

# *STATE OF GOOD REPAIR*

## *FM Building Inspection Standards*



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*This document contains information for SGR Inspectors to rate assets in a uniform format.*

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## Intended Audience: SGR Inspectors

## Subject: Building Inspection Standards

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## SGR Master Condition Rating Definitions for RTD

This rating is based on how close an asset or component is to replacement or major overhaul. Scores will not have a greater granularity than a half point. An asset is in a State of Good Repair if the score is greater than (2.5). Refer to individual asset group Inspection Standards Document for confidence in reliability and specific examples.

### **Confidence in Reliability = Remaining Useful Life**

**5.0)** New or like new, 95% to 100% confidence in reliability; no visible defects, no damage, cosmetically looks new. An asset is only new once, after rebuild some old parts are not new and therefore the highest score after rebuild is (4.5).

**4.5)** The inspector is 90% to 95% confident in the reliability of the component / asset.

**4.0)** The inspector is 80% to 90% confident in the reliability of the component / asset. Shows minimal signs of wear, no major defects, and some minor defects with only minimal signs of deterioration.

#### **Cosmetic defects/minor wear.**

**3.5)** The inspector is 70% to 80% confident in the reliability of the component / asset.

**3.0)** The inspector is 60% to 70% confident in the reliability of the component / asset. Some moderately defective or deteriorated components; expected maintenance needs. Cosmetically “fair” but all devices are functioning as designed.

#### **Small repairs and/or minor refurbishment.**

**2.5)** The inspector is 50% to 60% confident in the reliability of the component / asset.

**2.0)** The inspector is 40% to 50% confident in the reliability of the component / asset. Asset near overhaul or retirement, but in serviceable condition. Asset has increasing number of defects or deteriorated component(s).

#### **Significant and/or multiple repairs needed.**

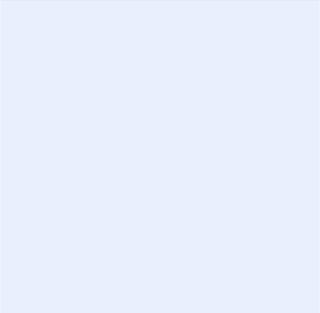
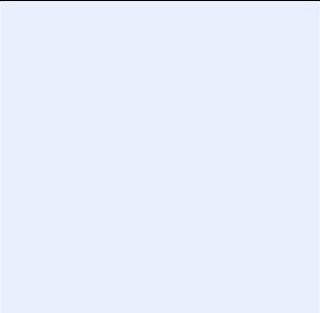
**1.5)** The inspector is 30% to 40% confident in the reliability of the component / asset.

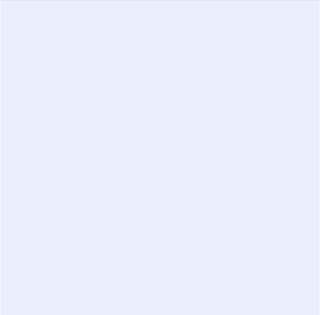
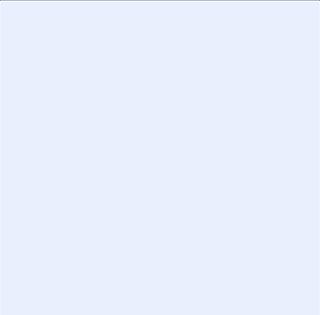
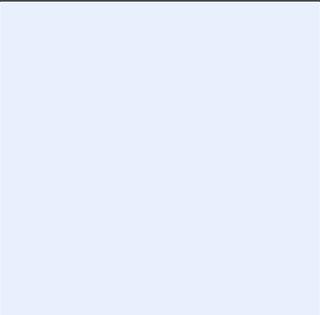
**1.0)** The inspector is less than 30% confident in the reliability of the component / asset. Asset is in need of major repair or refurbishment, multiple minor defects or major defects. Evidence of corrosion may be apparent; major or numerous minor areas of damage or structural issues.

