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
123 Second Street
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 August 28, 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 with one 2-story and several 1-story additions at the back.
- Interior finishes are typically plaster or gypsum board.
- The exterior of the building is sided with a plastic/vinyl siding.

Basement/Foundations
- The back 1-story addition appears to be built on a crawl space, which was inaccessible at the time of the site visit. The middle portion of the building has a brick-walled basement (photos 09, 10 and 12). The front of the building has a crawl space accessible to the adjacent basement area (photo 11).
- The floor level at the back 1-story addition is very close to exterior grade. One location had concrete poured up against the siding. This is likely causing deterioration at the crawl space level of this portion of the building. The crawl space was inaccessible at the time of the site visit. See photo 03.
- The back 1-story addition has a significant “lean” which is likely due to framing deterioration mentioned above, and/or foundation settlement. See photo 03.
- The basement stairs are partially collapsed. See photos 09 and 12.
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- There are structural problems with basement foundation walls including walls pushing into the basement (photo 09 and 12) and a “bulge” at the exterior of the building which may be due to foundation wall damage/chimney collapse (photo 04).
- There is organic growth on first floor joists and insulation facing visible from the basement. See photos 10. This is contributing to deterioration of the floor framing.

First Floor
- Walls and floors visible at the first floor are generally intact.
- There is a water leak from above in the bathroom near the roof drain which may be causing deterioration of the building framing behind the exterior wall finishes. See photo 06 and 08.
- The back addition floors and walls are not level/plumb. There is evidence of deterioration at the floor at the back corner of the addition. This may indicate deterioration of framing in the crawl space. See photo 07.

Second Floor
- Walls and floors visible at the second floor generally appear in good structural condition and finishes are mostly intact.
- A leak is present near the existing roof drain. Finishes are removed and there is structural deterioration at the wall. The ceiling sags significantly above the leak. See photo 13.

Roof
- Roof leaks were observed at the back edge of the house and around the roof drain. Finishes are generally intact, so structural damage at the roof at these locations could not be observed. The sag noted near the roof drain could be hiding structural deterioration above.

Exterior – See photos 01-05
- There is a large crack in the foundation wall at the front corner of the porch. See photo 05
- A number of the previously mentioned problems (bulge at the exterior wall, out-of-plumb rear addition, soil/slab in contact with siding and framing) are visible in the exterior photos 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