

SECTION J  
DOCUMENTS, EXHIBITS, AND OTHER ATTACHMENTS  
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ATTACHMENT J-1501000-01  
DEFINITIONS AND ACRONYMS

DEFINITION	DESCRIPTION
Assessment	A general term referring to either a survey or inspection of a facility to determine condition.
Asset	A general term used to refer to an item, such as a component, system, building or facility, that is managed by an automated data management program, e.g., FCAP.
Business Management System (BMS)	A web-based tool that provides a systematic method for the management of business processes, common practices, and process quality improvements that produce and support the most efficient and effective delivery of NAVFAC's products and services.
Component Inventory Management Unit (CIMU)	An organization of like-kind real property into manageable maintenance units. CIMU is a building component, group of components or component assemblies, serving a specific purpose in a facility that can be expected to follow a common and predictable lifecycle behavior. This class of non-equipment will include items such as exterior walls, exterior windows, interior finish, and roofs. This class of equipment will include items such as fan coil units, air handling units, lighting, and water closets. CIMUs can include one or more items of installed equipment typically subject to routine scheduled maintenance.
Condition Based Maintenance Management	A maintenance philosophy that encompasses a condition management cycle that is sustained throughout the entire life-cycle of a facility and its constituent component sections, or assets.
Construction Type Work	Work to perform construction, alteration, or repair excavating, and painting) of buildings, structures, RLB, tents, PEB or other real property; the terms "buildings, structures, or other real property" include, but are not limited to, improvements of all types, such as, streets, sewers, mains, power lines, pumping stations, airfield facilities, terminals, docks, piers, wharves, ways.
Defense Readiness Reporting System (DRRS)	A DoD system that facilitates the measurement of and reporting on the readiness of the military forces and supporting infrastructure.
Easement	A non-possessory right, or interest, not revocable at will, to use real property of an owner for a limited purpose.
Infrastructure Condition Assessment Program (ICAP)	A foundational component of Condition Based Maintenance Management (CBMM). ICAP comprises three of the four CBMM quadrants: Inventory, Assessment, and Analysis.
Facility	A separate individual building, structure, utility system, or other real property improvement, each item of which is subject to separate reporting and recording.
Facility Investment	A Navy Installation Management Accounting Project (IMAP) Core Business Model (CBM) function that consists of sub functions and activities which provide facility sustainment, restoration and modernization for all Class 1 and Class 2 real property assets.
Facilities Maintenance Management	The planning, prioritizing, organizing, controlling, reporting, evaluating, and adjusting of facilities maintenance operations to support the CNO/NAVFAC facilities policy and objectives and satisfy customers' facility needs. Defined by the International Facility Management Association as "the practice of coordinating the physical workplace with the people and work of the organization."
In-house	Performed by Government employees.
Inspection	A rigorous, detailed assessment of the condition of a facility performed to generate a fundable scope and cost estimate for prioritization and funding of maintenance and repair.

