

C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

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November 1, 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*
111 Third Ave.
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 August 29, 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 at the front and wood or asphalt siding at the sides and back.
- Typical interior finishes are plaster or gypsum board.

Basement/Foundations

- Basement walls are typically brick. See photos 09-11. Some locations have deteriorated mortar and missing bricks.
- One of the interior brick piers is missing bricks. See photo 10.

First Floor

- Floor sheathing and framing are locally deteriorated in several areas around the house. See photos 04 and 12.
- Deterioration is significant near the roof drain location. See photo 04.

Second Floor

- The second floor is locally deteriorated in several areas around the house. See photos 05-08.
- Deterioration is significant near the roof drain location. A non-structural wall appears to have been built in front of the older deteriorated exterior bearing wall. See photos 05-08.

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Roof

- The roof is significantly leaking near the roof drain in addition to smaller leaks elsewhere causing deteriorated framing.

Exterior

- Exterior walls of the building appear generally plumb and intact. See photos 01-03.
- Masonry foundation walls have some deterioration.

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,

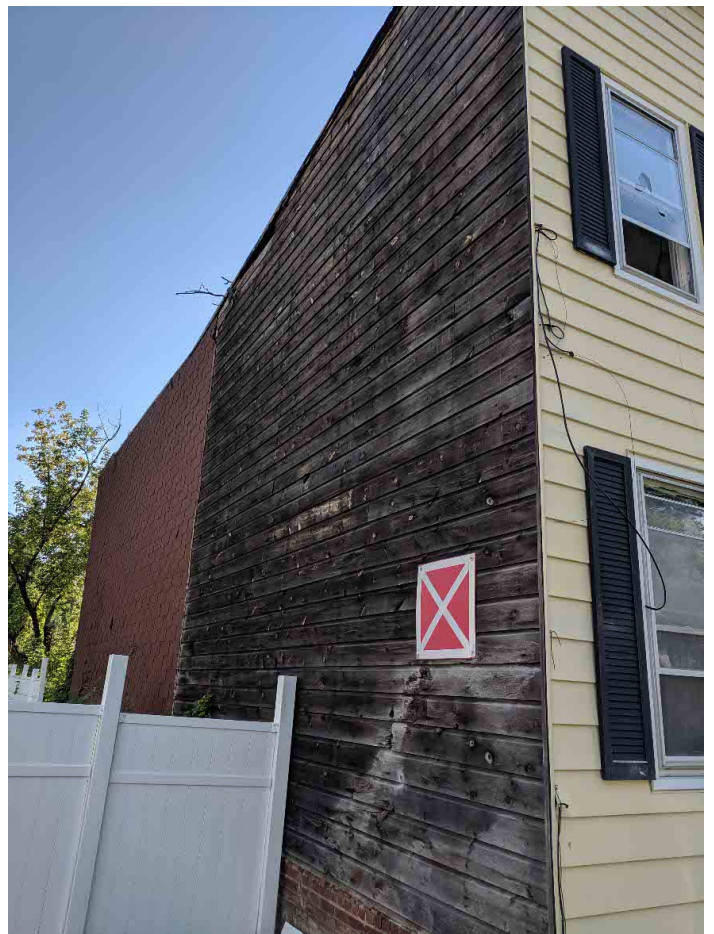
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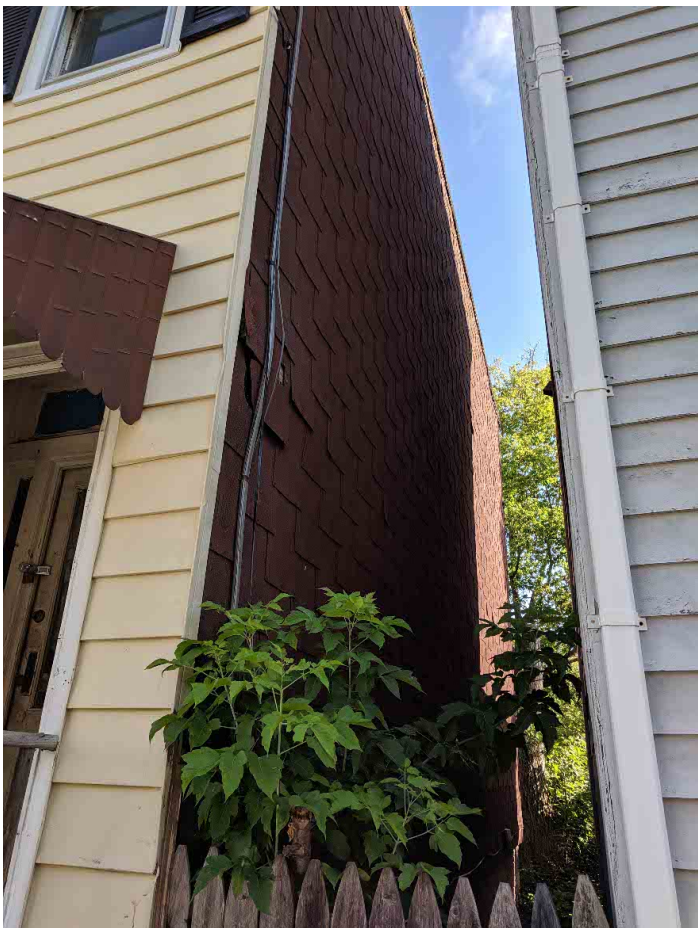
Matthew W. Clark, P.E.
Project Structural Engineer



