

# 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



April 8, 2020

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

Re: *Visual Structural Evaluation*  
*354 Second Street*  
*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 January 23, 2020. 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 gypsum board, plaster or paneling. Many wall/ceiling surfaces have finishes removed.
- The exterior siding is vinyl siding with portions of exposed wood clapboards at sides.

## Basement/Foundations

- Basement walls are typically brick or concrete block. See photos 06-10.
- Brick mortar is deteriorated, and walls have localized damage.

## First Floor

- Floor sheathing is deteriorated in many locations and there are several holes to the basement. See photos 04-05.
- The interior bearing wall near the front of the house and surrounding floor framing are deteriorated. See photo 04-05.

## Second Floor

- The front bearing wall and adjacent floor framing and sheathing are deteriorated similarly to at the first floor.

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- Floor sheathing and framing are deteriorated near the rear of the building. See photo 11.

## Attic/Roof

- There are significant roof leaks and framing/sheathing deterioration throughout the building. See photo 11.

## Exterior

- The front stair is missing a handrail and stair framing is deteriorated. See photo 01.
- Exterior walls are generally plumb.
- Wood siding is deteriorated at exposed locations. See photos 02-03.

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

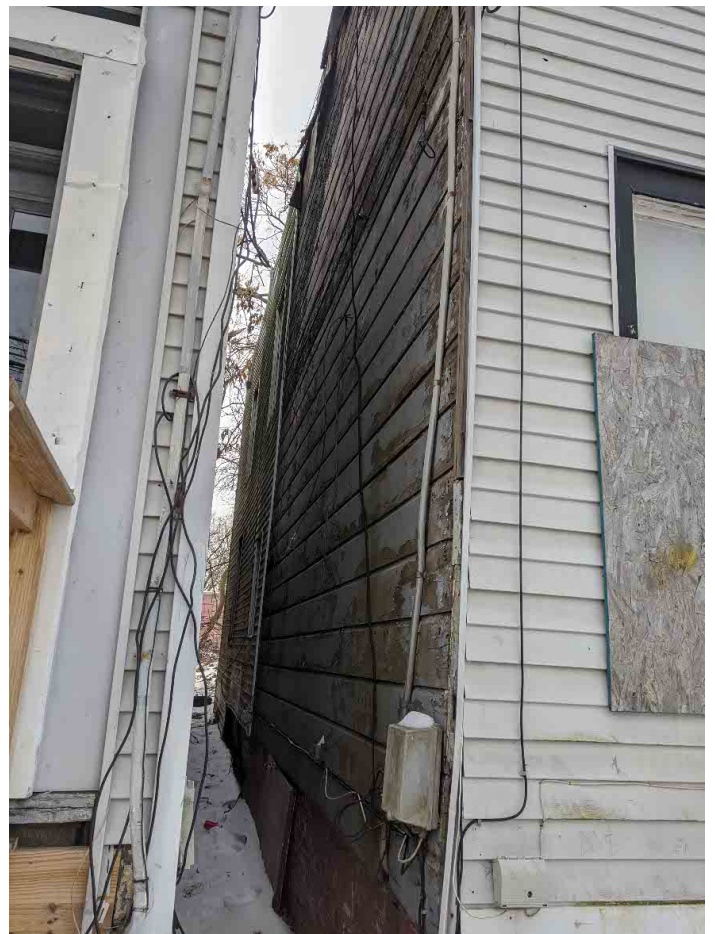


Matthew W. Clark, P.E.

