

System Descriptions:

Structure: foundations, slabs and floors, decks and pavements that are adjacent to, and considered part of, the facility.

Roofing: roof coverings, openings, gutters, and flashing.

Exterior Finishes: wall coatings, windows, doors, and exterior sealants.

HVAC: heating, ventilating, air conditioning systems including controls and balancing devices.

Electrical: service and distribution, lighting, communications, security, and fire protection wiring and controls.

Plumbing: water, sewer, and fire protection piping, or piping for steam, gas, or water distribution in specialty systems (e.g., tanks, generation plants, etc.).

Interior Finishes: all interior finishes including wall coverings, flooring, and ceilings.

Ratings:

5 : Excellent - Only normal scheduled maintenance required.

4 : Good - Some minor repairs needed. Normally functions as intended.

3 : Fair - More minor repairs and some infrequent larger repairs required. System occasionally function as intended.

2 : Poor - Significant repairs required. Excessive wear and tear clearly visible. Obsolete. Not fully functional as intended. Repair parts not easily obtainable.

1 : Non-functional - Major repair or replacement required to restore function.

N/A : Non-applicable - Assessment item not present in this facility.