

C.T. MALE ASSOCIATES

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

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518.786.7400 FAX 518.786.7299 www.ctmale.com



February 3, 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*
33 Alexander 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 NYS DOL 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 two 1-story additions on the back.
- Interior finishes are typically gypsum board, plaster or paneling. Many wall/ceiling surfaces have finishes removed.
- The exterior siding is wood clapboard siding all around.

Basement/Foundations

- Basement walls are typically brick or concrete block. See photos 20-23.
- Brick walls are generally intact.

First Floor

- Floor sheathing is deteriorated in many locations; there are several holes to the basement. See photos 05-07.
- Floor framing as well as sheathing is starting to collapse where the two additions meet at the back of the house. See photo 06-07.

Second Floor

- Floor sheathing is deteriorated in some locations and one hole is visible. See photo 11.

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- The front façade of the building is pulling away from the rest of the building. This is being temporarily restrained by wooden diagonal bracing. See photos 08-11.

Attic/Roof

- The roof pitches to a Philadelphia drain at the front of the building. There are significant roof leaks at this area and sheathing and framing deterioration at this area, which is related to the front wall separation at the second floor. See photos 14-17.
- There are significant roof leaks and framing/sheathing deterioration below the skylight. See photo 18.
- There is a significant roof leak and framing deterioration at the valley where the back two additions meet. See photo 19.

Exterior - See photos 01-04

- The front wall is pulling away from the rest of the building at the second floor.
- The wood side porch framing has some deterioration. See photo 02.
- Wood siding is deteriorated at many locations. See photos 01-04.

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

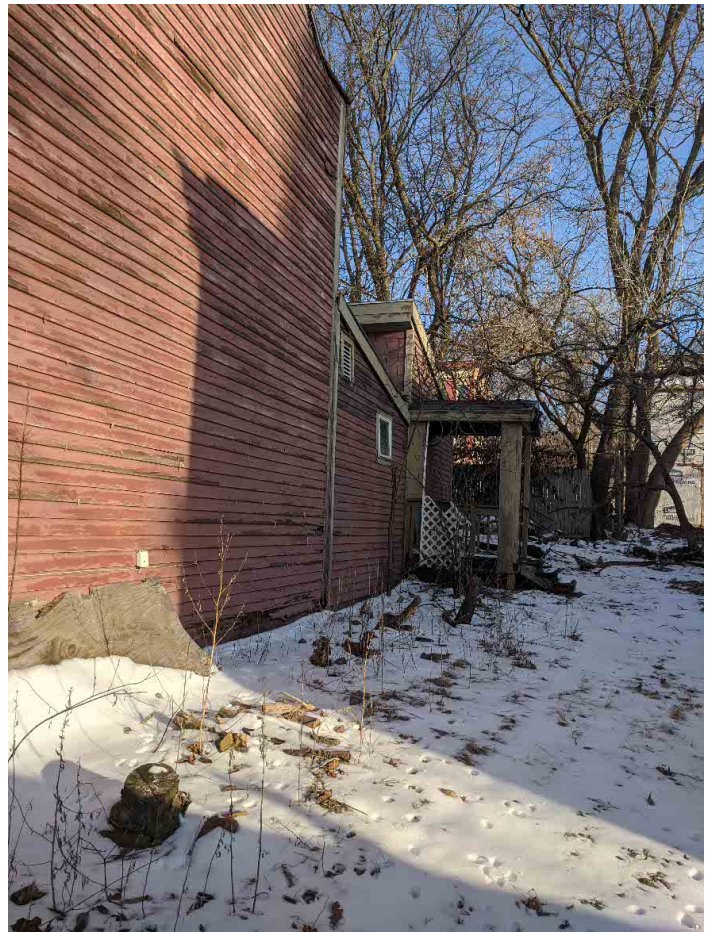


Matthew W. Clark, P.E.

