

BUILDING CONDITION EVALUATION

BUILDING \_\_\_\_\_ CAMPUS \_\_\_\_\_ DATE CONSTR. \_\_\_\_\_

AREA \_\_\_\_\_ EST. REPLACEMENT COST \_\_\_\_\_

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DEDUCT  
EVALUATION FACTORS AND CONDITIONS    NOTES            COMMENTS  
POINTS

<u>1.0 FOUNDATION</u>		<u>MAXIMUM 8 POINTS</u>	
1.1	Cracked Foundation	Deduct up to 3 pts . . . . .	_____
1.2	Apparent Settlement	Deduct up to 8 pts . . . . .	_____
1.3	Other Problems . . . . .		_____
Note: If major settlement is apparent, indicate if opinion of Structural Engineer is required			

<u>2.0 SUPERSTRUCTURE</u>		<u>MAXIMUM 13 POINTS</u>	
2.1	Broken or Cracked Walls	Deduct up to 5 pts . . . . .	_____
2.2	Roof Sagging	Deduct up to 3 pts . . . . .	_____
2.3	Floor Movement Excessive	Deduct up to 4 pts . . . . .	_____
2.4	Roof Ponds	Deduct up to 1 pt . . . . .	_____
2.5	Other Problems . . . . .		_____

<u>3.0 EXTERIOR SKIN</u>		<u>MAXIMUM 11 POINTS</u>	
3.1	Needs New Roof	Deduct up to 3 pts . . . . .	_____
3.2	Windows in Poor Condition	Deduct up to 4 pts . . . . .	_____
3.3	Tuckpointing Required	Deduct up to 4 pts . . . . .	_____
3.4	Other Problems . . . . .		_____

<u>4.0 GENERAL</u>		<u>MAXIMUM 29 POINTS</u>	
4.1	Interior Needs Painting	Deduct up to 2 pts. . . . .	_____
4.2	Needs New Flooring	Deduct up to 2 pts. . . . .	_____
4.3	Needs New Ceiling	Deduct up to 1 pts. . . . .	_____
4.4	Interior Walls Need Realignment	Deduct up to 16 pts. . . . .	_____
4.5	Needs New Fixed Equipment	Deduct up to 8 pts. . . . .	_____
4.6	Exits & Stairways. . . . .		_____
4.7	Entry Ramp. . . . .		_____
4.8	Elevator. . . . .		_____
4.9	Other Problems . . . . .		_____

<b>5.0</b>	<b><u>PLUMBING AND FIRE PROTECTION SYSTEMS</u></b>	<b><u>MAXIMUM 6 POINTS</u></b>
5.1	Fixture Replacement	Deduct up to 1 pt . . . . . _____
5.2	Needs New Waste and Vent	Deduct up to 2 pts. . . . . _____
5.3	Water Line Capacity Inadequate	Deduct up to 1 pt . . . . . _____
5.4	Sprinkler System	Deduct up to 2 pts. . . . . _____
5.5	Handicap Accessible Toilets . . . . .	_____
5.6	Other Problems . . . . .	_____
		_____

<b>6.0</b>	<b><u>HEATING, VENTILATION AND AIR-CONDITIONING SYSTEMS</u></b>	<b><u>MAXIMUM 20 POINTS</u></b>
6.1	Heating	Deduct up to 5 pts . . . . . _____
6.2	Ventilation	Deduct up to 6 pts . . . . . _____
6.3	Air Conditioning	Deduct up to 7 pts . . . . . _____
6.4	Temperature Control	Deduct up to 2 pts . . . . . _____
6.5	Other Problems . . . . .	_____
		_____

<b>7.0</b>	<b><u>ELECTRICAL, FIRE ALARM, AND LIGHTING SYSTEMS</u></b>	<b><u>MAXIMUM 13 POINTS</u></b>
7.1	Capacity	Deduct up to 1 pt . . . . . _____
7.2	Distribution	Deduct up to 10 pts . . . . . _____
7.3	Fixtures	Deduct up to 1 pt . . . . . _____
7.4	Fire Alarm System	Deduct up to 1 pt . . . . . _____
7.5	Other Problems . . . . .	_____
		_____

<b>8.0</b>	<b><u>TOTAL BUILDING DEFICIENCY</u></b>	
		_____

<b>9.0</b>	<b><u>COMMENTS:</u></b>
_____	
_____	
_____	
_____	

EVALUATORS: \_\_\_\_\_

\_\_\_\_\_

DATE \_\_\_\_\_