

Overall Building Rating Definitions:

E	Excellent	All systems classified as health and safety or structural rated “excellent”, no systems rated below “satisfactory”, preventive maintenance plan in place.
S	Satisfactory	All systems classified as health and safety or structural rated “satisfactory” or better. No system rated “non-functioning” or “critical failure.”
U	Unsatisfactory	Any system classified as health and safety or structural rated “unsatisfactory.” No systems categorized as health and safety or structural system rated “non-functioning” or “critical failure.”
F	Failing	Any system classified as health and safety or structural rated “non-functioning” or “critical failure”. Building Certificate of Occupancy may be rescinded.

NOTE:

Visual inspection of all structural systems is required. In some cases this may necessitate opening ceilings, walls, or using other invasive inspection techniques. Please use the “comments” section for each building feature to note limitations to visual inspections of structural elements and actions taken to overcome these limitations. Please see the Building Condition Survey guide for additional information.

Building System Condition Ratings and Definitions:

E	Excellent	System is in new or like-new condition and functioning optimally. No remediation required. Requires only routine maintenance as identified in the building comprehensive maintenance plan.
S	Satisfactory	System functioning reliably; routine maintenance and repair required.
U	Unsatisfactory	System is functioning unreliably or has exceeded its useful life. A corrective action plan is place and repairs or replacement of some or all components has been scheduled.
NF	Non-Functioning	System is non-functioning, not functioning as designed, or is unreliable in ways that could endanger occupant health and/or safety. Repair or replacement of some or all components is needed.
CF	Critical Failure	System is non-functioning, not functioning as designed, or is unreliable in ways that could endanger occupant health and/or safety. The condition of at least one component is so poor that at least part of the building or grounds should not be occupied pending repair/replacement of some or all components.

Building System Type Definitions:

H	Health and Safety
S	Structural

NOTE:

Cost estimates are required ONLY for systems/features rated “U”, “NF”, or “CF.” Cost estimates are NOT REQUIRED for systems rated “E” or “S.” These estimates are for state and local planning purposes only.