ATTACHMENT J-1501000-01  
DEFINITIONS AND ACRONYMS

DEFINITION	DESCRIPTION
Job or Work Order	An authorization for work that requires planning and estimating and has an individual line of accounting for financial and performance evaluation.
Lease	An agreement or contract by which the owner of property grants to another the exclusive rights to possess, use, and enjoy such property for a specified period of time in exchange for consideration.
Life-Cycle Costs	A form of economic analysis that considers the total cost of owning, operating, and maintaining a building or system over its useful life.
Military Construction (MILCON) Project	A project, as defined in 10 U.S.C. Section 2801, for the construction, development, conversion or extension of any facility carried out with respect to a military installation, e.g., buildings, roads, airfield pavements, or utility systems, having a funded project cost greater than the Special Project limit specified in OPNAVINST 11010.20.
Real Property Inventory Equipment (RPIE)	<p>A Government owned or leased individual pieces of equipment, apparatus, or fixture that are essential to the function of the real property (i.e. plumbing, electrical, heating, cooling and elevators). It is physically attached to, integrated into, and built in or on the property.</p> <p>Individual RPIE's can be combined to make a CIMU to facilitate facilities management. An individual RPIE can also be a CIMU if the equipment is complex enough to require its own management planning.</p>
Real Property (Real Estate)	Government land and any interest and rights therein, e.g., grounds improvements, buildings, structures, fixtures, utility distribution systems, and growing crops located thereon, and appurtenances thereto.
Restoration	Restoration of real property to such a condition that it can be used for its intended purpose. Includes repair or replacement work to restore facilities damaged by inadequate sustainment, excessive age, natural disaster, fire, accident or other causes.
Special Interest Codes (SICs)	Under the Facility Investment function, SICs used for funding projects include Sustainment (ST), Restoration and Modernization (RM), New Footprint (NF), and Demolition (DE).
Special Project	A project for one or more classes of work including repair, construction, maintenance and equipment installation, as defined in OPNAVINST 11010.20, whose funded cost exceeds the regional commander's approval limits, and, for construction, is below the current MILCON threshold for cost.
Specialized Inspection	An inspection requiring specialized expertise, e.g., underwater inspection of a pier, performed to ascertain structural condition and operational functionality of facilities.
Sustainment	Recurring maintenance and repair work necessary to keep an inventory of facilities in good working order, e.g., service calls to arrest emergent conditions and perform minor repairs, and preventive maintenance and integrated maintenance programs to maintain and repair equipment and systems. Sustainment also includes major repairs or replacement of facility components that are expected to occur periodically throughout the life cycle of facilities, e.g., regular roof replacement, refinishing of wall surfaces, repairing and replacement of heating and cooling systems, replacing tile and carpeting, and similar types of work.
Uniformat Classification	A standard classification of building components established by the National Institute of Standards and Technology.

ATTACHMENT J-1501000-01  
DEFINITIONS AND ACRONYMS

<b>ACRONYM</b>	<b>TITLE</b>
BFR	Basic Facility Requirements
CBMM	Condition Based Maintenance Management
FMS	Facility Management & Sustainment
FPD	Facility Planning Document
FRES	Facility Readiness Evaluation System
ICAP	Infrastructure Condition Assessment Program
IMP	Integrated Maintenance Program
IPL	Integrated Priority List
GIS	Geospatial Information System
iNFADS	Internet Navy Facilities Assets Data Store
MAP	Maintenance Action Plan
MCO	Marine Corps Order
MDI	Mission Dependency Index
MILCON	Military Construction
NAVFAC	Naval Facilities Engineering Command
PM	Preventive Maintenance
POAM	Plan of Action and Milestones
PWIB	Pre-work Induction Board
PWO	Public Works Officer
RSIP	Regional Shore Infrastructure Plan
SWIB	Sub-work Induction Board
WIB	Work Induction Board
WIS	Work Induction System

ATTACHMENT J-1501000-02  
FM&S FACILITY MANAGEMENT PROCEDURES

FM&S Facilities Management Procedures document is provided as a separate attachment. Refer to Microsoft Word file “J-1501000-02 FM&S Facilities Management Procedures”.

ATTACHMENT J-1501000-03  
METER GROUP DESCRIPTIONS AND DIRECT CONDITION RATING GUIDANCE

<b>B2030410 - Overhead Doors</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5200 - Record the condition of the Controls	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5250 - Record the condition of the Door	GREEN: Door has minimal damage and corrosion, is square and securely fastened AMBER: Door has noticeable damage and corrosion, may be slightly displaced, but does not affect door operation or safety RED: Door has significant damage and/or corrosion, noticeably displaced, and may be structurally unsound or affect door operation	
CR-5415 - Record the condition of the Guides	GREEN: Guides/Stops/Rollers/Pulleys show no signs of wear or damage, and are properly secured and aligned AMBER: Guides/Stops/Rollers/Pulleys show slight wear, and/or may be slightly loose or misaligned RED: Guides/Stops/Rollers/Pulleys have noticeable damage or wear, and are insecurely fastened and/or misaligned	
CR-5505 - Record the condition of the Motor	GREEN: Motor operates properly, free of excessive noise/vibration, or overheating AMBER: Motor exhibits unusual noise/vibration, but still operational, may require maintenance RED: Motor exhibits excessive noise/vibration, overheating, and/or operation is significantly impaired	