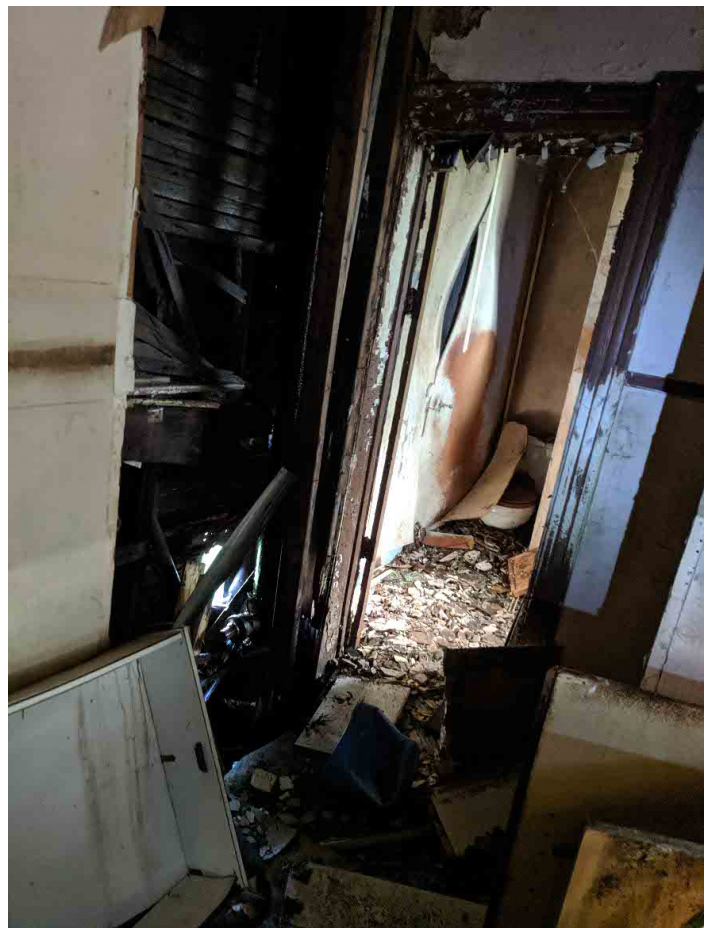
111 Third Ave 01



111 Third Ave 02



111 Third Ave 03



111 Third Ave 04



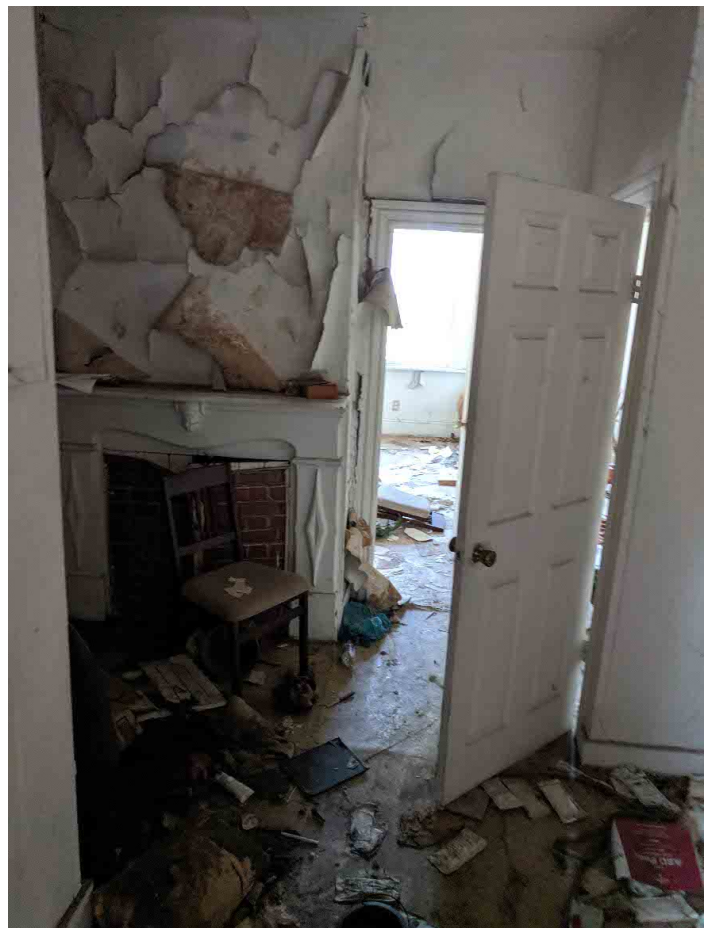
