November 4, 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
186 First Street
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 October 9, 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 the house and garage are 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.
- Interior finishes are typically plaster or gypsum board, many of which have been removed.
- The exterior of the was originally clapboard siding and has been covered with hard board siding.

Basement/Foundations
- Basement walls are typically brick. The basement floor is poured concrete. See photos 14-16.
- Brick walls are generally intact; mortar is missing at many locations. See photos 16 and 06.
- The basement is humid and framing near the center of the building and roof drain is wet and structurally deteriorated.

First Floor
- Walls and floors framing near the center of the building and roof drain are deteriorated due to significant roof leaks. See photos 07-09.
- Floor sheathing is deteriorated at areas of roof leaks and collapsed near the roof drain. See photo 16.
Second Floor
- Walls and floors near the center of the building and roof drain are deteriorated due to significant roof leaks. See photos 10-13.

Roof
- The roof is leaking around the roof drain and surrounding framing and sheathing is deteriorated. See photo 11.

Exterior – See photos 01-06
- Exterior walls are generally plumb and intact.
- The front porch does not have handrails. 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