ATTACHMENT J-1501000-03  
METER GROUP DESCRIPTIONS AND DIRECT CONDITION RATING GUIDANCE

<b>B2030901 - Hangar Doors</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5050 - Record the condition of the Brakes	GREEN: Brakes have minimal wear AMBER: Brakes have noticeable wear, may exhibit unusual noise, but are still operational RED: Brakes have significant wear, excessive noise, or may not function properly	
CR-5200 - Record the condition of the Controls	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5250 - Record the condition of the Door	GREEN: Door has minimal damage and corrosion, is square and securely fastened AMBER: Door has noticeable damage and corrosion, may be slightly displaced, but does not affect door operation or safety RED: Door has significant damage and/or corrosion, noticeably displaced, and may be structurally unsound or affect door operation	
CR-5415 - Record the condition of the Guides	GREEN: Guides/Stops/Rollers/Pulleys show no signs of wear or damage, and are properly secured and aligned AMBER: Guides/Stops/Rollers/Pulleys show slight wear, and/or may be slightly loose or misaligned RED: Guides/Stops/Rollers/Pulleys have noticeable damage or wear, and are insecurely fastened and/or misaligned	
CR-5505 - Record the condition of the Motor	GREEN: Motor operates properly, free of excessive noise/vibration, or overheating AMBER: Motor exhibits unusual noise/vibration, but still operational, may require maintenance RED: Motor exhibits excessive noise/vibration, overheating, and/or operation is significantly impaired	

ATTACHMENT J-1501000-03  
METER GROUP DESCRIPTIONS AND DIRECT CONDITION RATING GUIDANCE

<b>D1010110 - Hydraulic Elevators</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5090 - Record the condition of the Car Assembly	GREEN: Car Supporting Platform/Frame has no damage, is structurally sound AMBER: Car Supporting Platform/Frame has noticeable damage or corrosion, but no loss of structural integrity RED: Car Supporting Platform/Frame has significant damage and corrosion, structural integrity significantly impaired	
CR-5095 - Record the condition of the Car Operating Panel (COP)	GREEN: Car Operating Panel/Indicator has minimal damage and corrosion, fully operational AMBER: Car Operating Panel/Indicator has noticeable damage and corrosion, still operational RED: Car Operating Panel/Indicator has significant damage and corrosion, operationally impaired	
CR-5255 - Record the condition of the Door Assembly	GREEN: Car Doors have minimal damage or wear, door operation is smooth AMBER: Car Doors have noticeable damage or wear, doors are operational but may need adjustments RED: Car Doors have significant damage or corrosion, doors are operationally impaired	
CR-5285 - Record the condition of the Elevator Control	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5490 - Record the condition of the Lifting Assembly/Machine	GREEN: Hydraulic Piston Well has minimal damage, deterioration, no cracks or leaks, fully secured AMBER: Hydraulic Piston Well has noticeable damage, deterioration, but no cracks or leaks, still operational RED: Hydraulic Piston Well has significant damage, deterioration, cracks or leaks, operationally impaired	