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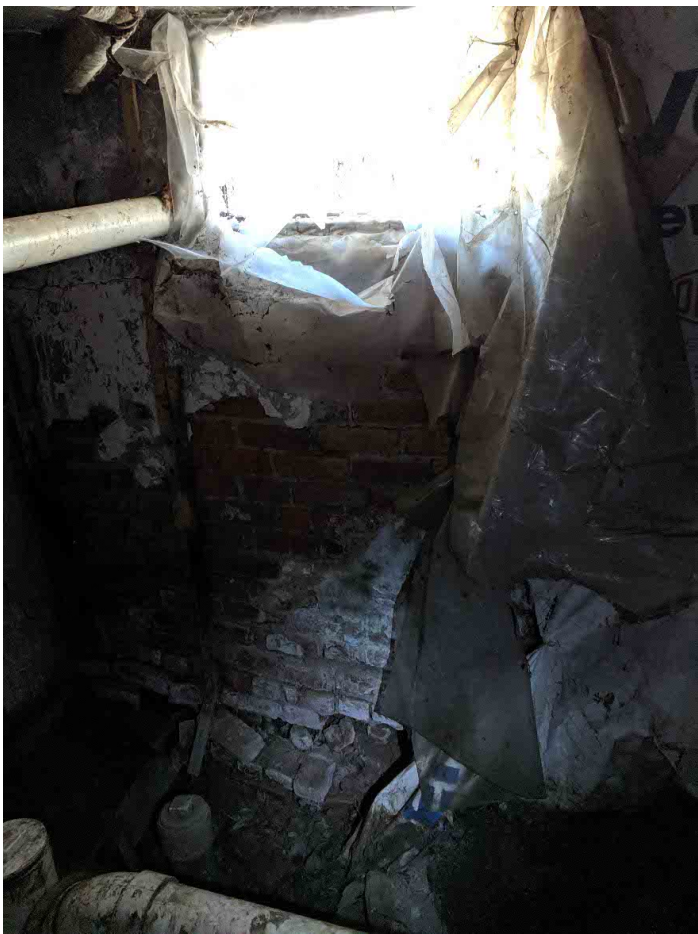
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111 Third Ave 07



