

FACILITY CONDITION ASSESSMENT

18 COURT STREET

WARRENTON, VIRGINIA | FAUQUIER COUNTY | PIN: 6984-33-8623

PREPARED BY

Town of Warrenton
Facilities Management

REPORT DATE

March 2026
Source Data: May 2025 / Jan 2024

AS-IS APPRAISED VALUE

\$1,420,000
Fee Simple — May 1, 2025

EXECUTIVE SUMMARY

This Facility Condition Assessment (FCA) documents the physical condition of the Town of Warrenton-owned property at 18 Court Street, a Class B masonry office building constructed in 1938 and listed as a contributing resource within the Warrenton Historic District. The assessment is based on a May 2025 real estate appraisal and a January 2024 limited asbestos survey — two independent third-party reports commissioned by or available to the Town.

The building presents a substantial and compounding set of deferred maintenance and code compliance deficiencies. Nine distinct deficiency items were identified across mechanical, environmental, structural, envelope, and accessibility categories. Total remediation costs are estimated at \$1,255,000 to \$1,925,000 — a range that approaches or exceeds the building's current appraised market value even before accounting for soft costs, design fees, permitting, or escalation.

PROPERTY DESCRIPTION

18 Court Street is a two-story-over-basement masonry commercial building located in the heart of Warrenton's Central Business District. Originally constructed in 1938 as a bank facility — evidenced by the original vault that remains in the basement — the building has been repurposed and has served as a Town of Warrenton municipal office and community services facility. It occupies a 3,920 SF (0.09-acre) lot at the corner of Court Street and sits within the Warrenton Historic District, which imposes design review requirements for any exterior alterations.

Address	18 Court Street, Warrenton, Virginia 20186
County / PIN	Fauquier County PIN: 6984-33-8623
Zoning	CBD — Central Business District
Year Built	1938
Building Class	Class B Masonry
Gross Building Area	8,613 SF (Main Level: 3,551 SF 2nd Level: 1,511 SF Finished Basement: 3,551 SF)
Site Area	3,920 SF (0.09 acres)
Historic Status	Contributing resource, Warrenton Historic District
Current Use	Town of Warrenton municipal offices and community services (owner-occupied)
Parking	No on-site parking; municipal lot available nearby
Flood Zone	FEMA Zone X — Minimal flood hazard
Assessed Value	\$1,695,200 (Land: \$351,600 + Improvements: \$1,343,600) — Note: assessor records reflect incorrect GBA
Appraised Value	\$1,420,000 As-Is Market Value (Fee Simple) — Real Property Valuations Group, LLC, May 1, 2025

SCOPE & METHODOLOGY

This Facility Condition Assessment was prepared as a review of findings from two independent third-party reports:

- Real Estate Appraisal Report — Prepared by Real Property Valuations Group, LLC (Timuchin Ulvi, VA-4001-007395; Justin Shelton, VA-4001-013328). Client File No. 01863. Effective Date: May 1, 2025; Appraisal Date: May 16, 2025. The appraisal employed the Sales Comparison Approach using six comparable transactions and reconciled a value of \$165/SF for a total as-is market value of \$1,420,000.
- Limited Asbestos Survey — Prepared by The EI Group, Inc. (EI Project No. IHRI230220.00; Inspector: Todd Manning, VA Asbestos Inspector No. 3303001951). Survey dates: December 14 and 21, 2023; Report date: January 11, 2024. Laboratory analysis performed by EHS Laboratories, Richmond, VA (NVLAP Accreditation No. 101882-0). The survey included collection and analysis of 75 bulk samples representing 122 sample layers.

Historic District Compliance Note

Because 18 Court Street is a contributing resource within the Warrenton Historic District, all exterior rehabilitation work — including masonry repointing, window restoration, roofing, and any new mechanical penetrations — must comply with the Secretary of the Interior's Standards for Rehabilitation and is subject to design review by the Town's Architectural Review Board (ARB). This requirement adds design, review, and approval time to any rehabilitation schedule and may constrain the scope of permissible interventions, potentially increasing unit costs relative to comparable non-historic work.

DEFICIENCY SUMMARY

The nine deficiency items identified in this assessment are summarized below and organized by priority classification. Detailed narrative findings follow the table.