ATTACHMENT J-1501000-03  
METER GROUP DESCRIPTIONS AND DIRECT CONDITION RATING GUIDANCE

<b>D1010140 - Traction Geared Elevators</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5090 - Record the condition of the Car Assembly	GREEN: Car Supporting Platform/Frame has no damage, is structurally sound AMBER: Car Supporting Platform/Frame has noticeable damage or corrosion, but no loss of structural integrity RED: Car Supporting Platform/Frame has significant damage and corrosion, structural integrity significantly impaired	
CR-5095 - Record the condition of the Car Operating Panel (COP)	GREEN: Car Operating Panel/Indicator has minimal damage and corrosion, fully operational AMBER: Car Operating Panel/Indicator has noticeable damage and corrosion, still operational RED: Car Operating Panel/Indicator has significant damage and corrosion, operationally impaired	
CR-5100 - Record the condition of the Car Safeties	GREEN: Safety Buffers have minimal deterioration or damage, fully operational AMBER: Safety Buffers have noticeable deterioration or damage, still operational RED: Safety Buffers have significant deterioration or damage, operationally impaired	
CR-5255 - Record the condition of the Door Assembly	GREEN: Car Doors have minimal damage or wear, door operation is smooth AMBER: Car Doors have noticeable damage or wear, doors are operational but may need adjustments RED: Car Doors have significant damage or corrosion, doors are operationally impaired	
CR-5285 - Record the condition of the Elevator Control	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5435 - Record the condition of the Hoisting Machine	GREEN: Motor operates properly, free of excessive noise/vibration, or overheating AMBER: Motor exhibits unusual noise/vibration, but still operational, may require maintenance RED: Motor exhibits excessive noise/vibration, overheating, and/or operation is significantly impaired	
CR-5620 - Record the condition of the Suspension Means	GREEN: Anchors/Cables/Tie Backs show no damage, deterioration and corrosion, fully secure AMBER: Anchors/Cables/Tie Backs show minimal wear or deterioration, but are still fully secure and stable RED: Anchors/Cables/Tie Backs have noticeable damage, deterioration and/or corrosion, loosely secured or unstable, may jeopardize safety	

ATTACHMENT J-1501000-03  
METER GROUP DESCRIPTIONS AND DIRECT CONDITION RATING GUIDANCE

<b>D1010150 - Traction Gearless Elevators</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5090 - Record the condition of the Car Assembly	GREEN: Car Supporting Platform/Frame has no damage, is structurally sound AMBER: Car Supporting Platform/Frame has noticeable damage or corrosion, but no loss of structural integrity RED: Car Supporting Platform/Frame has significant damage and corrosion, structural integrity significantly impaired	
CR-5095 - Record the condition of the Car Operating Panel (COP)	GREEN: Car Operating Panel/Indicator has minimal damage and corrosion, fully operational AMBER: Car Operating Panel/Indicator has noticeable damage and corrosion, still operational RED: Car Operating Panel/Indicator has significant damage and corrosion, operationally impaired	
CR-5100 - Record the condition of the Car Safeties	GREEN: Safety Buffers have minimal deterioration or damage, fully operational AMBER: Safety Buffers have noticeable deterioration or damage, still operational RED: Safety Buffers have significant deterioration or damage, operationally impaired	
CR-5255 - Record the condition of the Door Assembly	GREEN: Car Doors have minimal damage or wear, door operation is smooth AMBER: Car Doors have noticeable damage or wear, doors are operational but may need adjustments RED: Car Doors have significant damage or corrosion, doors are operationally impaired	
CR-5285 - Record the condition of the Elevator Control	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5435 - Record the condition of the Hoisting Machine	GREEN: Motor operates properly, free of excessive noise/vibration, or overheating AMBER: Motor exhibits unusual noise/vibration, but still operational, may require maintenance RED: Motor exhibits excessive noise/vibration, overheating, and/or operation is significantly impaired	
CR-5620 - Record the condition of the Suspension Means	GREEN: Anchors/Cables/Tie Backs show no damage, deterioration and corrosion, fully secure AMBER: Anchors/Cables/Tie Backs show minimal wear or deterioration, but are still fully secure and stable RED: Anchors/Cables/Tie Backs have noticeable damage, deterioration and/or corrosion, loosely secured or unstable, may jeopardize safety	

