

C.T. MALE ASSOCIATES

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

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April 8, 2020

Ms. Amanda Wyckoff
Albany County Land Bank Corporation
Property and Development Manager
69 State Street, 8th Floor
Albany, NY 12207

Re: *Visual Structural Evaluation*
52 Emmet Street
Albany, NY 12204
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 January 23, 2020. The purpose of this evaluation was to visually observe the condition of the building and to provide a description of its structural condition.

We have the following comments on the structural condition of the building:

General

- The structure is a wood framed 2-story house with a finished attic and basement. The roof pitches to the front and back of the building.
- Interior finishes are typically gypsum board or plaster. A few wall/ceiling surfaces have finishes removed.
- Floors are not level and the building has experienced several inches of differential settlement.
- The exterior siding is asphalt siding at the north (front) and east faces of the building and vinyl siding at the west and south (back) faces.

Basement/Foundations

- The basement is finished. Portions of the ceiling are removed. There are isolated locations of deterioration, especially near the back wall. See photos 11-12
- Sub-basement and wall framing were not accessible/visible due to finishes. Given the building's differential settlement, it is likely that either building foundations are settling or wall framing is deteriorated at the foundation/ground.

First Floor

- There are isolated locations of framing deterioration, mostly located near the back wall. See photos 04-05.

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Second Floor

- There are isolated locations of framing deterioration, mostly located near the back wall. .
See photos 06-07.

Attic/Roof

- There is a large hole in the southwest corner of the building. See photo 09.
- The north (front) eave end of the building shows evidence of water leaks in the wall finishes.
See photo 08 and 10.
- The roof is leaking around the chimney in the middle of the building. See photo 10.

Exterior

- The rear exterior stairs are deteriorated. See photos 02-03.
- Exterior walls are generally plumb.

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,

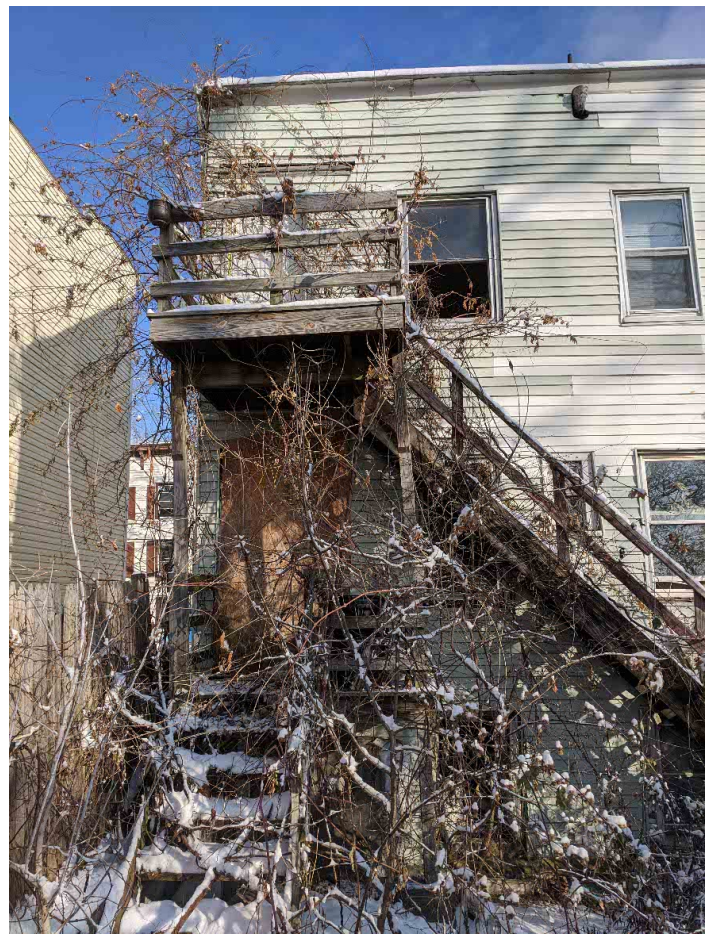
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Matthew W. Clark, P.E.
Project Structural Engineer



