



Facility Condition Assessment Template

Marianne's Inc. / Shila Abel / 18 May 2023

Complete

Score	0 / 0 (0%)	Flagged items	0	Actions	0
Site conducted					Unanswered
Client / Site					Marianne's Inc.
Conducted on					18 May 2023 16:39 PST
Prepared by					Shila Abel

Inspection

Item status guide:

5 Excellent - Brand new and no issues to report - Plan for 8 to 10 year span

4 Good - No immediate issues or concerns - Consider replacement in 6 to 8 years

3 Fair - Average wear for building age. Not new but no immediate issues. - Replace within 5 to 6 years

2 Poor - Worn from use. Nearing end of expected life cycle. - Replace within 2 to 4 years

1 Critical - Extremely worn or damaged - Replace within the next 2 years

Sitework

Roads

5 - Excellent

Parking

2 - Poor

Parking space has become insufficient as passenger traffic has increased in the past two years.



Photo 1

Pavement

2 - Poor



Photo 2

Signage

4 - Good

Fencing

5 - Excellent

Irrigation

5 - Excellent

Stormwater drainage

4 - Good

Sewerage

4 - Good

Erosion control

4 - Good

Landscaping

4 - Good

Building Structure

Foundations

4 - Good

Walls	5 - Excellent
Columns	5 - Excellent
Beams	5 - Excellent
Slabs	3 - Fair
Building Interior	
Furniture	4 - Good
Appliances	2 - Poor
Floors	4 - Good
Floor finishes	4 - Good
Walls	5 - Excellent
Wall finishes	5 - Excellent
Ceilings	5 - Excellent
Casework (cabinets, bookcases, nightstands)	4 - Good
Fixtures	
Doors	
Hardware (bolts, nails, screws, hinges, locks, bolts, latches)	
Building Exterior	
Roofing structures	
Balconies	
Breezeways	
Stairs	
Exterior walls	
Exterior windows.	
Mechanical Systems	

Heating, ventilation and air conditioning (HVAC) systems

Electrical Systems

Electrical wiring

Sockets

Lighting

Emergency generators.

Plumbing

Piping

Water pressure

Toilets

Plumbing fixtures

Vertical Transportation

Escalators

Passenger elevators

Freight elevators

Health and Fire Safety

Air quality

Water quality

Fire alarms

Fire suppression systems

Compliance with Building Codes & Regulations

The facility complies with the International Building Code (IBC)

The facility complies with the International Residential Code (IRC)

The facility complies with the International Existing Building Code (IEBC)

Name and Signature of inspector



Henry Omega
18 May 2023 16:44 PST

Media summary



Photo 1



Photo 2