

FCSC - Facility Audit Worksheet

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Building: B

Date: July, 9 2012

Overall Condition Rating:

By: John Showalter

	Rating	Comments
Foundation	4	
Standard Foundations	4	
Slab on Grade	4	
Structure	4	
Floor Construction	4	
Roof Construction	4	
Exterior	4	
Exterior Walls	4	Brick veneer expansion joints repaired June 2010
Exterior Windows	NA	
Exterior Doors	4	
Roofing	4	
Roof Coverings	4	
Roof Openings	4	
Projections	4	
Interior	4	
Fixed & Movable Partitions	NA	
Interior Doors	4	
Specialties	4	
Finishes	4	
Wall Finishes	4	Replace every 5 years. 2016 Budget \$3,000.00 per year
Floor finishes	4	Replace every 7 years 2018 Budget \$5,000.00 per year
Ceiling Finishes	4	Repaint 2020
Plumbing	4	
Plumbing Fixtures	4	
Domestic Water Distribution	4	
Sanitary Waste	4	Budget for annual drain cleaning (\$3,000.00 for all buildings)
Rain Water Drainage	4	
Special Plumbing Systems	4	

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HVAC	4	
Energy Supply	4	Budget for annual supplies and repairs. (See Building A)
Heat Generating Systems	4	New 2009
Cooling Generating Systems	4	
Distribution Systems	4	
Terminal & Package Units	4	
Controls & Instrumentation	4	
Special HVAC Equipment	4	
Fire Protection	4	
Sprinkler Systems	NA	Consider sprinkler system to be installed 2012
Stand Pipe & Hose Systems	NA	
Fire Protection Specialties	4	Budget for annual inspection (See Building A)
Special Fire Protection Systems	4	
Electrical	4	
Service & Distribution	3	Transformer for 120/208 is original from 1972 \$45,000.00
Lighting & Branch Wiring	4	
Communication & Security Systems	4	
Technology/Special Electrical Systems	4	
Conveying Systems	NA	
Elevators	NA	
Stair & Chair Lifts	NA	
E. Equipment / Furnishings	4	
Furnishings	4	
Fixed Furnishings	4	
Movable Furnishings	4	Budget for replacement furniture every year. (See Building A)
F. Special Construction	NA	
Special Construction	NA	
Pool Construction	NA	
Pool Water Treatment System	NA	
Kitchen Equipment	NA	
Preparation Equipment	NA	
Fire Suppression Hoods	NA	
Dishwashing Equipment	NA	
Freezers & Coolers	3	Budget for repairs walk in cooler in Hort. (See Building A)
G. Building Sitework	4	
Site Improvements	4	
Roadways	4	Budget for annual seal coat and repairs. (See Building A)
Parking Lots	4	Budget for annual seal coat and repairs. Sealed Aug.2010
Site Lighting	4	New energy saving parking lot lights 2011 \$24,650.00

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Pedestrian Walks	4	(See Building A)
Rain Water Drainage	4	
Landscaping	3	Budget for annual supplies and equipment
CONCRETE DRIVE		
Water Supply & Distribution Systems	4	
Sanitary Sewer Systems	4	(See Building A)
Storm Sewer Systems	4	
Fuel Supply	4	
Electrical Supply	4	