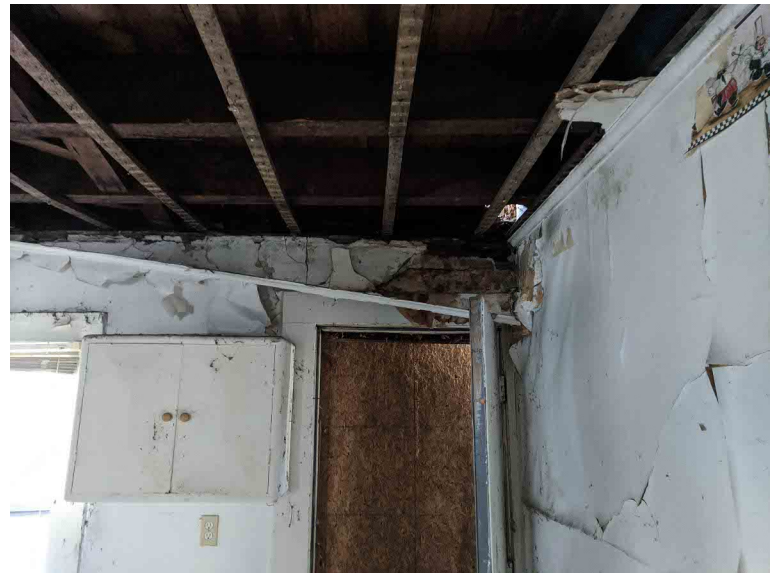
52 Emmet St 01



52 Emmet St 02



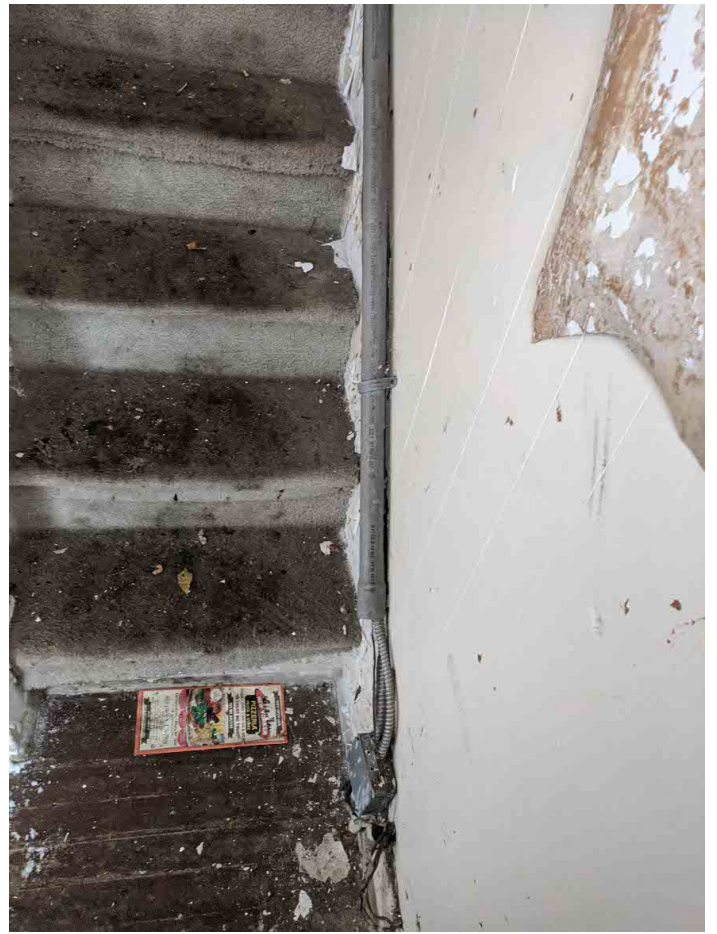
52 Emmet St 03



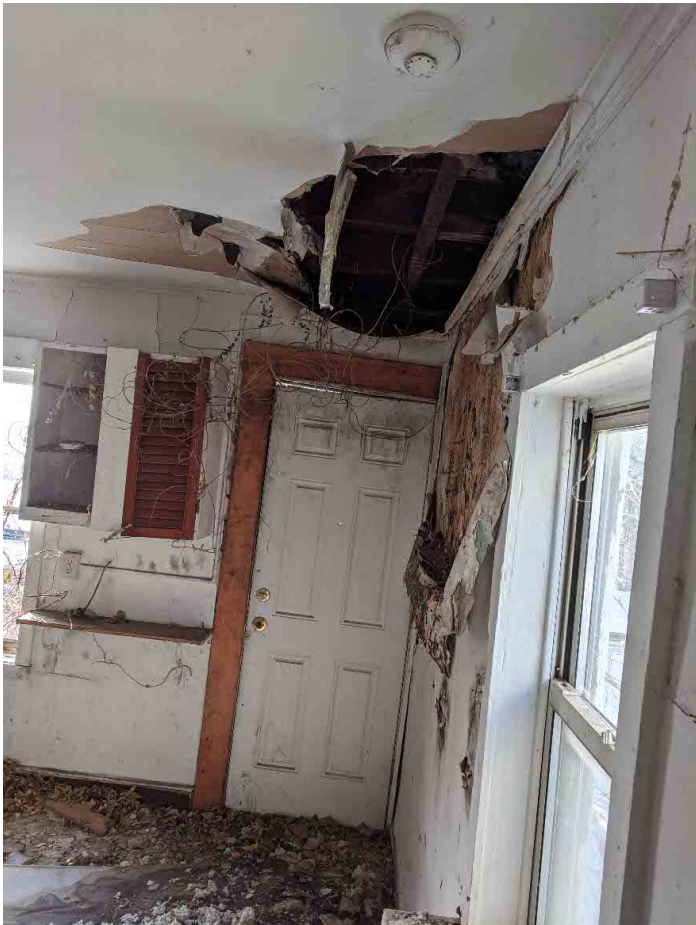
52 Emmet St 04