#### **Safety concern, critical damage, close to or time for overhaul or replacement.**

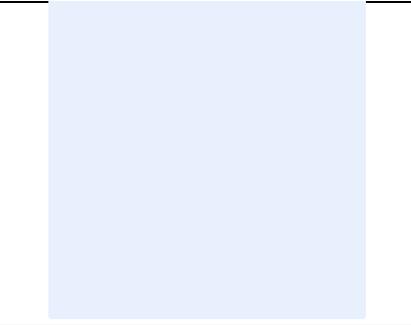
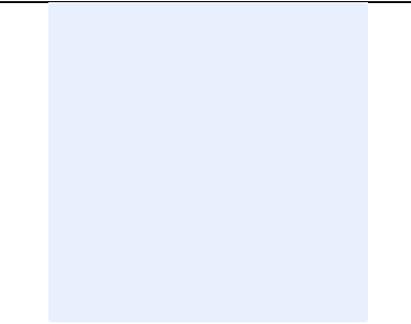
**0)** Not safe to use, multiple major repairs or Asset set for disposal/retirement.

Rating Area: Roof Mechanical		
5		<p><b>New construction, no visible defects.</b></p>
4		<p><b>Minor Improvement needed.</b> No corrosion or leaks. Roof mounted mechanical system has minor signs of wear (Faded paint). 10 to 20% of condenser and evaporator fins damaged.</p>
3		<p><b>Needs repair.</b> Surface rust and peeling paint but no leaks. 30 to 40% of condenser and evaporator fins damaged.</p>
2		<p><b>Needs replaced or extensive repair.</b> Major rust and leaks but still functional. 50 to 60% of condenser and evaporator fins damaged.</p>
1		<p><b>Complete system needs replaced</b> Appears to be non-functional.</p>

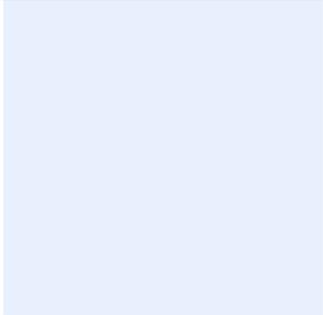
Rating Area: Roof Structural		
5		<b>New construction, no visible defects.</b>
4		<b>Minor Improvement needed.</b>  Less than ten years old. Support beams and trusses show no visible damage such as cracking, sagging, rust, or shifting.
3		<b>Needs repair.</b>  Noticeable cracking, sagging, rust, or shifting on any single structural component.
2		<b>Needs replaced or extensive repair.</b>  Significant cracking, sagging, swelling, rust, or shifting that does not appear to be a safety issue on any single structural component.
1		Critical defects affecting <b>function, health, or safety</b> on any single structural component.

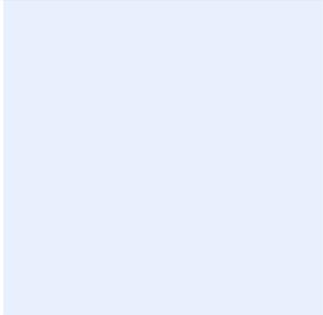
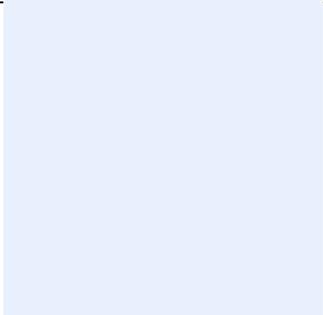
Rating Area: Roof Surface		
5		<p><b>New construction, no visible defects and is less than 3 years old.</b></p> <p>(4.5) Roof surface has no visible damage or has been recently replaced. Less than 3 years old.</p>
4		<p><b>Minor Improvement needed.</b></p> <p>No visible damage and more than 3 years old.</p>
3		<p><b>Needs repair.</b></p> <p>Any surface cracking or drainage problems which could be indicated by vegetation or puddling.</p>
2		<p><b>Needs replaced or extensive repair.</b></p> <p>Membrane damaged and appears to be leaking.</p>
1		<p><b>Critical defects affecting function, health, or safety.</b></p> <p>Cannot be repaired, needs replaced.</p>

