



10486 Colonel Court  
Manassas, VA 20110

(703)420-8141



Office@S2RArchitects.com



[www.S2RArchitects.com](http://www.S2RArchitects.com)

## **Architectural Assessment Report**

**Address** - 14841 Washington Street Haymarket VA 20169

**Client** - John Dominick

**Date** - 7/9/2025

**Assessment Date** – July 1, 2025 @ 4:00 PM

### **1. Overview**

The subject property, located at **14841 Washington Street**, is an approximately **2,142 sq. ft.** two-story wood-frame structure originally constructed in **1901 with 4 bedrooms and 2 bathrooms**. The property occupies approximately **0.4694 acres** and is currently zoned **R-1** (Residential), which allows for certain mixed-use or low-density applications under the Town of Haymarket zoning ordinance.

This report is based on the property's advanced state of deterioration, structural and life-safety deficiencies, and the owner's intent to responsibly redevelop the site in accordance with local planning goals.



## 2. Existing Conditions Summary

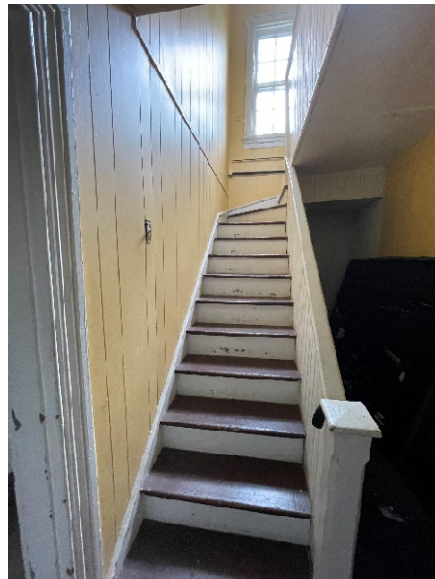
### a. Structural Condition

- The foundation exhibits significant settlement, with evidence of cracked masonry and sloping floors in multiple locations.
- The wood framing system, including joists and wall studs, shows signs of prolonged moisture intrusion and insect damage.
- The roof structure is visibly sagging and displays active water infiltration, contributing to widespread interior decay.
- On the second floor, extensive floor deflection and soft spots render the level unsafe per current standards



**b. Interior Systems and General Conditions**

- The second floor appears uninhabitable, with no active power or water supply—likely due to degraded or damaged electrical and plumbing systems.
- There is no cooling in the home; the heating system consists of outdated baseboard units, which appear to be non-compliant with current code.
- Two window-mounted A/C units are the sole source of cooling for the first floor.
- Active roof leaks have caused rot and potential mold growth within ceilings and wall cavities.
- All major systems—mechanical, electrical, and plumbing—are outdated, in disrepair, and non-compliant with current Virginia Uniform Statewide Building Code (VUSBC) standards.
- Several life-safety concerns are present, including some exposed wiring, deteriorated stairs and railings, and a lack of energy efficiency
- leaky drafty openings









**c. Exterior Conditions**

- Wood siding is visibly failing in several locations, leaving the structure vulnerable to further water intrusion.
- Windows are single-pane, aged, and drafty, with rotted sashes and poor energy efficiency.



**d. Occupancy Status**

- The first floor is currently occupied; however, due to the structure's many safety, health, and code deficiencies.
- The second floor is entirely unoccupied and unsafe for use. The property poses risks to both current and future occupants if not remediated or removed. It seems the house is used as a multifamily unit with visible two electric meters



#### **4. Environmental and Historical Considerations**

- A review of publicly available records confirms that the structure is not listed on the National Register of Historic Places, nor has it been designated a protected historic structure by local ordinance.

#### **5. Conclusion**

- Based on a professional architectural assessment and visual site inspections, the structure at 14841 Washington Street is in a state of severe disrepair that renders rehabilitation impractical, economically unjustifiable, and a potential safety hazard.