

**Virginia Housing Multifamily Development Existing Condition
Questionnaire/On-Site Analysis** (Virginia Housing to fill in grey fields, Page 1 of 4)

Project: _____ Date of Visit: _____

Project Type(s): High/Mid-rise Garden Style Townhouse Scattered Site Other: _____

Structure(s): Concrete Steel Masonry Wood Other: _____

Number of Buildings: _____ Age of Property: _____

Number of Units: _____ First Occupancy: _____

Unit Addresses and Unit Types Observed: _____

Site

Parking

Age: _____ Alligatoring: YES NO Potholes: YES NO

Drainage: G P Overall Condition: _____

Lighting

Min. 1fc at parking? YES NO Min. 1fc at sidewalks? YES NO Min. 1fc at mailboxes? YES NO

Min. 1fc at dumpsters? YES NO Overall Condition: _____

Grading

Negative Drainage Observed: YES NO Location: _____

Water Infiltrating Buildings: YES NO Location: _____

Landscaping

Grass Dead Patches: YES NO Overall Condition: _____

Foundation Plantings: YES NO Overall Condition: _____

Dead Landscaping/Stumps: YES NO Notes: _____

Trash

Dumpster OR Compactor OR Individual Tenant Cans

Enclosure: YES NO Condition: _____

Apron: YES NO Condition: _____

Retaining Walls

Exist on site: YES NO Condition: _____

Additional Needed: YES NO Notes: _____

Sidewalks

Cracks/Spalling: YES NO Trip Hazards: YES NO

Overall Condition: _____

Accessibility

Accessible Route Provided From HC Parking to Units: YES NO

Notes: _____

Accessible Route Provided From Units to Common Areas: YES NO

Notes: _____

Systems

HVAC

Type: _____

Avg. Age of Equipment: _____ Overall Condition: _____

Exhaust Fans Discharge to Exterior: YES NO

Additional Notes: _____

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Plumbing

Interior

Supply Line: Copper CPVC PEX Polybutylene Other: _____
Overall Condition: _____
Waste Type: Cast Iron PVC Galvanized Other: _____
Overall Condition: _____

Exterior

Supply Line: 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: YES NO GPF: _____ Avg. Age: _____ Condition: _____

Electrical

Service Size Per Building: _____ Unit Panel Size: _____
Feeder Type: Copper OR Alum. Branch Wire Type: Copper OR Alum.
Outlet Age: _____ Outlets Grounded: YES NO
Outlet Overall Condition: _____

Electrical YES NO Locations: _____

Phones YES NO **Cable TV** YES NO
Outlet Locations: _____ Outlet Locations: _____

Kitchen Lights 1x4 Fluorescent OR Other: _____

Laundry In-unit OR 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: YES NO Dishwasher Avg. Age: _____
Overall Conditions: _____

Elevator

Type: _____ Size: _____ Last Upgraded: _____

Sprinkler System
Type: Full Partial N/A Comments: _____

Fire Alarm System
Type: Full Partial N/A 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: _____

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Roof Overhang at Breezeway Stair Minimum 5': YES NO

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 OR Wood Door Type: Flush Raised Panel Variety Age: _____

Condition: _____

Hardware Type: Knob OR Lever Hardware Finish: Silver Yellow Variety

Hardware Condition: _____

Pre-hung Doors

Door Type: Flush Raised Panel Variety Condition: _____

Hardware Type: Knob OR Lever Hardware Finish: Silver Yellow Variety

Hardware Condition: _____

Windows

Common

Age: _____ Overall Condition: _____

Apts.

Type: Vinyl Alum. Store Front Alum. Insulated: YES NO

Age: _____ Overall Condition: _____

Breezeway Stair

Type: Wood Steel Concrete Combo. Condition: _____

Building Envelope

Material Type: _____ Age: _____ Condition: _____

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

Exterior Trim

Type: _____ Condition: _____

Flooring

Carpet Condition: G P NA Ceramic Condition: G P NA

Hardwood Condition: G P NA Ceramic Condition: G P NA

Notes: _____

Cabinets and Counters

Kitchen Condition: _____ Bath Condition: _____

Drywall

Overall Condition: _____