**Rating Area: Building Shell Mechanical**

<p>5</p>		<p><b>New construction, no visible defects.</b></p>
<p>4</p>		<p><b>Minor Improvement needed.</b></p> <p>No corrosion or leaks. Mechanical systems have minor signs of wear. (Faded paint).</p>
<p>3</p>		<p><b>Needs repair.</b></p> <p>Surface rust, peeling paint and no leaks.</p>
<p>2</p>		<p><b>Needs replaced or extensive repair.</b></p> <p>Defects are critical and/or widespread, repairs are necessary in several areas.</p>
<p>1</p>		<p><b>Critical defects affecting function, health, or safety.</b></p> <p>Complete system needs replaced.</p>

**Rating Area: Building Shell Structural**

5		<p><b>New construction, no visible defects.</b></p>
4		<p><b>Minor Improvement needed.</b></p> <p>Support beams and trusses show no visible damage such as cracking, sagging, rust, or shifting.</p>
3		<p><b>Needs repair.</b></p> <p>Noticeable cracking, sagging, rust, or shifting on any single structural component.</p>
2		<p><b>Needs replaced or extensive repair.</b></p> <p>Significant cracking, sagging, swelling, rust, or shifting, that does not appear to be a safety issue on any single structural component.</p>
1		<p><b>Critical defects affecting function, health, or safety.</b> Structure is visibly in poor condition.</p>

Rating Area: Building Shell Surface		
5		<b>New construction, no visible defects.</b>
4		<b>Minor Improvement needed.</b>  No visible damage and more than 3 years old.
3		<b>Needs repair.</b>  Deterioration exists, cosmetically “fair”, but functioning as designed.
2		<b>Needs replaced or extensive repair.</b>  Defects are critical and/or widespread, repairs are necessary in several areas.
1		Critical defects affecting <b>function, health, or safety.</b>  Cannot be repaired; needs replaced.

**Rating Area: Parking Lots Mechanical**

5		<p><b>New construction, no visible defects.</b></p>
4		<p><b>Minor Improvement needed.</b></p> <p>Minimal signs of wear, no major problems, minimal signs of deterioration. Primarily cosmetic defects and no corrosion.</p>
3		<p><b>Needs repair.</b></p> <p>Some deterioration exists, cosmetically “fair”, but functioning as designed. Surface rust only.</p>
2		<p><b>Needs replaced or extensive repair.</b></p> <p>Defects are critical and/or widespread, repairs are necessary in several areas but in serviceable condition. Heavy surface corrosion/flaking/bubbling on metal items.</p>
1		<p><b>Critical defects affecting function, health, or safety.</b></p> <p>Needs replaced.</p>

**Rating Area: Parking Lots Structural**

5		<p><b>New construction, no visible defects.</b></p>
4		<p><b>Minor Improvement needed.</b></p> <p>Minimal signs of wear, no major problems, minimal signs of deterioration.</p>
3		<p><b>Needs repair.</b></p> <p>Deterioration exists, cosmetically “fair”, but functioning as designed.</p>
2		<p><b>Needs replaced or extensive repair.</b></p> <p>Defects are critical and/or widespread, repairs are necessary in several areas but in serviceable condition.</p>
1		<p><b>Needs replaced.</b></p> <p>Critical defects affecting <b>function, health, or safety.</b></p>

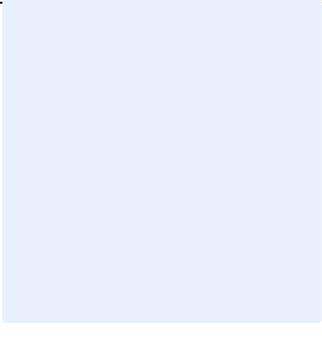
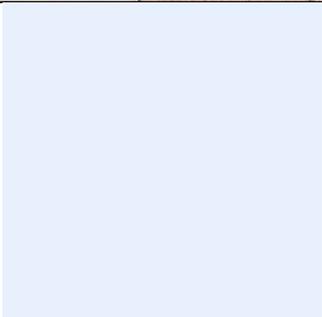
**Rating Area: Parking Lots Surface**

5		<p><b>New construction, no visible defects.</b></p> <p>(4.5) Recent resurfacing.</p>
4		<p><b>Minor Improvement needed.</b></p> <p>Minimal signs of wear, no major problems, and minimal signs of deterioration. Primarily cosmetic defects. Small surface cracks that are not big enough to fill.</p>
3		<p><b>Needs repair.</b></p> <p>Deterioration exists, cosmetically “fair”, but functioning as designed. Cracks large enough to fill.</p>
2		<p><b>Needs replaced or extensive repair.</b></p> <p>Defects are critical and/or widespread, repairs are necessary in several areas. Potholes or cracks too big to fill with crack filler (over 2” wide)</p>
1		<p><b>Needs replaced.</b></p>

