

**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:

**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.

Where it seems more appropriate, a combination of qualitative assessments, such as “fair to good,” may be used in evaluating various construction components.

**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.

<b>Inspection</b>		Inspection date/time: 8-14-15 9am-noon			
		Ron Pearson		Affiliation: Staff	
<b>Property Description</b>		<b>Area Inspected</b>		<b>Tririga report pulled? Yes No X Date:</b>	
Structure Name: Turner Farm House		Exterior Only		<b>Notes from report:</b>	
Park: Turner Farm Park		Exterior and Interior <input checked="" type="checkbox"/>			
Address: 10609 Georgetown Pike, Great Falls, VA.		<b>Type of Construction</b>			
		<input checked="" type="checkbox"/> Wood Frame		<b>Primary Occupancy</b>	
Number of stories		Steel Frame		<input checked="" type="checkbox"/> Dwelling	Government
above ground: 2		Concrete		Other Residential	Museum
below ground: 1		Brick		Public Assembly	School
Approx. area (square feet): 3216		Stone		Emergency Services	Religious
Number of residential units 1		Manufactured		Commercial	Cemetery
Comments:		Other		Offices	Other
		Describe: <b>Farm House with kitchen\bedroom</b>		Industrial	Describe:

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<b>Historic Significance</b>					
	<b>YES</b>	<b>NO</b>	<b>UNKNOWN</b>	<b>COMMENTS</b>	
Does this property appear historic? (older than 50 years)	<b>X</b>				
Is there a historic designation sign or plaque?		<b>X</b>			
Do exterior features display a high level of craftsmanship for the property type?	<b>X</b>				
Do interior features display a high level of craftsmanship for the property type?	<b>X</b>				
Does the property retain historic integrity of design, materials, and workmanship?	<b>X</b>				
Does the property retain historic integrity of location, setting, and feeling?	<b>X</b>				
Is the building located in a neighborhood or district of similar building style?	<b>X</b>				
Does the setting (yard, fencing, garden walls, etc.) contribute to the historic character of the structure?	<b>X</b>				
Additional comments:					
<b>Historic Designation</b> (check all that apply)		<b>Architectural Style</b> (check all that apply)			
<input type="checkbox"/> Fairfax County Inventory of Historic Sites	<input type="checkbox"/>	<input type="checkbox"/> Colonial	<input type="checkbox"/>	<input type="checkbox"/> Beaux-Arts	<input type="checkbox"/> Split Level
<input type="checkbox"/> Virginia Landmarks Register	<input type="checkbox"/>	<input type="checkbox"/> Georgian	<input type="checkbox"/>	<input type="checkbox"/> Art Deco	<input type="checkbox"/> Raised Ranch
<input type="checkbox"/> National Register of Historic Places	<input type="checkbox"/>	<input type="checkbox"/> Federal	<input type="checkbox"/>	<input type="checkbox"/> Prairie	<input type="checkbox"/> Split Foyer
<input type="checkbox"/> Determined Eligible	<input type="checkbox"/>	<input type="checkbox"/> Greek Revival	<input type="checkbox"/>	<input type="checkbox"/> Colonial Revival	<input type="checkbox"/> Brutalism
<input type="checkbox"/> Determined Ineligible	<input type="checkbox"/>	<input type="checkbox"/> Italianate	<input type="checkbox"/>	<input type="checkbox"/> Cape Cod Cottage	<input type="checkbox"/> Neo-Expressionism
<input type="checkbox"/> Individual	<input type="checkbox"/>	<input type="checkbox"/> Romanesque	<input type="checkbox"/>	<input type="checkbox"/> Modern	<input type="checkbox"/> Mission 66
<input type="checkbox"/> District, contributing	<input type="checkbox"/>	<input type="checkbox"/> Gothic Revival	<input type="checkbox"/>	<input type="checkbox"/> International Style	<input type="checkbox"/> New Formalism
<input type="checkbox"/> District, non-contributing	<input type="checkbox"/>	<input type="checkbox"/> Eastlake	<input type="checkbox"/>	<input type="checkbox"/> Minimal Traditional	<input type="checkbox"/> Postmodernism
<input type="checkbox"/> National Historic Landmark	<input type="checkbox"/>	<input type="checkbox"/> Second Empire	<input type="checkbox"/>	<input type="checkbox"/> Corporate Commercial	<input type="checkbox"/> Neo-Eclecticism
<input type="checkbox"/> Individual	<input checked="" type="checkbox"/>	<input type="checkbox"/> Queen Anne	<input type="checkbox"/>	<input type="checkbox"/> Miesian	<input type="checkbox"/> Transitional
<input type="checkbox"/> District	<input type="checkbox"/>	<input type="checkbox"/> Shingle	<input type="checkbox"/>	<input type="checkbox"/> Wrightian	<input type="checkbox"/> Vernacular/Local Style
Comments: <b>Not aware of Historic Designations</b>		<input type="checkbox"/> Arts & Crafts	<input type="checkbox"/>	<input type="checkbox"/> Contemporary	<input type="checkbox"/> Other
		<input type="checkbox"/> Prairie	<input type="checkbox"/>	<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
<b>Vegetation</b> Branches touching structure, overhanging limbs, roots undermining foundation, etc			X					X			
Comments: <b>Grass inside the fence needs to be maintained, annual mowing of meadow area needs to occur. Invasive are overtaking the trees and shrubs around the property.</b>											
<b>Ground Slope and Drainage</b> Does the ground slope allow for proper drainage? Is there evidence of pooling in or around the structure?		X								X	
Comments:											
<b>Other Elements</b> Lighting, utilities, etc.				X				X			
Comments: <b>Silo, Dairy building, Chicken House and corn crib need structural repairs and invasive removed</b>											
<b>Other Site Conditions</b> Bodies of water, prevailing winds, etc					x					x	
Comments:											
<b>Comments:</b>											
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		
<b>Condition</b> Describe any deficiencies such as cracks, loose mortar, rotted wood, etc. <b>Foundation in great shape, recent construction since house was elevated for full basement. Exterior of foundation needs covering to protect the insulation. Modern decks need maintenance, secure deck boards, add lattice and install railings.</b>											

