

Resident Curator Building Evaluation

DRAFT, 3/19/15

Definitions of the terms used in the Building Evaluation Report Overview to describe average or overall conditions include the following:

<p>Condition Ratings: Excellent – In “like new” condition and/or high quality materials used. Good – no remedial work is recommended. Fair – system is aging and/or minor remedial work is recommended. Poor – replacement or major remedial work is recommended.</p> <p>Where it seems more appropriate, a combination of qualitative assessments, such as “fair to good,” may be used in evaluating various construction components.</p>	<p>Maintenance Deficiency Ratings: Critical - Emergency/Immediate conditions that pose an immediate safety risk and/or have reached an advanced state of deterioration that will result in failure of a feature if not corrected in 1 year. Serious - Immediate/Short Term conditions that pose a safety risk and/or have reached a state of deterioration that will result in failure of a feature or adjacent features if not corrected in 1 to 5 years. Minor - Short/Long Term conditions indicating standard maintenance or preservation practices have not been followed and/or deterioration will result in failure of feature or adjacent features if not corrected in 5 to 10 years. None - Long Term life expectancy of feature beyond 10 years if standard maintained practices are followed.</p>
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Inspection		Inspection date/time: 9-09-15\ 9am					
		Inspector: Alan Crofford\Ron Pearson		Affiliation: Staff			
Property Description		Area Inspected		Tririga report pulled? Yes No X Date:			
Structure Name: Elmore Farm House		Exterior Only		Notes from report:			
Park: Frying Pan		Exterior and Interior				X	
Address:		Type of Construction					
		X	Wood Frame	Primary Occupancy			
Number of stories	above ground: 2 below ground: 1		Steel Frame	X	Dwelling		Government
Approx. area (square feet): 3188			Concrete		Other Residential		Museum
Number of residential units 1			Brick		Public Assembly		School
Comments:			Stone		Emergency Services		Religious
			Manufactured		Commercial		Cemetery
			Other		Offices		Other
			Describe:		Industrial		Describe:

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Historic Significance							
	YES	NO	UNKNOWN	COMMENTS			
Does this property appear historic? (older than 50 years)	X						
Is there a historic designation sign or plaque?		X					
Do exterior features display a high level of craftsmanship for the property type?	X						
Do interior features display a high level of craftsmanship for the property type?	X						
Does the property retain historic integrity of design, materials, and workmanship?	X						
Does the property retain historic integrity of location, setting, and feeling?	X						
Is the building located in a neighborhood or district of similar building style?							
Does the setting (yard, fencing, garden walls, etc.) contribute to the historic character of the structure?	X						
Additional comments:							
Historic Designation (check all that apply)		Architectural Style (check all that apply)					
<input type="checkbox"/>	Fairfax County Inventory of Historic Sites	<input type="checkbox"/>	Colonial	<input type="checkbox"/>	Beaux-Arts	<input type="checkbox"/>	Split Level
<input type="checkbox"/>	Virginia Landmarks Register	<input type="checkbox"/>	Georgian	<input type="checkbox"/>	Art Deco	<input type="checkbox"/>	Raised Ranch
<input type="checkbox"/>	National Register of Historic Places	<input type="checkbox"/>	Federal	<input type="checkbox"/>	Prairie	<input type="checkbox"/>	Split Foyer
<input type="checkbox"/>	Determined Eligible	<input type="checkbox"/>	Greek Revival	<input type="checkbox"/>	Colonial Revival	<input type="checkbox"/>	Brutalism
<input type="checkbox"/>	Determined Ineligible	<input type="checkbox"/>	Italianate	<input type="checkbox"/>	Cape Cod Cottage	<input type="checkbox"/>	Neo-Expressionism
<input type="checkbox"/>	Individual	<input type="checkbox"/>	Romanesque	<input type="checkbox"/>	Modern	<input type="checkbox"/>	Mission 66
<input type="checkbox"/>	District, contributing	<input type="checkbox"/>	Gothic Revival	<input type="checkbox"/>	International Style	<input type="checkbox"/>	New Formalism
<input type="checkbox"/>	District, non-contributing	<input type="checkbox"/>	Eastlake	<input type="checkbox"/>	Minimal Traditional	<input type="checkbox"/>	Postmodernism
<input type="checkbox"/>	National Historic Landmark	<input type="checkbox"/>	Second Empire	<input type="checkbox"/>	Corporate Commercial	<input type="checkbox"/>	Neo-Eclecticism
<input type="checkbox"/>	Individual	<input checked="" type="checkbox"/>	Queen Anne	<input type="checkbox"/>	Miesian	<input type="checkbox"/>	Transitional
<input type="checkbox"/>	District	<input type="checkbox"/>	Shingle	<input type="checkbox"/>	Wrightian	<input type="checkbox"/>	Vernacular/Local Style
Comments:		<input type="checkbox"/>	Arts & Crafts	<input type="checkbox"/>	Contemporary	<input type="checkbox"/>	Other
		<input type="checkbox"/>	Prairie	<input type="checkbox"/>	Ranch	<input type="checkbox"/>	Don't know
		Comments:					

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Condition Evaluation											
SITE	Condition Ratings						Maintenance Deficiency Ratings				
	Excellent	Good	Fair	Poor	N/A		Critical	Serious	Minor	None	N/A
Vegetation Branches touching structure, overhanging limbs, roots undermining foundation, etc	X							X			
Comments: Monitor the oak tree branches\limbs overhanging the house.											
Ground Slope and Drainage Does the ground slope allow for proper drainage? Is there evidence of pooling in or around the structure?		X						X			
Comments: Staff indicated they were installing a width of gravel around the perimeter of the house to reduce the mud splash on the house											
Other Elements Lighting, utilities, etc.		X						X			
Comments: work order was submitted to replace the rear flood light.											
Other Site Conditions Bodies of water, prevailing winds, etc					X					X	
Comments:											
Comments:											
FOUNDATION											
Type Describe materials/types of foundations	Condition Ratings						Maintenance Deficiency Ratings				
	Excellent	Good	Fair	Poor	N/A		Critical	Serious	Minor	None	N/A
		X						X			
Condition Describe any deficiencies such as cracks, loose mortar, rotted wood, etc. Overall foundation in good condition for an older structure. Some moisture in the basement which is not uncommon for older buildings. Suggest dehumidifier in the basement area.											