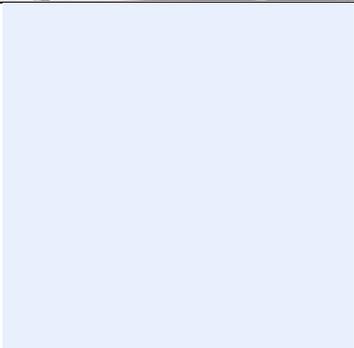
**Rating Area: Building Grounds Mechanical**

5		<b>New construction, no visible defects.</b>
4		<b>Minor Improvement needed.</b>  Minimal signs of wear, no major problems, minimal signs of deterioration. Primarily cosmetic defects having no corrosion but faded paint.
3		<b>Needs repair.</b>  Surface rust and peeling paint. Some deterioration exists, cosmetically "fair", but functioning as designed.
2		<b>Needs replaced or extensive repair.</b>  Defects are critical and/or widespread. Repairs are necessary in several areas.
1		<b>Critical defects affecting function, health, or safety.</b>  Needs replaced.

**Rating Area: Building Grounds Structural**

5		<p><b>New construction, no visible defects.</b></p>
4		<p><b>Minor Improvement needed.</b></p> <p>Minimal signs of wear, no major problems, minimal signs of deterioration.</p>
3		<p><b>Needs repair.</b></p> <p>Some deterioration exists, cosmetically “fair”, but functioning as designed.</p>
2		<p><b>Needs replaced or extensive repair.</b></p> <p>Defects are critical and/or widespread, repairs are necessary in several areas.</p>
1		<p><b>Critical defects affecting function, health, or safety.</b></p> <p>Grounds and Landscaping are visibly in poor condition.</p>

**Rating Area: Building Grounds Surface**

5		<p><b>New construction, no visible defects.</b></p>
4		<p><b>Minor Improvement needed.</b></p> <p>Minimal signs of wear, no major problems, minimal signs of deterioration. Primarily cosmetic.</p>
3		<p><b>Needs repair.</b></p> <p>Some deterioration exists, cosmetically “fair”, but functioning as designed.</p>
2		<p><b>Needs replaced or extensive repair.</b></p> <p>Defects are critical and/or widespread, repairs are necessary in several areas.</p>
1		<p><b>Critical defects affecting function, health, or safety.</b></p> <p>Needs replaced.</p>

**Rating Area: Vehicle Wash/Fuel Island Mechanical**

5		<p><b>New construction, no visible defects.</b></p>
4		<p><b>Minor Improvement needed.</b></p> <p>No corrosion or leaks. Mechanical systems have minor signs of wear (Faded paint).</p>
3		<p><b>Needs repair.</b></p> <p>Surface rust and peeling paint but no leaks.</p>
2		<p><b>Needs replaced or extensive repair.</b></p> <p>Defects are critical and/or widespread, repairs are necessary in several areas.</p>
1		<p><b>Critical defects affecting function, health, or safety.</b></p> <p>Appears to be non-functional. Needs replaced.</p>

**Rating Area: Vehicle Wash/Fuel Island Structural**

5		<p><b>New construction, no visible defects.</b></p>
4		<p><b>Minor Improvement needed.</b></p> <p>Minimal signs of wear, no major problems, minimal signs of deterioration.</p>
3		<p><b>Needs repair.</b></p> <p>Some deterioration exists, cosmetically “fair”, but functioning as designed.</p>
2		<p><b>Needs replaced or extensive repair.</b></p> <p>Defects are critical and/or widespread, repairs are necessary in several areas.</p>
1		<p>Critical defects affecting <b>function, health, or safety.</b></p> <p>Structure is visibly in poor condition.</p>

Rating Area: Vehicle Wash/Fuel Island Surface		
5		<b>New construction, no visible defects.</b>
4		<b>Minor Improvement needed.</b>  Minimal signs of wear, no major problems, minimal signs of deterioration. Primarily cosmetic defects.
3		<b>Needs repair.</b>  Some deterioration exists, cosmetically "fair", but functioning as designed.
2		<b>Needs replaced or extensive repair.</b>  Defects are critical and/or widespread, repairs are necessary in several areas. Surfaces near the end of life, but in serviceable condition.
1		Critical defects affecting <b>function, health, or safety.</b>  Cannot be repaired needs replaced.

