, the wood framed floor is significantly deteriorated. See photo 12.

First Floor

- Flooring and framing are deteriorated due to roof leaks near the front of the building. See photo 06.
- Other portions of the first floor are generally intact. See photos 07-08.

Roof/Attic

- The roof has a leak near the front of the building. Framing has some deterioration around the leak. See photo 06, 14-15 and photo 02 showing the trough at the front of the building.
- The middle and rear of the building appear intact and do not have obvious roof leaks.

C.T. MALE ASSOCIATES

July 18, 2019

319 Sherman St. - Albany, NY

Page - 2

Exterior

- Exterior walls generally appear plumb. See photos 01-05.
- Exterior wood framing is likely deteriorated at the front of the building due to roof leaks and broken front windows. See photo 04 and 06.
- The front steps are missing handrails and are leaning towards the street. See photo 01.
- The rear of the property was not accessible at the time of the site visit. There is significant vegetative growth at the side and rear of the property. See photos 01 and 05.

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.

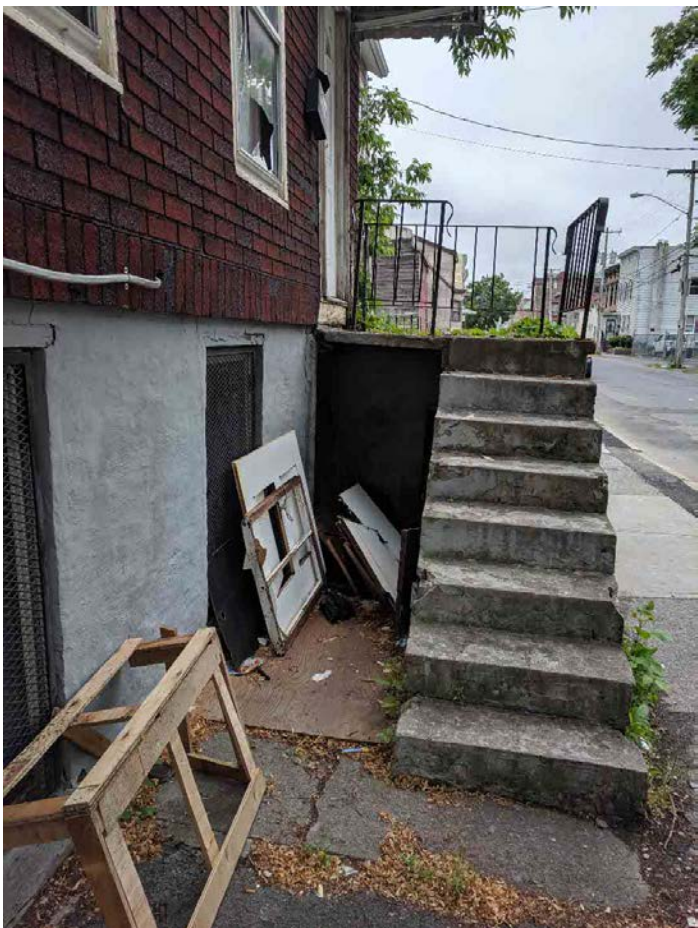
Project Structural Engineer



319 Sherman St 01



319 Sherman St 02



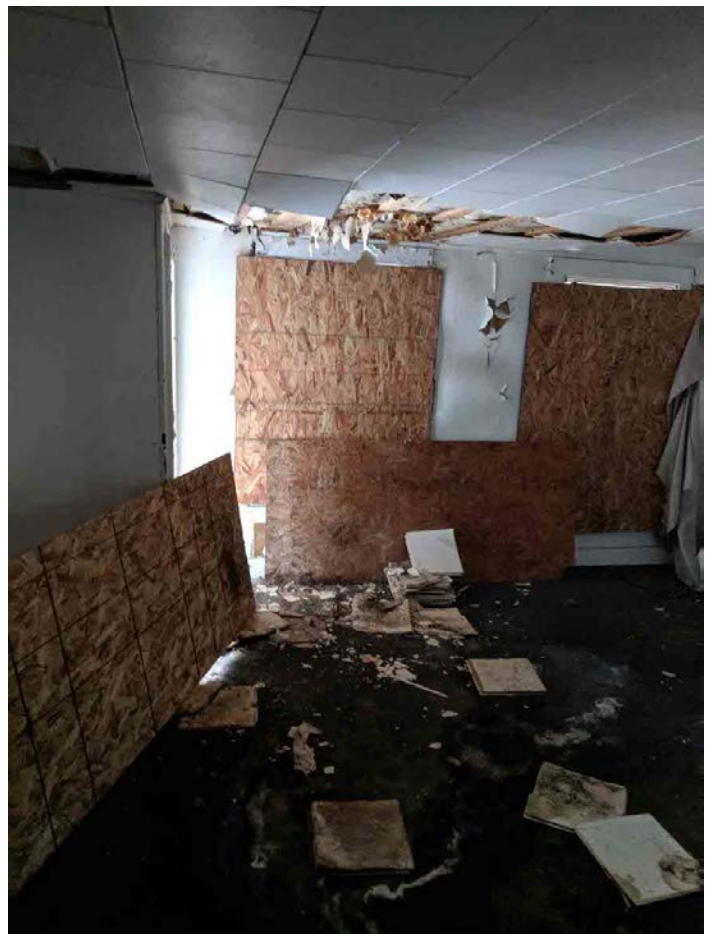
319 Sherman St 03



319 Sherman St 04



319 Sherman St 05



319 Sherman St 06



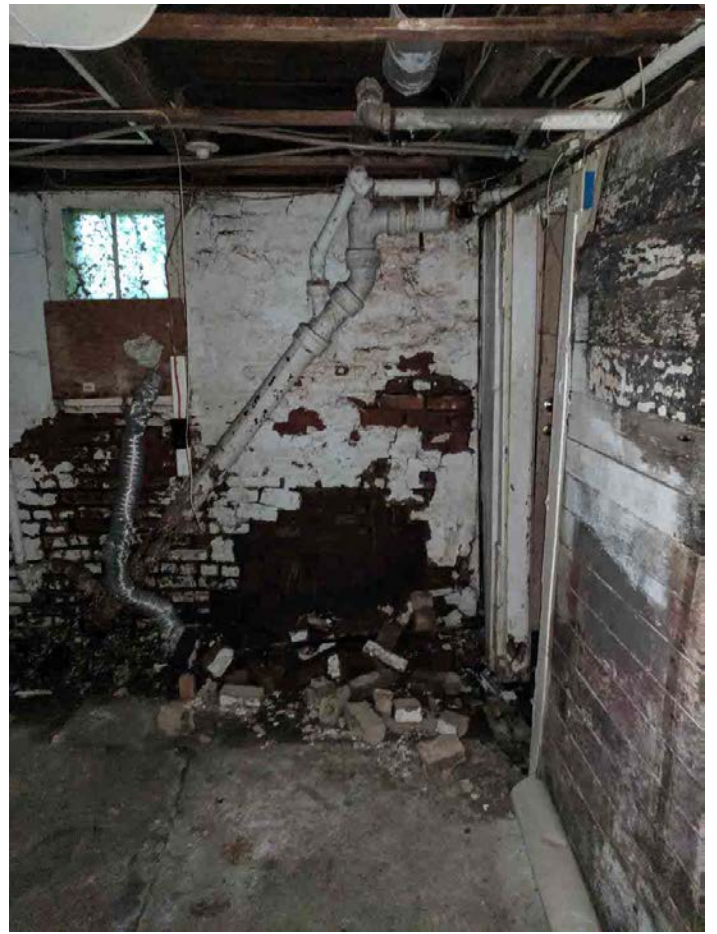
319 Sherman St 07



319 Sherman St 08



319 Sherman St 09



319 Sherman St 10



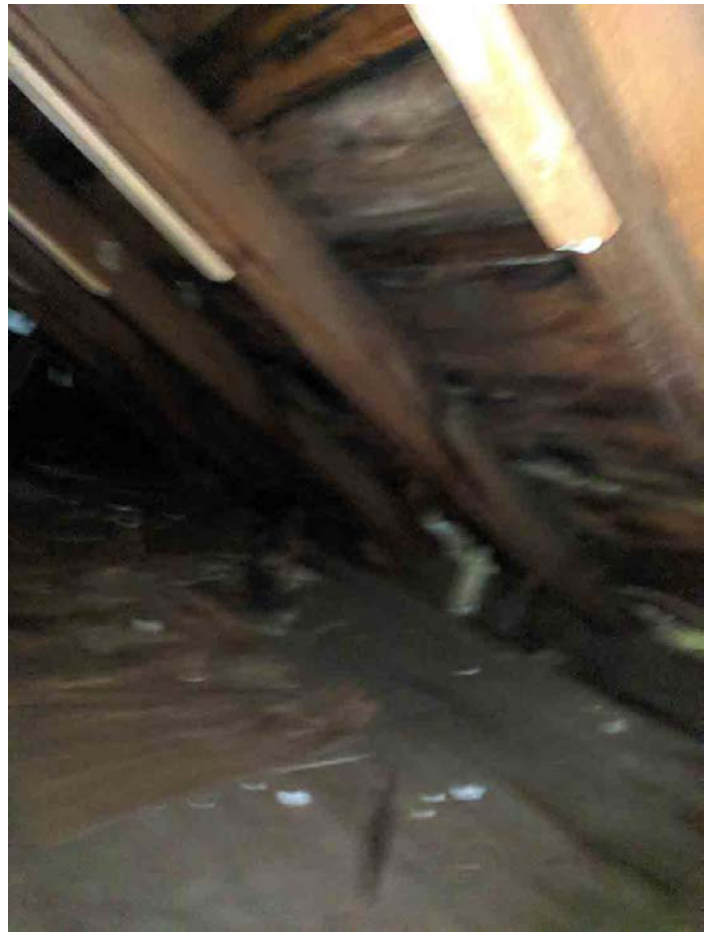
319 Sherman St 11



319 Sherman St 12



319 Sherman St 13



319 Sherman St 14



319 Sherman St 15



319 Sherman St 16