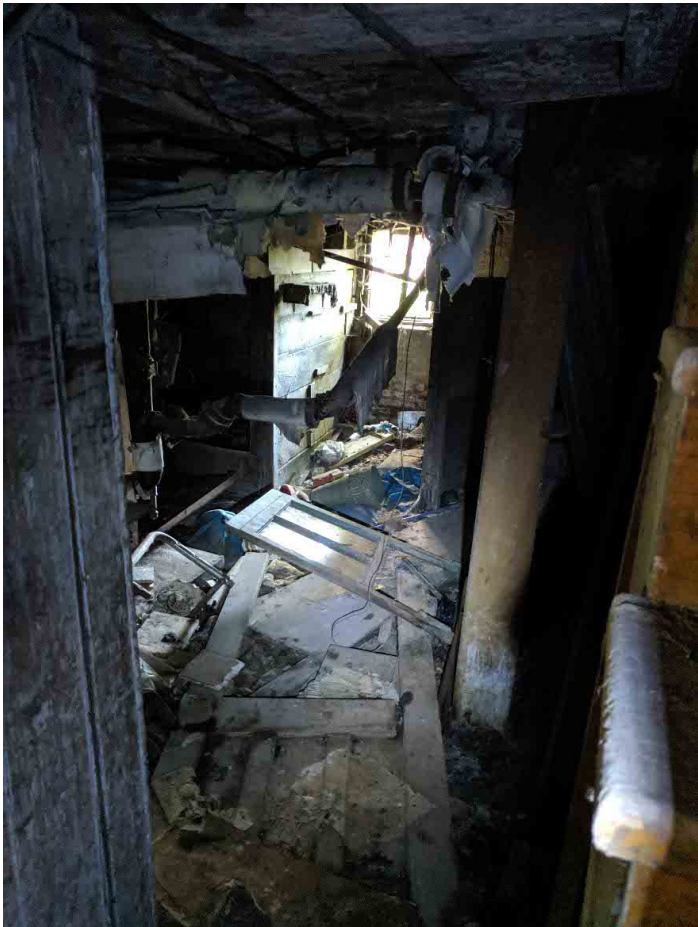
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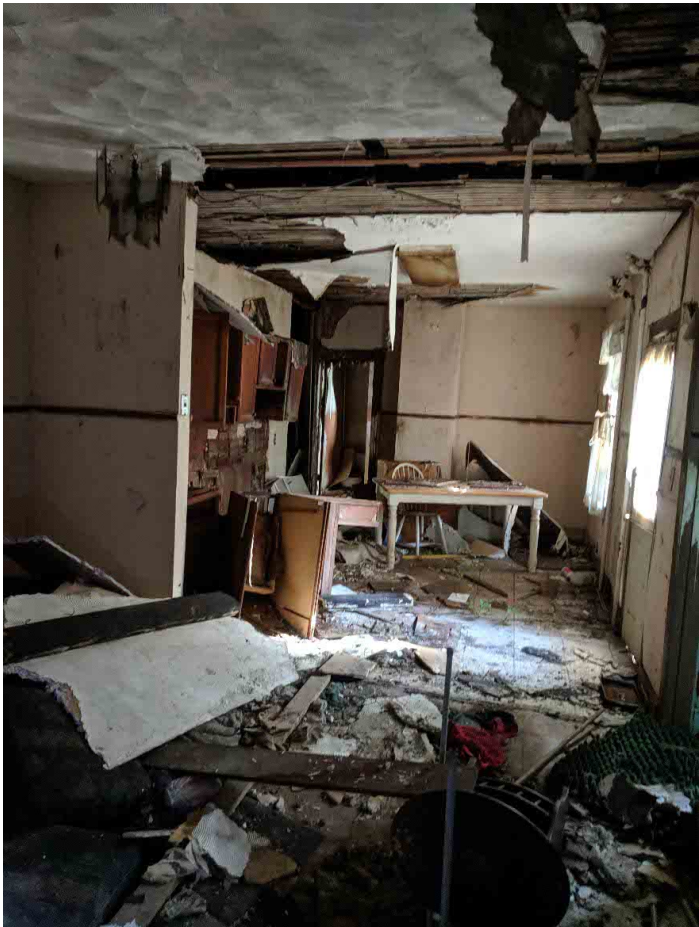
111 Third Ave 09



111 Third Ave 10



111 Third Ave 11



111 Third Ave 12