ATTACHMENT J-1501000-03  
METER GROUP DESCRIPTIONS AND DIRECT CONDITION RATING GUIDANCE

<b>D1010901 – Lifts</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5200 - Record the condition of the Controls	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5265 - Record the condition of the Drive Assembly	GREEN: Motor operates properly, free of excessive noise/vibration, or overheating AMBER: Motor exhibits unusual noise/vibration, but still operational, may require maintenance RED: Motor exhibits excessive noise/vibration, overheating, and/or operation is significantly impaired	
CR-5485 - Record the condition of the Lift Frame	GREEN: Platform has little to no damage or deterioration, and is structurally sound AMBER: Platform has noticeable damage or deterioration, but still structurally sound RED: Platform has significant damage or deterioration, may be loose or unstable	

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METER GROUP DESCRIPTIONS AND DIRECT CONDITION RATING GUIDANCE

<b>D1020110 - Escalators</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5135 - Record the condition of the Comb Plates	GREEN: Comb Plates have minimal deterioration and damage, and are not loose or displaced AMBER: Comb Plates have noticeable deterioration and damage, but are not loose or displaced RED: Comb Plates have significant deterioration and damage, may be noticeably loose, displaced, or misaligned	
CR-5200 - Record the condition of the Controls	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5265 - Record the condition of the Drive Assembly	GREEN: Motor operates properly, free of excessive noise/vibration, or overheating AMBER: Motor exhibits unusual noise/vibration, but still operational, may require maintenance RED: Motor exhibits excessive noise/vibration, overheating, and/or operation is significantly impaired	
CR-5420 - Record the condition of the Handrails	GREEN: Handrails have minimal damage or corrosion, and are fully secured AMBER: Handrails have noticeable damage or corrosion, slightly loose but still operational RED: Handrails have significant damage or corrosion, noticeable loose or missing	
CR-5485 - Record the condition of the Lift Frame	GREEN: Platform has little to no damage or deterioration, and is structurally sound AMBER: Platform has noticeable damage or deterioration, but still structurally sound RED: Platform has significant damage or deterioration, may be loose or unstable	
CR-5600 - Record the condition of the Step Risers/Tread	GREEN: Step Risers/Tread have minimal damage or deterioration, fully secured and aligned AMBER: Step Risers/Tread have noticeable damage or deterioration, are mostly secure and operational RED: Step Risers/Tread have significant deterioration, damage, corrosion, or are loose or misaligned	

ATTACHMENT J-1501000-03  
METER GROUP DESCRIPTIONS AND DIRECT CONDITION RATING GUIDANCE

<b>D1090902 - Cranes and Hoists</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5050 - Record the condition of the Brakes	GREEN: Brakes have minimal wear AMBER: Brakes have noticeable wear, may exhibit unusual noise, but are still operational RED: Brakes have significant wear, excessive noise, or may not function properly	
CR-5115 - Record the condition of the Chains/Hooks	GREEN: Hook has minimal damage or wear, and is fully secured AMBER: Hook has noticeable damage or wear, but is still securely fastened RED: Hook has significant damage, connections not secure	
CR-5200 - Record the condition of the Controls	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5225 - Record the condition of the Crane Unit	GREEN: Crane Unit shows minimal signs of wear, no loose components, structurally sound, fully operational AMBER: Crane Unit shows noticeable signs of damage or wear, but no loose or missing components, and still operational RED: Crane Unit shows significant signs of damage or wear, may have missing or loose components, comprised structural integrity, or is operationally impaired	
CR-5410 - Record the condition of the Guide Wheels	GREEN: Guide Wheels show little to no wear or damage, are securely fastened, and fully functional AMBER: Guide Wheels have noticeable wear, may have slight damage, but are secure and still operational RED: Guide Wheels have significant damage, may be loose, displaced, missing, or operationally impaired	
CR-5445 - Record the condition of the Hooklift Motor	GREEN: Motor operates properly, free of excessive noise/vibration, or overheating AMBER: Motor exhibits unusual noise/vibration, but still operational, may require maintenance RED: Motor exhibits excessive noise/vibration, overheating, and/or operation is significantly impaired	
CR-5610 - Record the condition of the Structure	GREEN: Structural Frame has minimal damage and corrosion, is square and securely fastened AMBER: Structural Frame has noticeable damage and corrosion, may be slightly displaced, but does not affect door operation or safety RED: Structural Frame has significant damage and/or corrosion, noticeably displaced, and may be structurally unsound or affect door operation	
CR-5660 - Record the condition of the Trolley Drive	GREEN: Trolley Drive has minimal to no damage, operation is smooth, fully functional AMBER: Trolley Drive has noticeable damage, wear, may require adjustments but is fully functional RED: Trolley Drive has significant damage or wear, operation is significantly impaired	