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<b>STONE/BRICK FEATURES</b> (other than foundation)	<b>Condition Ratings</b>					<b>Maintenance Deficiency Ratings</b>				
<b>Type</b> 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.	<b>Excellent</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>	<b>N/A</b>	<b>Critical</b>	<b>Serious</b>	<b>Minor</b>	<b>None</b>	<b>N/A</b>
			X					X		
	<b>Condition</b> Describe any deficiencies such as cracks, loose or missing mortar, spalling, efflorescence, heavy moss growth, evidence of frost heave, etc. <b>The top of the chimney needs to have missing bricks replaced.</b>									
<b>EXTERIOR WOOD ELEMENTS</b>	<b>Condition Ratings</b>					<b>Maintenance Deficiency Ratings</b>				
<b>Structural Elements</b>	<b>Excellent</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>	<b>N/A</b>	<b>Critical</b>	<b>Serious</b>	<b>Minor</b>	<b>None</b>	<b>N/A</b>
<b>Type</b> 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		
	<b>Condition</b> 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.									
<b>Wood Siding</b>	<b>Condition Ratings</b>					<b>Maintenance Deficiency Ratings</b>				
<b>Type</b> Describe siding such as vertical board and batten, horizontal lap, log, etc. Include width and/or height.	<b>Excellent</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>	<b>N/A</b>	<b>Critical</b>	<b>Serious</b>	<b>Minor</b>	<b>None</b>	<b>N/A</b>
		X						X		
	<b>Condition</b> Describe any deficiencies including evidence of rot, warping, insect damage, biological growth, condition of coatings, etc. <b>Recent renovation by previous owner, siding replaced with cypress wood.</b>									
<b>WINDOWS AND DOORS</b>	<b>Condition Ratings</b>					<b>Maintenance Deficiency Ratings</b>				
<b>Type</b> Describe style and materials of doors and windows. Doors: Vertical plank? Hardware? Windows: Casement? Double Hung? Number of panes?	<b>Excellent</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>	<b>N/A</b>	<b>Critical</b>	<b>Serious</b>	<b>Minor</b>	<b>None</b>	<b>N/A</b>
			X					X		
	<b>Condition</b> Describe any deficiencies including condition of coatings, loose glazing on windows, evidence of rot, sagging etc. <b>Some of the original window sashes are rotten, several window panes need to be replaced. The modern windows in the addition are in good condition.</b>									