<b>Rating Area: Parking Garage Mechanical</b>		
5		<b>New construction, no visible defects.</b>
4		<b>Minor Improvement needed.</b>  Minimal signs of wear, no major problems, minimal signs of deterioration. Primarily cosmetic defects with no corrosion.
3		<b>Needs repair.</b>  Some deterioration exists, cosmetically “fair”, but all systems are functioning as designed.
2		<b>Needs replaced or extensive repair.</b>  Defects are critical and/or widespread, repairs are necessary in several areas but in serviceable condition. Heavy surface corrosion/flaking/bubbling on metallic items.
1		Critical defects affecting <b>function, health, or safety.</b>  Needs replaced.

**Rating Area: Parking Garage Structural**

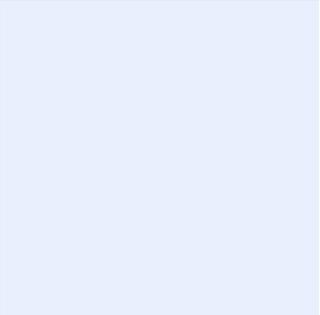
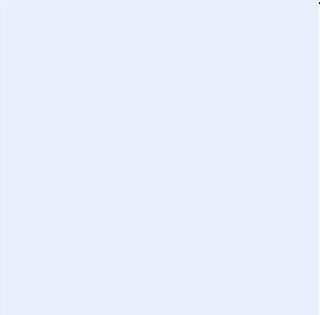
5		<p><b>New construction, no visible defects.</b></p>
4		<p><b>Minor Improvement needed.</b></p> <p>Support beams and trusses show no visible damage such as cracking, sagging, rust, or shifting.</p>
3		<p><b>Major repair needed.</b></p> <p>Noticeable cracking, sagging, rust, or shifting on any single structural component.</p>
2		<p><b>Needs replaced or extensive repair.</b></p> <p>Significant cracking, sagging, swelling, rust, or shifting, that does not appear to be a safety issue on any single structural component.</p>
1		<p><b>Critical defects affecting function, health, or safety.</b></p> <p>Structure is visibly in poor condition.</p>

Rating Area: Parking Garage Surface		
5		<b>New construction, no visible defects.</b>
4		<b>Minor Improvement needed.</b>  Minimal signs of wear, no major problems, minimal signs of deterioration. Issues are primarily cosmetic.
3		<b>Needs repair.</b>  Deterioration exists, cosmetically “fair”, but functioning as designed.
2		<b>Needs replaced or extensive repair.</b>  Defects are critical and/or widespread, repairs are necessary in several areas.
1		<b>Needs replaced.</b>

<b>Rating Area: Admin./Offices/Break Rooms Mechanical</b>		
5		<p><b>New construction, no visible defects.</b></p>
4		<p><b>Minor Improvement needed.</b></p> <p>No corrosion or leaks. Mechanical systems have minor signs of wear (Faded paint).</p>
3		<p><b>Needs repair.</b></p> <p>Surface rust and peeling paint but no leaks. Some deterioration exists, cosmetically “fair”, but all systems are functioning as designed.</p>
2		<p><b>Needs replaced or extensive repair.</b></p> <p>Defects are critical and/or widespread, repairs are necessary in several areas.</p>
1		<p>Critical defects affecting <b>function, health, or safety.</b></p> <p>Needs replaced.</p>

**Rating Area: Admin./Offices/Break Rooms Structural**

5		<b>New construction, no visible defects.</b>
4		<b>Minor Improvement needed.</b>  Minimal signs of wear, no major problems, minimal signs of deterioration.
3		<b>Needs repair.</b>  Some deterioration exists, cosmetically “fair”, but functioning as designed.
2		<b>Needs replaced or extensive repair.</b>  Defects are critical and/or widespread, repairs are necessary in several areas.
1		Critical defects affecting <b>function, health, or safety.</b>  Structure is visibly in poor condition.