52 Emmet St 05



52 Emmet St 06



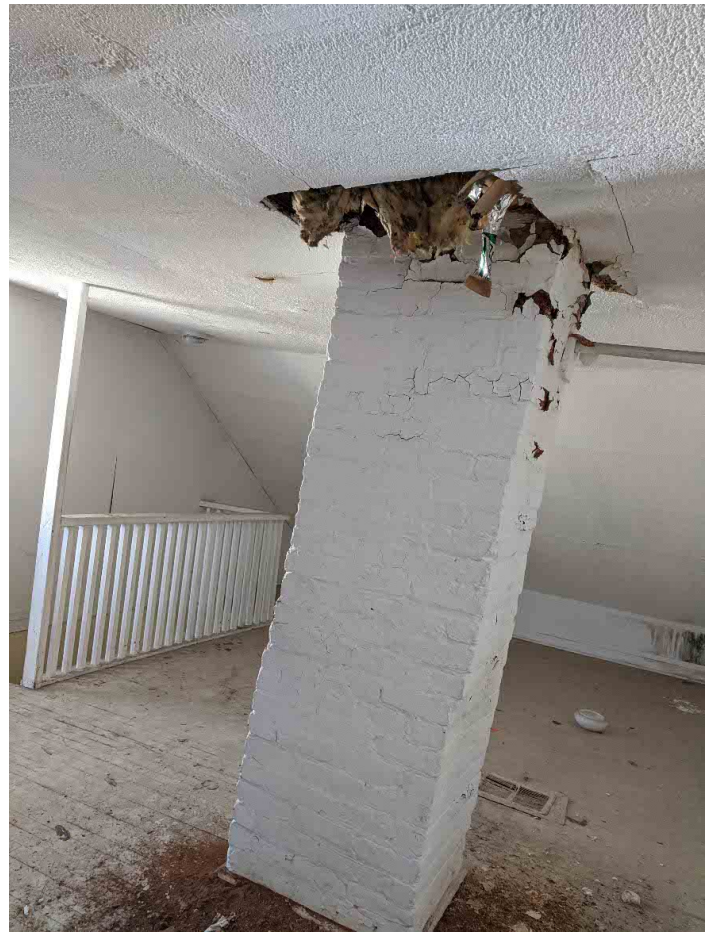
52 Emmet St 07



52 Emmet St 08



52 Emmet St 09



52 Emmet St 10



52 Emmet St 11



52 Emmet St 12