ATTACHMENT J-1501000-03  
METER GROUP DESCRIPTIONS AND DIRECT CONDITION RATING GUIDANCE

<b>D3020130 - Boiler, Cast Iron, Hot Water, Gas</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5060 - Record the condition of the Burner Assembly	GREEN: Burners have minimal damage or corrosion, but is fully operational AMBER: Burners have noticeable damage or corrosion, flame quality may need adjustment, but still operationally sound RED: Burners have significant damage or corrosion, may be loose or displaced, improper flame, and is not operationally sound	
CR-5200 - Record the condition of the Controls	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5365 - Record the condition of the Firebox/Fire Tubes	GREEN: Firebox has minimal damage or corrosion AMBER: Firebox has noticeable damage or corrosion, but no cracks or holes RED: Firebox has significant damage or corrosion, cracks or holes may be present	
CR-5370 - Record the condition of the Flue	GREEN: Flue has minimal damage, is secured and aligned properly, and fully operational AMBER: Flue has noticeable damage and corrosion, may be slightly loose or misaligned, but still operational RED: Flue has significant damage and corrosion, noticeably loose, misaligned, or missing, and/or operationally impaired	
CR-5380 - Record the condition of the Fuel System	GREEN: Little to no damage or corrosion, secure connections, no leaks, fully operational AMBER: Fuel System has noticeable damage or corrosion, but free of leaks, fully operational RED: Fuel System has significant damage or corrosion, significant leaking, and/or is operationally impaired	
CR-5530 - Record the condition of the Piping/Fittings/Valves	GREEN: Piping/fittings free of leaks, all connections are tight, valves operate properly, insulation is in place, minimal corrosion AMBER: Piping/Fittings show noticeable signs of corrosion, missing or damaged insulation, but connections are tight and no leaking RED: Piping/Fittings are damaged and leaking, valves are not functioning, significant internal scale and corrosion may lead to clogs	
CR-5540 - Record the condition of the Pressure Vessel	GREEN: Tank has little to no damage or corrosion, no leaks, insulation is intact where applicable, stable and secure AMBER: Tank has some damage or corrosion, insulation may be missing, very minor leaks may be present, but overall holds its contents, is stable and secure RED: Tank has noticeable damage, punctures, holes, and leaks, may be unstable or not fully secured	
CR-5690 - Record the condition of the Wiring/Connections	GREEN: Wiring is protected/insulated and connections are secure AMBER: Wiring is may be frayed but not exposed, connection are generally secure, no noticeable risk of unintentional grounding RED: Wiring is significantly deteriorated or frayed, connection are loose, or risk of unintentional grounding	