Rating Area: Admin./ Offices/Break Rooms Surface		
5		<b>New construction, no visible defects.</b>
4		<b>Minor Improvement needed.</b>  Minimal signs of wear, no major problems, minimal signs of deterioration. Primarily cosmetic issues.
3		<b>Needs repair.</b>  Some deterioration exists, cosmetically “fair”, but functioning as designed.
2		<b>Needs replaced or extensive repair.</b>  Defects are critical and/or widespread, repairs are necessary in several areas.
1		Cannot be repaired, needs replaced.

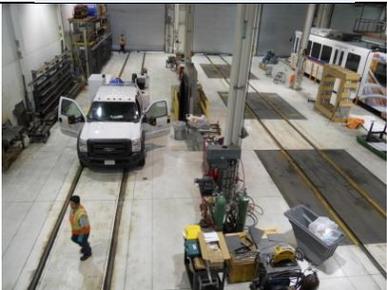
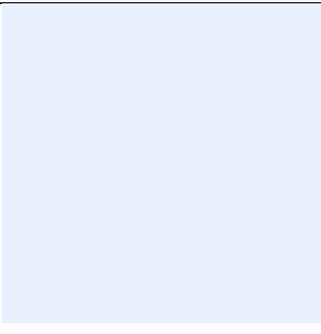
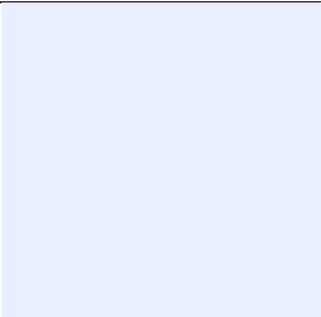
**Rating Area: Maintenance Shop Mechanical**

5		<p><b>New construction, no visible defects.</b></p>
4		<p><b>Minor Improvement needed.</b></p> <p>Minimal signs of wear, no major problems, minimal signs of deterioration. Cosmetic defects, no corrosion.</p>
3		<p><b>Needs repair.</b></p> <p>Some deterioration exists, cosmetically “fair”, but functioning as designed. Surface rust only.</p>
2		<p><b>Needs replaced or extensive repair.</b></p> <p>Defects are critical and/or widespread, repairs are necessary in several areas.</p>
1		<p><b>Critical defects affecting function, health, or safety.</b></p> <p>Needs replaced.</p>

**Rating Area: Maintenance Shop Structural**

5		<p><b>New construction, no visible defects.</b></p>
4		<p><b>Minor Improvement needed.</b></p> <p>Vertical and Horizontal Structural Support beams and trusses show no visible damage, cracking, bowing, rust, or shifting.</p>
3		<p><b>Needs repair.</b></p> <p>Noticeable cracking, sagging, rust, or shifting on any single structural component.</p>
2		<p><b>Needs replaced or extensive repair.</b></p> <p>Significant cracking, sagging, swelling, rust, or shifting, that does not appear to be a safety issue on any single structural component.</p>
1		<p><b>Critical defects affecting function, health, or safety.</b></p> <p>Structure is visibly in poor condition.</p>

**Rating Area: Maintenance Shop Surface**

5		<p><b>New construction, no visible defects.</b></p>
4		<p><b>Minor Improvement needed.</b></p> <p>Minimal signs of wear, no major problems, minimal signs of deterioration. Primarily cosmetic issues.</p>
3		<p><b>Needs repair.</b></p> <p>Some deterioration exists, cosmetically “fair”, but functioning as designed.</p>
2		<p><b>Needs replaced or extensive repair.</b></p> <p>Defects are widespread, repairs are necessary in several areas.</p>
1		<p>Shop surfaces are in poor condition. Needs replaced.</p>

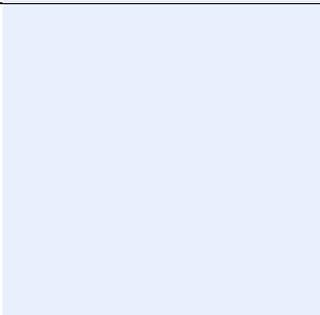
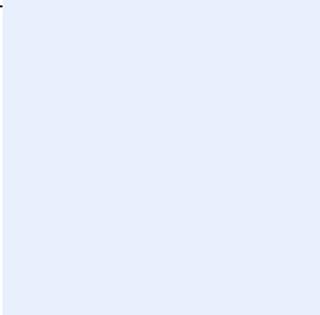
**Rating Area: Storeroom/Parts Storage Mechanical**

