

Building Assessment System

Foundation/Structure	Any signs of settlement, cracks in foundations, signs of water damage
Exterior Walls	Signs of cracking, water intrusion, separating components
Roof	Age of roof, signs of deteriorating, frequency of repairs,
Exterior Windows	Single pane windows, rust or corrosion of framing, moisture between panes
Exterior Doors	Warping, condition of frames, condition of hardware
Interior Floors	Asbestos tile, wear on tile, signs of cracking
Interior Walls	Signs of cracking or separation, chipping
Interior Doors	Wear and tear, deterioration of finish, condition of bottom , hardware
Ceiling	Condition of tiles or Sheetrock, sagging from humidity, grid conditions
Fixed Equipment	Casework, cabinets, stair railings,
Mechanical	
Electrical Service	Age and condition of main panel, availability of additional load
Electrical Distribution	Condition of system, capacity of systems, overloads,
Plumbing Supply	Condition and type of water service, lead possibility, corrosion
Plumbing Fixtures	Age, condition, of fixtures, faucets, stops, drains
Plumbing Waste	Frequency of drain issues and any waste odors in buildings
Energy Generation	Age of equipment, boilers, cooling towers, condensers, wells
Energy Distribution	Distribution system, ducts, diffusers, wall packs, blowers, heaters
Controls	HVAC controls, whether there is a central system and or set back capability
Lighting	Condition of fixtures, types of bulbs, motion controls, condition of lenses
Conveyances	Elevators, lifts, ADA compliance
Connectivity	Status of WiFi or wired system, system capacity and load
Safety/Fire Protection	
Exit Operation	Whether all exits are functional and not locked or blocked
Exit Safety	Whether exits are identified properly and not blocked
Fire Control Operation	Is there a fire sprinkler system
Fire Control Safety	Is the system working and properly inspected.
Fire Alarm Operation	Does the fire alarm system work and meet codes
Fire Alarm Connectivity	Is the fire alarm system remotely monitored and working
Emergency lighting	Are there emergency lights and do they work and adequately cover the building
Fire Resistance	Overall fire resistance of the building and are there flammables stored inside
Grounds	
Paved Surfaces	
Parking Lots	Are parking lots paved, in good repair - cracking, spalling or unlevel areas
Driveways	Same as parking lots and including proper signage and markings
Sidewalks	Are they even, cracking, chipping and ADA compliant
Athletic Courts	Looking for signs of cracking, settling, weeds in cracks, markings for games
Track	Good running surface, correct and visible markings
Landscape Surfaces	
Lawns/Gardens	Are they well maintained, weeds, bare or worn areas
Athletic/Playfields	Field condition, proper fencing, condition of surfaces
Irrigation System	Is there irrigation where needed
Utilities	
Water Service	Is the utility system sized properly, adequate pressure, condition of piping
Waste Water Service	Is the utility system sized properly, flow problems or backups
Storm Sewer	Is there a storm water system, are there any areas of ponding or backups
Site Lighting	Condition of fixtures, is lighting adequate for night time safe exit
Fencing	Condition of any fencing, rust, damage, functionality of gates etck

