



Virginia Housing Existing Condition Questionnaire/On-Site Analysis



Project Name: _____

Date of Visit: _____

Number of Buildings: _____

Age of Property: _____

Number of Units: _____

First Occupancy: _____

Project Type:

High/Mid-Rise

Garden Style

Townhouse

Scattered Site

Other: _____

Structure(s):

Concrete

Steel

Masonry

Wood

Other: _____

Unit Addresses and Unit Types Observed:



Site

Parking

Age: _____

Alligatoring: Y N

Potholes: Y N

Drainage: G P

Overall Condition: _____

Lighting

Min. 1fc at parking? Y N

Min. 1fc at sidewalks? Y N

Min. 1fc at mailboxes? Y N

Min. 1 fc at dumpsters? Y N

Overall Condition: _____

Grading

Negative Drainage Observed: Y N Location: _____

Water Infiltrating Buildings: Y N Location: _____

Landscaping

Grass Dead Patches: Y N Overall Condition: _____

Foundation Plantings: Y N Overall Condition: _____

Dead landscaping/stumps: Y N Notes: _____

Trash

	Dumpster	Compactor	Individual Tenant Cans
Enclosure:	Y	N	Condition: _____
Apron:	Y	N	Condition: _____

Retaining Walls

Exist on site: Y N Condition: _____

Additional needed: Y N Notes: _____

Sidewalks

Cracks/Spalling: Y N Trip Hazards: Y N

Overall Condition: _____

Accessibility

Accessible Route Provided From HC Parking to Units: Y N

Notes

Accessible Route Provided From Units to Common Areas: Y N

Notes

Systems

HVAC

Type: _____

Avg. Age of Equipment: _____ Overall Condition: _____

Exhaust Fans Discharge to Exterior: Y N

Additional Notes: _____

Plumbing

Interior

Supply Type: Copper CPVC PEX Polybutylene Other: _____

Overall Condition: _____

Waste Type: Cast Iron PVC Galvanized Other: _____

Overall Condition: _____

Exterior

Supply Type: Copper CPVC PEX Polybutylene Other: _____

Overall Condition: _____

Waste Type: Cast Iron PVC Galvanized Other: _____

Water Heater Type: _____ Avg. Age: _____ Condition: _____

Bathtub Type: Fiberglass Cast Iron Other Condition: _____

Surround Type: Fiberglass Ceramic Other Condition: _____

Toilet: GPF: _____ Avg. Age: _____ Condition: _____

Electrical

Service Size Per Building: _____ Unit Panel Size: _____

Feeder Type: Copper Alum. Branch Wire Type: Copper Alum.

Outlet age: _____ Outlets Grounded: Y N

Outlet Overall Condition: _____

Exposed Wiring: Y N Locations: _____

Phones

Outlet Locations: _____

Cable TV

Outlet Locations: _____

Kitchen Lights: 1x4 Fluorescent Other: _____

Laundry: In-unit Central
Type: Side by Side Stacked Combo Other: _____

Age: _____ Condition: _____
How is Overflow Addressed: Pan with Drain Moisture Sensor Other: _____

Appliances

Ref. Avg. Age: _____ Range Type: _____ Avg. Age: _____ Range Hood Avg. Age: _____

Dishwasher: Y N Dishwasher Avg. Age: _____

Overall Conditions: _____

Elevator

Type: _____ Size: _____ Last Upgraded: _____

Sprinkler system

Type: Full Partial NA Comments: _____

Fire Alarm system

Type: Full Partial NA Comments: _____

Smoke Detector Locations: _____

Structure

Foundation

Type: Slab on Grade Crawl space Basement Other: _____

Overall Condition: _____

Roof

Type: Pitched Flat Combo. Age: _____ Sheathing Thickness: _____

Overall Condition: _____

Roof Overhang at Breezeway Stair Minimum 5': Y N

Insulation and Ventilation

Attic

Insulation Type: _____

R-Value _____

Ventilation Type: _____

Crawl space

Insulation Type: _____

R-Value _____

Ventilation Type: _____

Exterior wall

Insulation Type: _____

R-Value _____

Sheathing Type: _____

Structural Deficiencies

Disclosed or Identified Structural Deficiencies:

Doors

Common

Overall Condition: _____

Apt. Entry Doors

Material: Steel Wood Door Type: Flush Raised Panel Variety

Age: _____ **Condition:** _____

Hardware Type: Knob Lever Hardware Finish: Silver Yellow Variety

Hardware Condition: _____

Pre-hung Doors

Door Type: Flush Raised Panel Variety **Condition:** _____

Hardware Type: Knob Lever Hardware Finish: Silver Yellow Variety

Hardware Condition: _____

Windows

Common

Age: _____ **Overall Condition:** _____

Apts.

Type: Vinyl Alum. Store Front Alum. Insulated: Y N

Age: _____ Overall Condition: _____

Breezeway Stair

Type: Wood Steel Concrete Combo Condition: _____

Building Envelope

Material Type: _____ Age: _____ Condition: _____

Brick Row Lock Slope: Adequate Not adequate Need Architect To Perform Inspection

Exterior Trim

Type: _____ Condition: _____

Flooring

Carpet Condition: G P NA

Hardwood Condition: G P NA

Ceramic Condition: G P NA

Vinyl Condition: G P NA

Notes: _____

Cabinets and Counters

Kitchen Condition: _____ Bathroom Condition: _____

Drywall

Overall Condition:

Baseboard

Type: _____

Condition: _____

Kitchen Pass Through

Existing: Y N

To be Provided: Y N NA

Environmental

Storage Tanks

Above Ground: Y N

Underground: Y N

Will be removed: Y N NA

Notes: _____

Lead Paint

Present: Y N

Notes: _____

Asbestos

Present Y N

Notes: _____

General Notes