5		<p><b>New construction, no visible defects.</b></p>
4		<p><b>Minor Improvement needed.</b></p> <p>Minimal signs of wear, no major problems, minimal signs of deterioration. No corrosion or leaks, but faded paint.</p>
3		<p><b>Needs repair.</b></p> <p>Some deterioration exists, cosmetically “fair”, but functioning as designed. Surface rust only.</p>
2		<p><b>Needs replaced or extensive repair.</b></p> <p>Defects are critical and/or widespread, repairs are necessary in several areas.</p>
1		<p>Critical defects affecting <b>function, health, or safety.</b></p> <p>Complete system needs replaced.</p>

**Rating Area: Storeroom/Parts Storage Structural**

5		<b>New construction, no visible defects.</b>
4		<b>Minor Improvement needed.</b>  Support beams and trusses show no visible damage such as cracking, sagging, rust, or shifting.
3		<b>Needs repair.</b>  Noticeable cracking, sagging, rust, or shifting on any single structural component.
2		<b>Needs replaced or extensive repair.</b>  Significant cracking, sagging, swelling, rust, or shifting, that does not appear to be a safety issue on any single structural component.
1		<b>Critical defects affecting function, health, or safety.</b>  Structure is visibly in poor condition.

<b>Rating Area: Storeroom/Parts Storage Surface</b>		
5		<b>New construction, no visible defects.</b>
4		<b>Minor Improvement needed.</b>  Minimal signs of wear, no major problems, minimal signs of deterioration. Primarily cosmetic issues.
3		<b>Needs repair.</b>  Some deterioration exists, cosmetically “fair”, but functioning as designed.
2		<b>Needs replaced or extensive repair.</b>  Defects are critical and/or widespread, repairs are necessary in several areas.
1		<b>Cannot be repaired, needs replaced.</b>

Rating Area: Elevators/Stairs Mechanical		
5		<b>New construction, no visible defects.</b>
4		<b>Minor Improvement needed.</b>  Minimal signs of wear, no major problems, minimal signs of deterioration. No corrosion or leaks, but faded paint.
3		<b>Needs repair.</b>  Surface rust and peeling paint but no leaks. Elevator cables intact.
2		<b>Needs replaced or extensive repair.</b>  Defects are critical and/or widespread, repairs are necessary in several areas but in serviceable condition. Heavy surface corrosion/flaking/bubbling on metal items.
1		<b>Critical defects affecting function, health, or safety.</b>  Needs replaced, appears to be non-functional.

**Rating Area: Elevators/Stairs Structural**

5		<p><b>New construction, no visible defects.</b></p>
4		<p><b>Minor Improvement needed.</b></p> <p>Minimal signs of wear, no major problems, minimal signs of deterioration.</p>
3		<p><b>Needs repair.</b></p> <p>Deterioration exists, cosmetically “fair”, but all systems are functioning as designed.</p>
2		<p><b>Needs replaced or extensive repair.</b></p> <p>Defects are critical and/or widespread, repairs are necessary in several areas.</p>
1		<p>Critical defects affecting <b>function, health, or safety.</b></p> <p>Structure is visibly in poor condition.</p>

Rating Area: Elevators/Stairs Surface		
5		<b>New construction, no visible defects.</b>
4		<b>Minor Improvement needed.</b>  Minimal signs of wear, no major problems, minimal signs of deterioration. Primarily cosmetic issues.
3		<b>Needs repair.</b>  Deterioration exists, cosmetically "fair", but functioning as designed.
2		<b>Needs replaced or extensive repair.</b>  Defects are critical and/or widespread, repairs are necessary in several areas.
1		Critical defects affecting <b>function, health, or safety.</b>  Needs replaced.

FM\_BUILDING\_STANDARDS.DOCX

REGIONAL TRANSPORTATION DISTRICT, ASSET MANAGEMENT DIVISION