Project Structural Engineer



33 Alexander St 01



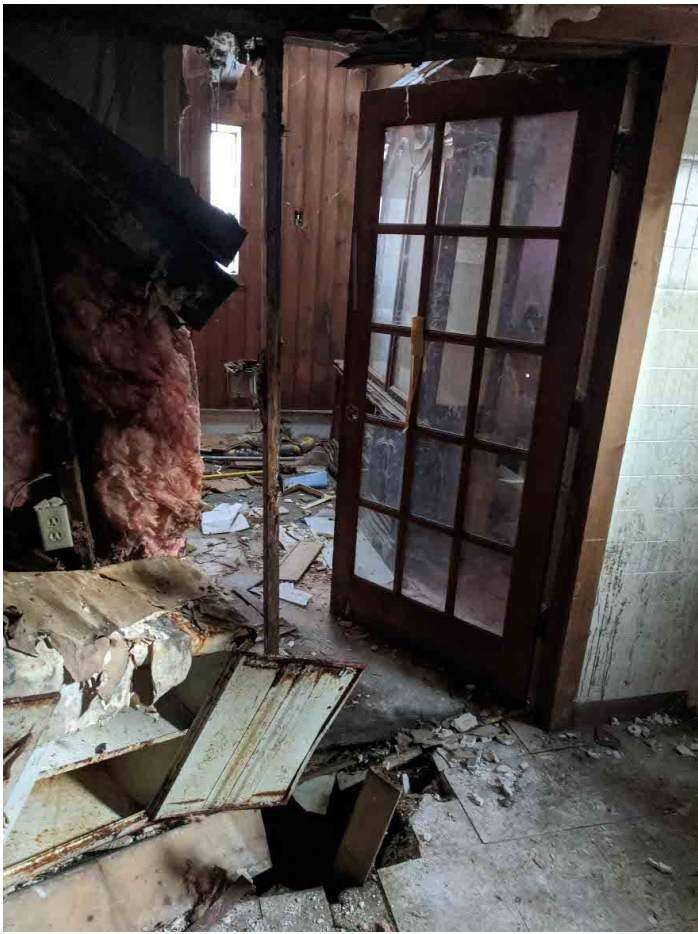
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33 Alexander St 03