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<b>ROOFING</b>	<b>Condition Ratings</b>					<b>Maintenance Deficiency Ratings</b>				
<b>Type</b> Describe roofing, including material, exposure, installation pattern, flashing, special features.	<b>Excellent</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>	<b>N/A</b>	<b>Critical</b>	<b>Serious</b>	<b>Minor</b>	<b>None</b>	<b>N/A</b>
	X								X	
<p><b>Condition</b> Describe any deficiencies including evidence of curling or splitting shingles, rusting, moisture penetration, weathering, etc.</p> <p><b>Main house roof was replaced with asphalt shingles and the porch roof was replaced in 2015 with prefinished metal panels.</b></p>										
<b>METAL AND OTHER EXTERIOR COMPONENTS</b>	<b>Condition Ratings</b>					<b>Maintenance Deficiency Ratings</b>				
<b>Type</b> Describe any other exterior components, hardware, special features, etc.	<b>Excellent</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>	<b>N/A</b>	<b>Critical</b>	<b>Serious</b>	<b>Minor</b>	<b>None</b>	<b>N/A</b>
					X					X
<p><b>Condition</b> Describe any deficiencies including evidence of missing or broken metal parts, rusted or corroded metal, etc.</p>										
<b>INTERIOR</b>	<b>Condition Ratings</b>					<b>Maintenance Deficiency Ratings</b>				
<b>Walls</b>	<b>Excellent</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>	<b>N/A</b>	<b>Critical</b>	<b>Serious</b>	<b>Minor</b>	<b>None</b>	<b>N/A</b>
<b>Type</b> Describe materials and coatings. <b>Plaster and Drywall</b>			X					X		
<p><b>Condition</b> Describe any deterioration including cracking, mold, efflorescence, finish failure etc.</p> <p><b>Cracks in original plaster from house being raised for full basement. Mold issue in basement, need to install dehumidifiers.</b></p>										
<b>Ceiling</b>	<b>Excellent</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>	<b>N/A</b>	<b>Critical</b>	<b>Serious</b>	<b>Minor</b>	<b>None</b>	<b>N/A</b>
<b>Type</b> Describe materials and coatings. <b>Plaster\drywall</b>			X					X		
<p><b>Condition</b> Describe any deterioration including cracking, mold, efflorescence, finish failure etc.</p> <p><b>Some cracking from the construction of the full basement</b></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	Wood floors in most of the house, some modern some		X						X		
2											
3											
		<b>Condition</b> Describe any deterioration including cracking, rot, settling, insect etc.									
Trim		Condition Ratings					Maintenance Deficiency Ratings				
Type	Describe materials, style, and coatings. Stained stairwell railings, painted Queen Anne interior trim and exterior trim	Excellent	Good	Fair	Poor	N/A	Critical	Serious	Minor	None	N/A
			X						X		
		<b>Condition</b> Describe any missing elements and deterioration including rot, insect damage, finish failure etc.									
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						X					X
2											
3											
		<b>Condition</b> Describe any deterioration.									
Photo Log:		11				22					
1	Photos are named and are in the Turner Farm F	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					































