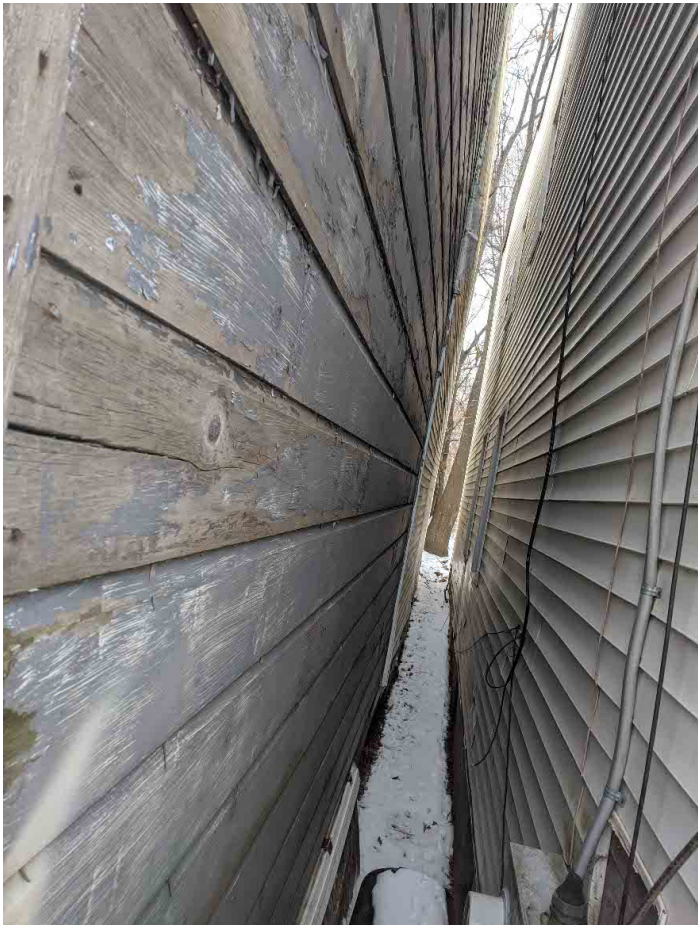
Project Structural Engineer



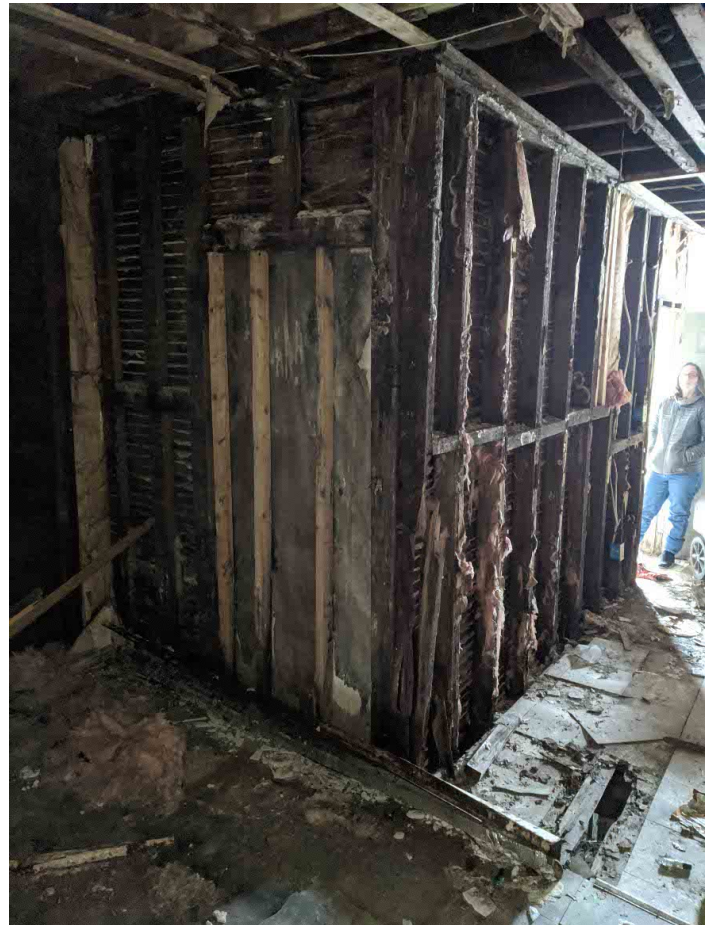
354 Second St 01



354 Second St 02



354 Second St 03



354 Second St 04



354 Second St 05



354 Second St 06



354 Second St 07



354 Second St 08



354 Second St 09



354 Second St 10



354 Second St 11