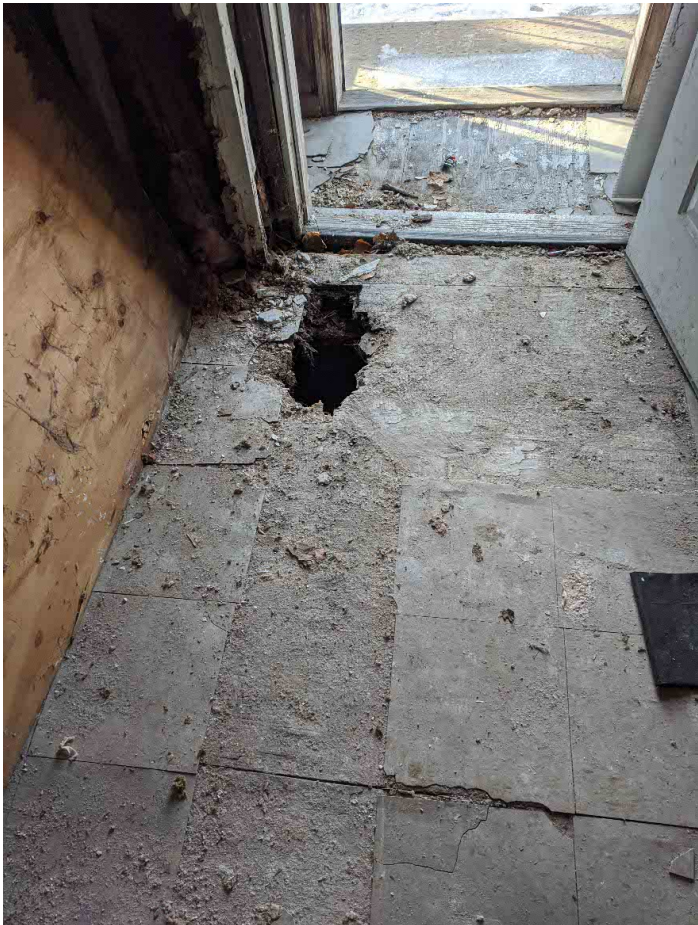
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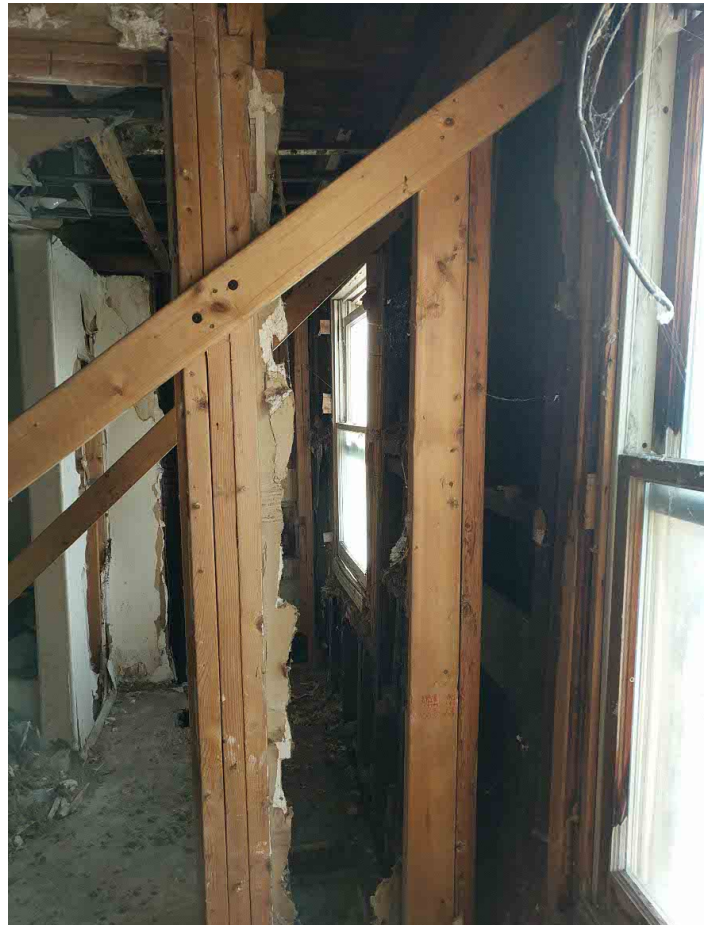
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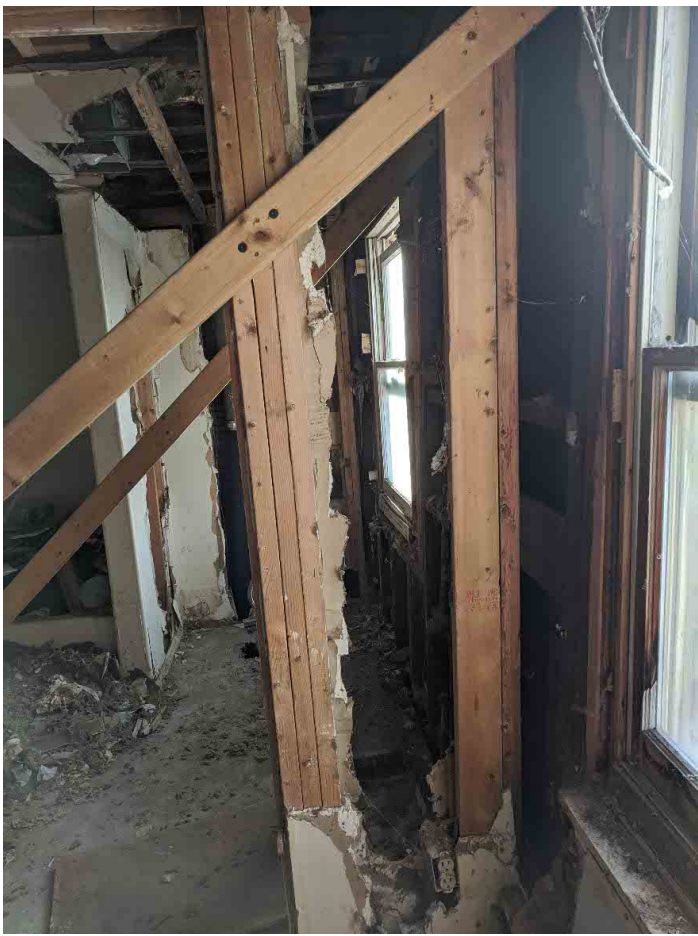