#	System / Deficiency	Priority	Est. Cost	Notes
1	HVAC — Rooftop Package Unit (50% capacity failure)	IMMEDIATE	\$80,000–\$120,000	Unit at end of service life; all zones affected
2	Asbestos-Containing Materials — Damaged Pipe Elbow (Basement)	IMMEDIATE	\$5,000–\$15,000	48% chrysotile; poor condition; abate immediately
3	Asbestos-Containing Materials — All Remaining In-Place ACMs	IMMEDIATE	\$150,000–\$300,000	Mandatory abatement prior to any renovation scope
4	Domestic Water Lines — Scale & Rust Buildup (Building-Wide)	IMMEDIATE	\$30,000–\$60,000	Discolored water; replacement or full relining required
5	Basement Foundation Waterproofing & Sump System	SHORT-TERM	\$40,000–\$80,000	Active moisture intrusion; sump requires full replacement
6	Exterior Masonry Facade — Mortar Deterioration & Spalling	SHORT-TERM	\$120,000–\$200,000	Historic District; Secretary of Interior Standards apply
7	Historic Wood Windows — Restoration & ACM Caulk Abatement	SHORT-TERM	\$80,000–\$150,000	Contributing historic element; ACM caulk must be abated first
8	ADA Accessibility — Non-Elevator Upgrades	SHORT-TERM	\$50,000–\$100,000	Ramps, accessible restrooms, compliant signage
9	Elevator Installation — Full Multi-Floor ADA Compliance	LONG-TERM	\$700,000–\$900,000	Only main floor currently ADA-accessible

<p>■ IMMEDIATE Health/safety risk or pre-construction prerequisite. Address before any other work.</p>	<p>■ SHORT-TERM Material deficiency affecting function, safety, or historic fabric. Address within 1–3 years.</p>	<p>■ LONG-TERM Capital improvement for full code compliance or enhanced functionality. 3–10 year horizon.</p>
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DETAILED DEFICIENCY FINDINGS

1. Asbestos-Containing Materials (ACM) — Damaged Pipe Elbow

PRIORITY: IMMEDIATE | Estimated Cost: \$5,000–\$15,000

A 3-inch diameter mudded thermal system insulation (TSI) pipe elbow located in the basement storage room was confirmed to contain 48% chrysotile asbestos and was observed to be in damaged/friable condition at the time of the December 2023 survey. Friable ACM in a damaged state presents an active inhalation hazard and constitutes the highest-priority finding in this report. Virginia regulations require that abatement of damaged friable ACM be performed by a Virginia-licensed asbestos abatement contractor under the oversight of a licensed project monitor prior to any other work in the affected area. This item must be resolved before any other construction, renovation, or mechanical work proceeds in the basement.

2. Asbestos-Containing Materials — All Remaining In-Place ACMs

PRIORITY: IMMEDIATE (Pre-Construction) | Estimated Cost: \$150,000–\$300,000

Beyond the damaged pipe elbow, the January 2024 limited asbestos survey confirmed the presence of multiple additional asbestos-containing materials distributed throughout all three building levels. The following materials were confirmed positive and must be abated prior to any renovation or demolition activities:

- Friable 6-inch diameter pipe insulation throughout basement: 60–65% chrysotile — approximately 175 linear feet
- Friable 3-inch diameter pipe insulation throughout basement: 55% chrysotile — approximately 200 linear feet
- Drywall joint compound, basement office #1 and ground floor hallway: 2% chrysotile (all non-plaster walls building-wide are presumed ACM)
- Plaster wall base coat, basement vault/workshop: 2% chrysotile (all similar plaster base coat building-wide is presumed ACM)
- 12"x12" light brown floor tile, basement vault/workshop: 2% chrysotile — approximately 225 SF
- Brown floor tile and black mastic, basement storage room: 3–5% chrysotile — approximately 1,500 SF (poor condition, mostly covered)
- Black floor tile mastic, basement kitchen: 3% chrysotile — approximately 150 SF
- Gray floor tile beneath sheet vinyl, third floor file room: 4% chrysotile — approximately 200 SF
- Olive 12"x12" floor tile, third floor kitchenette/bathroom: 4% chrysotile — approximately 1,200 SF (mostly covered by carpet)
- Exterior window caulking: 3% chrysotile, Category II non-friable — all exterior windows building-wide are presumed ACM

Additionally, roofing materials and pipe insulation within walls and chases are presumed ACM and were not sampled. The total confirmed ACM floor tile area is approximately 3,275 SF. All in-place ACMs that are not damaged may legally remain in situ until disturbed; however, the scope and scale of materials present means that virtually any renovation scenario will trigger a full or near-full abatement of the building interior. An Asbestos Operations & Maintenance (O&M) Plan should be prepared and maintained for occupant protection during the interim period.

