

AFH Site Fit Risk Screen (SFRS-30/120)

Purpose: Screen a site or property for predictable AFH delivery before you buy it or spend real design money. The site is the schedule.

How to use: Run SFRS-30 in 30 minutes to classify Go / Go-with-conditions / No-go. If it's not a No-go, run SFRS-120 to capture unknowns and permit-risk drivers.

SFRS-30 (30-minute screen)

Rating legend Green = low risk | Yellow = needs diligence | Red = high permit/cost/schedule risk

Category	Quick screen questions	Rating G/Y/R	Notes / unknowns
1) Access + fire apparatus	Is there plausible driveway width/grade/turnaround? Any obvious emergency access constraints?	G Y R	_____ _____ —
2) Utilities	Water + sewer available (or septic reality understood)? Power service capacity plausible?	G Y R	_____ _____ —
3) Zoning / allowed use / envelope	Use appears allowed? Any likely setbacks/lot coverage/height constraints?	G Y R	_____ _____ —
4) Physical site constraints	Visible slope/stability concerns? Flood/critical areas risk suspected? Stormwater likely complex?	G Y R	_____ _____ —
5) Neighborhood / sensitivity	HOA/neighborhood constraints likely? Adjacency issues (noise/parking/traffic) likely to create review friction?	G Y R	_____ _____ —

SFRS-30 outcome (circle): Go / Go-with-conditions / No-go

If Go-with-conditions, list the conditions that must be resolved before purchase/commitment:

Rule of thumb: One Red does not always mean No-go, but it always means schedule and budget exposure. Move it into SFRS-120 and price the risk before you commit.

AFH Site Fit Risk Screen (SFRS-120) - 120-minute diligence

Purpose: Convert site uncertainty into an explicit unknowns list and a mitigation plan so your permit timeline is real.

SFRS-120 diligence fields

Critical areas / stormwater likely complexity	_____
Frontage improvements likely	_____
Utility extension cost/time risk	_____
Permit path complexity (design review/variance risk)	_____
Top permit-risk driver (pick one): access / utilities / zoning / critical areas / neighborhood	_____

Unknowns register (top 5 to resolve before you commit)

#	Unknown	Who owns it	How we will resolve it	By when
1	_____	_____	_____	_____
2	_____	_____	_____	_____
3	_____	_____	_____	_____
4	_____	_____	_____	_____
5	_____	_____	_____	_____

Decision rule: If the unknowns list cannot be closed to an acceptable risk level, treat this site as a Go-with-conditions at best. Predictability comes from bounded unknowns, not optimism.