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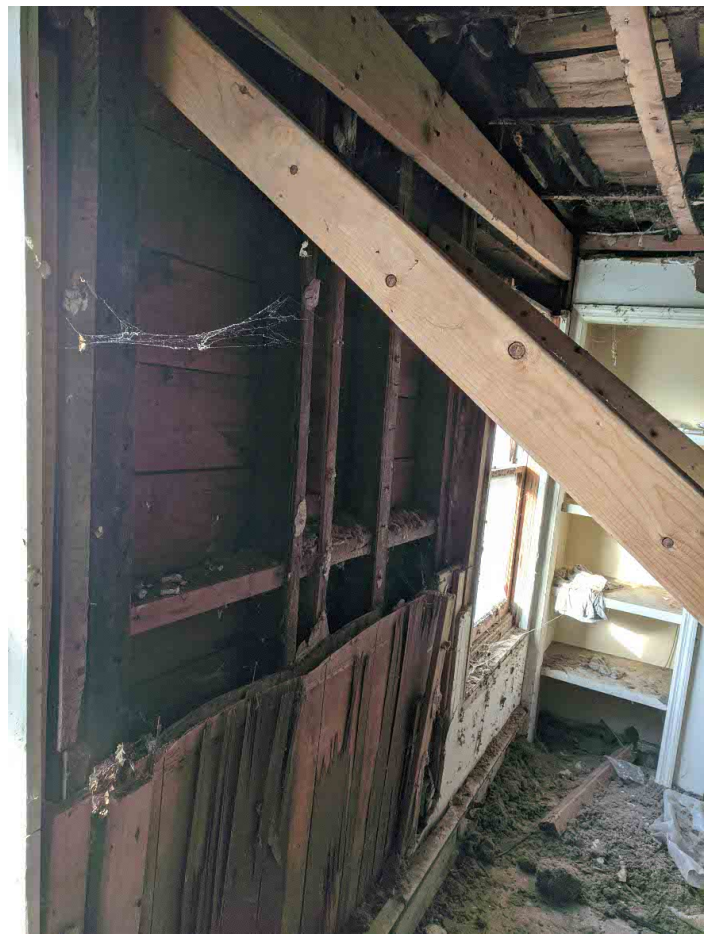
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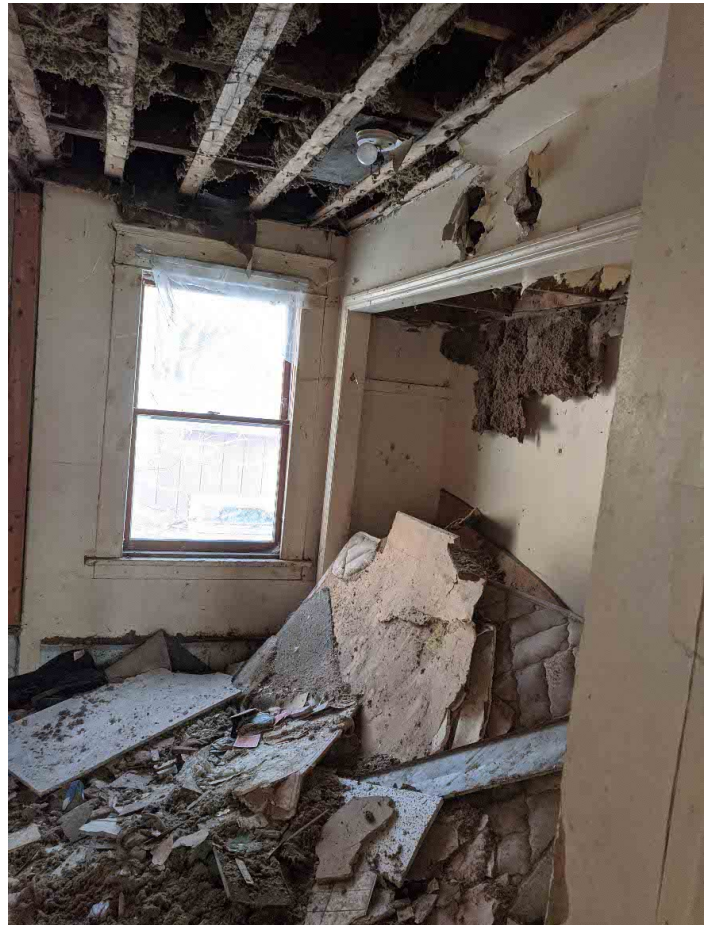