3. HVAC Systems — Rooftop Package Unit

PRIORITY: IMMEDIATE | Estimated Cost: \$80,000–\$120,000

The primary rooftop package HVAC unit servicing the building is operating at approximately 50% of its rated capacity and has exceeded its typical useful service life of 15–20 years. At half capacity, the unit is unable to adequately condition all occupied areas of the building, resulting in temperature imbalances, reduced indoor air quality, and elevated humidity that may accelerate deterioration of interior finishes and ACM materials. Continued operation of a degraded HVAC system in a building with widespread confirmed ACMs heightens the risk of fiber disturbance and dispersion. Replacement with a properly sized, energy-efficient system is an immediate priority. The replacement scope should be coordinated with the ACM abatement scope to avoid disturbing insulated pipe runs during mechanical work.

4. Domestic Water Distribution — Scale & Rust Buildup

PRIORITY: IMMEDIATE | Estimated Cost: \$30,000–\$60,000

The domestic water distribution system throughout the building exhibits significant scale and rust accumulation, manifesting as persistent discolored water at fixtures building-wide. This condition indicates advanced deterioration of the original 1938-era or mid-century pipe infrastructure. The discoloration creates a health concern for building occupants and may indicate failure of galvanized steel or cast iron distribution lines. Options include full pipe replacement (most reliable), epoxy pipe lining (less invasive), or a hybrid approach. Given the building's age and the extent of the condition, full replacement is the recommended approach. Coordination with ACM abatement is essential, as pipe runs pass through areas with confirmed ACM pipe insulation.

5. Basement Foundation Waterproofing & Sump System

PRIORITY: SHORT-TERM | Estimated Cost: \$40,000–\$80,000

The basement perimeter waterproofing membrane has degraded and is no longer effectively preventing moisture infiltration through the foundation walls. Active moisture intrusion was noted in the appraisal report. The existing sump system, which manages groundwater infiltration, requires complete replacement rather than repair. Chronic moisture intrusion in the basement poses risks to structural integrity, creates conditions favorable to mold growth, threatens stored materials and equipment, and exacerbates the condition of ACM floor tiles already described as in poor condition. Remediation should include exterior curtain drain improvements where accessible, interior waterproofing membrane application, and installation of a new sump pump system with battery backup.

6. Exterior Masonry Facade — Mortar Deterioration & Spalling

PRIORITY: SHORT-TERM | Estimated Cost: \$120,000–\$200,000

The 1938 brick masonry facade exhibits deteriorated mortar joints, localized brick spalling, and biological staining (moss, lichen, and efflorescence) at multiple elevations. Deteriorated mortar joints allow water infiltration into the wall assembly, which can accelerate brick deterioration, contribute to basement moisture intrusion, and in freeze-thaw cycles cause progressive structural damage to the masonry. As a contributing resource in the Warrenton Historic District, masonry repointing and repair must use lime-based mortars matched to the original mix in composition and joint profile to comply with the Secretary of the Interior's Standards. Portland cement-based mortars, which are harder than historic brick, are prohibited as they trap moisture and accelerate spalling. An ARB pre-application consultation and formal approval will be required prior to any exterior masonry work.

7. Historic Wood Windows — Restoration & ACM Caulk Abatement

PRIORITY: SHORT-TERM | Estimated Cost: \$80,000–\$150,000

The building retains its original wood double-hung windows, which are contributing elements to the building's historic character and to its status within the Warrenton Historic District. The windows show signs of deterioration including paint failure, glazing compound failure, sash rope deterioration, and operational difficulty. All exterior window caulking has been confirmed or presumed to contain asbestos (3% chrysotile, Category II non-friable) and must be abated by a licensed contractor before any window restoration work begins. Window replacement with non-historic units would not be approvable under ARB review; restoration in-kind is the required approach. Restoration scope should include full stripping and repainting, regazing, weatherstripping, sash rope replacement, and hardware restoration.