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STONE/BRICK FEATURES (other than foundation)	Condition Ratings					Maintenance Deficiency Ratings				
Type Describe stone or brick features, including walls and chimneys. Include type of stone, if known, character and size of stone (ashlar vs. rubble) and of mortar joints.	Excellent	Good	Fair	Poor	N/A	Critical	Serious	Minor	None	N/A
		X						X		
Condition Describe any deficiencies such as cracks, loose or missing mortar, spalling, efflorescence, heavy moss growth, evidence of frost heave, etc. No issues noted during inspection										
EXTERIOR WOOD ELEMENTS	Condition Ratings					Maintenance Deficiency Ratings				
Structural Elements	Excellent	Good	Fair	Poor	N/A	Critical	Serious	Minor	None	N/A
Type Describe any wood structural elements such as wall and roof structures: plank, stud, timber, log, posts, beams, rafters, purlins. Are they log? Hewn, milled or rough sawn timbers?		X						X		
Condition Are any wood elements rotted? Focus on areas prone to rot; tops of horizontal surfaces exposed to weather, elements close to the ground...insect damage, biological growth, finish failure etc. Overall the exterior is in very good condition due to recent renovations.										
Wood Siding	Condition Ratings					Maintenance Deficiency Ratings				
Type Describe siding such as vertical board and batten, horizontal lap, log, etc. Include width and/or height.	Excellent	Good	Fair	Poor	N/A	Critical	Serious	Minor	None	N/A
		X						X		
Condition Describe any deficiencies including evidence of rot, warping, insect damage, biological growth, condition of coatings, etc. Overall exterior siding in very good condition, continue to monitor exterior paint in up coming years.										
WINDOWS AND DOORS	Condition Ratings					Maintenance Deficiency Ratings				
Type Describe style and materials of doors and windows. Doors: Vertical plank? Hardware? Windows: Casement? Double Hung? Number of panes?	Excellent	Good	Fair	Poor	N/A	Critical	Serious	Minor	None	N/A
		X						X		
Condition Describe any deficiencies including condition of coatings, loose glazing on windows, evidence of rot, sagging etc. Windows and doors in very good condition from recent renovations to the exterior.										

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ROOFING	Condition Ratings					Maintenance Deficiency Ratings				
Type Describe roofing, including material, exposure, installation pattern, flashing, special features.	Excellent	Good	Fair	Poor	N/A	Critical	Serious	Minor	None	N/A
	X							X		
<p>Condition Describe any deficiencies including evidence of curling or splitting shingles, rusting, moisture penetration, weathering, etc.</p> <p>Metal roof in excellent condition recently replaced. Noticed on inspection that protective film was not removed after installation. Contractor will be contacted for removal.</p>										
METAL AND OTHER EXTERIOR COMPONENTS	Condition Ratings					Maintenance Deficiency Ratings				
Type Describe any other exterior components, hardware, special features, etc.	Excellent	Good	Fair	Poor	N/A	Critical	Serious	Minor	None	N/A
		X						X		
<p>Condition Describe any deficiencies including evidence of missing or broken metal parts, rusted or corroded metal, etc.</p> <p>Gutters were replaced during exterior work.</p>										
INTERIOR	Condition Ratings					Maintenance Deficiency Ratings				
Walls	Excellent	Good	Fair	Poor	N/A	Critical	Serious	Minor	None	N/A
Type Describe materials and coatings.		X						X		
<p>Condition Describe any deterioration including cracking, mold, efflorescence, finish failure etc.</p>										
Ceiling	Excellent	Good	Fair	Poor	N/A	Critical	Serious	Minor	None	N/A
Type Describe materials and coatings.		X						X		
<p>Condition Describe any deterioration including cracking, mold, efflorescence, finish failure etc.</p> <p>Some minor paint peeling on the ceiling in the addition at the rear entrance. Most likely from a previous roof leak.</p>										

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Floors		Condition Ratings					Maintenance Deficiency Ratings				
Type	Describe materials, form, and coatings.	Excellent	Good	Fair	Poor	N/A	Critical	Serious	Minor	None	N/A
1	Hardwood floors	1	X						X		
2		2									
3		3									
		Condition Describe any deterioration including cracking, rot, settling, insect etc. Refinish floors when interior renovated									
Trim		Condition Ratings					Maintenance Deficiency Ratings				
Type	Describe materials, style, and coatings.	Excellent	Good	Fair	Poor	N/A	Critical	Serious	Minor	None	N/A
			X						X		
		Condition Describe any missing elements and deterioration including rot, insect damage, finish failure etc. Paint and restrain when interior renovated									
Other Interior Features		Condition Ratings					Maintenance Deficiency Ratings				
Type	Describe materials, form, and coatings.	Excellent	Good	Fair	Poor	N/A	Critical	Serious	Minor	None	N/A
1		1	X						X		
2		2									
3		3									
		Condition Describe any deterioration. Original stair rail									
Photo Log:		11				22					
1	In POD Assessment Folder	12				23					
2		13				24					
3		14				25					
4		15				26					
5		16				27					
6		17				28					
7		18				29					
8		19				30					
9		20				31					
10		21				32					