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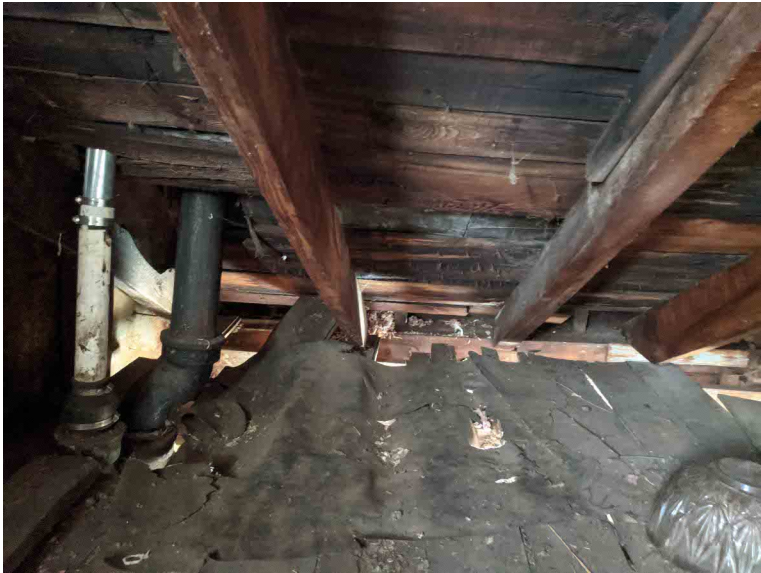
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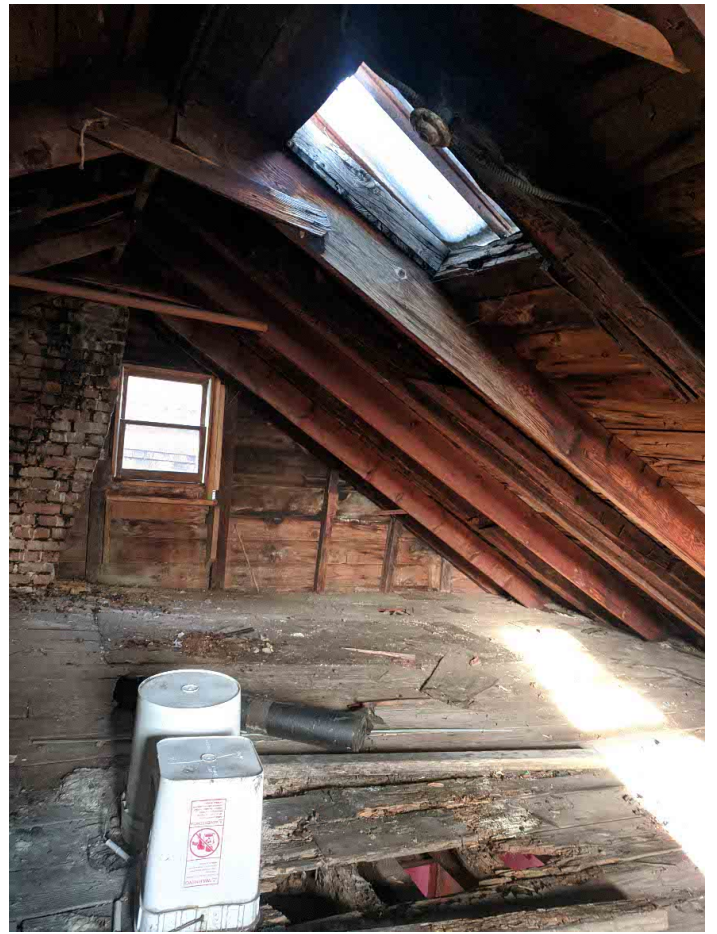
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