8. ADA Accessibility — Non-Elevator Improvements

PRIORITY: SHORT-TERM | Estimated Cost: \$50,000–\$100,000

The building currently provides accessible entry and circulation only at the main level. No accessible path of travel exists to the basement or second floor. In the short term, non-elevator ADA improvements should be addressed including: (a) accessible route from public right-of-way to main entrance meeting current slope and surface requirements; (b) accessible restroom(s) compliant with ADA Standards for Accessible Design; (c) accessible service counters, signage with Braille, and accessible hardware on interior doors serving the main level. These improvements do not require an elevator and can be phased into a renovation project independently.

9. Elevator Installation — Full Multi-Floor ADA Compliance

PRIORITY: LONG-TERM | Estimated Cost: \$700,000–\$900,000

Full ADA compliance requiring access to all occupied levels — including the finished basement (3,551 SF) and second floor (1,511 SF) — mandates installation of a passenger elevator. Given the building's masonry construction, historic status, and existing floor plan configuration, elevator installation is a complex and expensive undertaking. A new elevator shaft would need to be constructed within or adjacent to the existing building footprint without compromising the historic envelope, requiring both structural engineering and ARB approval. The elevator machine room, shaft walls, and pit all require space allocation that will impact existing floor area. The cost range of \$700,000–\$900,000 reflects the premium associated with historic building installation; conventional new-construction elevator installations in comparable mid-rise buildings typically range from \$150,000–\$300,000. This item is classified as long-term given its complexity, cost, and dependency on completing all immediate and short-term items first.

COST SUMMARY

The following cost summary presents order-of-magnitude estimates for all identified deficiencies. Estimates are based on current regional construction cost data for the Northern Virginia / Piedmont market and carry an accuracy range of -20% to +50%. All costs are in 2026 dollars and do not include soft costs (design, permitting, project management, ARB review) which typically add 15–25% to construction costs for historic rehabilitation projects of this type.

IMMEDIATE PRIORITY	
HVAC Rooftop Package Unit Replacement	\$80,000 – \$120,000
ACM Abatement — Damaged Pipe Elbow (Basement Storage Room)	\$5,000 – \$15,000
ACM Abatement — All Remaining In-Place ACMs (Building-Wide)	\$150,000 – \$300,000
Domestic Water Line Replacement (Building-Wide)	\$30,000 – \$60,000
Immediate Priority Subtotal	\$265,000 – \$495,000
SHORT-TERM PRIORITY	
Basement Foundation Waterproofing & Sump System Replacement	\$40,000 – \$80,000
Exterior Masonry Facade Restoration (Repointing, Spalling, Staining)	\$120,000 – \$200,000
Historic Wood Window Restoration (post-ACM abatement)	\$80,000 – \$150,000
ADA Accessibility — Non-Elevator Improvements	\$50,000 – \$100,000
Short-Term Priority Subtotal	\$290,000 – \$530,000
LONG-TERM PRIORITY	
Elevator Installation — Full Multi-Floor ADA Compliance	\$700,000 – \$900,000
Long-Term Priority Subtotal	\$700,000 – \$900,000
TOTAL ESTIMATED REMEDIATION COST (All Deficiencies)	\$1,255,000 – \$1,925,000
Soft Costs Adder (est. 20% — Design, Permitting, ARB Review)	\$251,000 – \$385,000
Total All-In Estimated Project Cost	\$1,506,000 – \$2,310,000
REFERENCE: As-Is Appraised Market Value (May 2025)	\$1,420,000

Cost vs. Value: Key Finding

The total estimated all-in rehabilitation cost (\$1,506,000–\$2,310,000) exceeds the building's current as-is appraised market value of \$1,420,000 in all but the most optimistic scenario. Even the construction-only estimate (excluding soft costs) for the full scope ranges from \$1,255,000 to \$1,925,000 — approaching or exceeding market value at the midpoint. This relationship is a critical consideration in evaluating whether further capital investment in the property is economically justified relative to alternative disposition or relocation strategies.