ATTACHMENT J-1501000-03  
METER GROUP DESCRIPTIONS AND DIRECT CONDITION RATING GUIDANCE

<b>D3020134 - Boiler, Cast Iron, Steam, Gas</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5060 - Record the condition of the Burner Assembly	GREEN: Burners have minimal damage or corrosion, but is fully operational AMBER: Burners have noticeable damage or corrosion, flame quality may need adjustment, but still operationally sound RED: Burners have significant damage or corrosion, may be loose or displaced, improper flame, and is not operationally sound	
CR-5200 - Record the condition of the Controls	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5365 - Record the condition of the Firebox/Fire Tubes	GREEN: Firebox has minimal damage or corrosion AMBER: Firebox has noticeable damage or corrosion, but no cracks or holes RED: Firebox has significant damage or corrosion, cracks or holes may be present	
CR-5520 - Record the condition of the Pipes/Fittings/Valves	GREEN: Piping/fittings free of leaks, all connections are tight, valves operate properly, insulation is in place, minimal corrosion AMBER: Piping/Fittings show noticeable signs of corrosion, missing or damaged insulation, but connections are tight and no leaking RED: Piping/Fittings are damaged and leaking, valves are not functioning, significant internal scale and corrosion may lead to clogs	
CR-5540 - Record the condition of the Pressure Vessel	GREEN: Tank has little to no damage or corrosion, no leaks, insulation is intact where applicable, stable and secure AMBER: Tank has some damage or corrosion, insulation may be missing, very minor leaks may be present, but overall holds its contents, is stable and secure RED: Tank has noticeable damage, punctures, holes, and leaks, may be unstable or not fully secured	

ATTACHMENT J-1501000-03  
METER GROUP DESCRIPTIONS AND DIRECT CONDITION RATING GUIDANCE

<b>D3020136 - Boiler, Cast Iron, Hot Water, Gas/Oil</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5060 - Record the condition of the Burner Assembly	GREEN: Burners have minimal damage or corrosion, but is fully operational AMBER: Burners have noticeable damage or corrosion, flame quality may need adjustment, but still operationally sound RED: Burners have significant damage or corrosion, may be loose or displaced, improper flame, and is not operationally sound	
CR-5200 - Record the condition of the Controls	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5365 - Record the condition of the Firebox/Fire Tubes	GREEN: Firebox has minimal damage or corrosion AMBER: Firebox has noticeable damage or corrosion, but no cracks or holes RED: Firebox has significant damage or corrosion, cracks or holes may be present	
CR-5380 - Record the condition of the Fuel System	GREEN: Little to no damage or corrosion, secure connections, no leaks, fully operational AMBER: Fuel System has noticeable damage or corrosion, but free of leaks, fully operational RED: Fuel System has significant damage or corrosion, significant leaking, and/or is operationally impaired	
CR-5530 - Record the condition of the Piping/Fittings/Valves	GREEN: Piping/fittings free of leaks, all connections are tight, valves operate properly, insulation is in place, minimal corrosion AMBER: Piping/Fittings show noticeable signs of corrosion, missing or damaged insulation, but connections are tight and no leaking RED: Piping/Fittings are damaged and leaking, valves are not functioning, significant internal scale and corrosion may lead to clogs	
CR-5540 - Record the condition of the Pressure Vessel	GREEN: Tank has little to no damage or corrosion, no leaks, insulation is intact where applicable, stable and secure AMBER: Tank has some damage or corrosion, insulation may be missing, very minor leaks may be present, but overall holds its contents, is stable and secure RED: Tank has noticeable damage, punctures, holes, and leaks, may be unstable or not fully secured	
CR-5690 - Record the condition of the Wiring/Connections	GREEN: Wiring is protected/insulated and connections are secure AMBER: Wiring is may be frayed but not exposed, connection are generally secure, no noticeable risk of unintentional grounding RED: Wiring is significantly deteriorated or frayed, connection are loose, or risk of unintentional grounding	

ATTACHMENT J-1501000-03  
METER GROUP DESCRIPTIONS AND DIRECT CONDITION RATING GUIDANCE

<b>D3020138 - Boiler, Cast Iron, Steam, Gas/Oil</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5060 - Record the condition of the Burner Assembly	GREEN: Burners have minimal damage or corrosion, but is fully operational AMBER: Burners have noticeable damage or corrosion, flame quality may need adjustment, but still operationally sound RED: Burners have significant damage or corrosion, may be loose or displaced, improper flame, and is not operationally sound	
CR-5200 - Record the condition of the Controls	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5345 - Record the condition of the Feed Water System	GREEN: Feed Water System has no damage or leaks, fully operational AMBER: Feed Water System has noticeable damage or corrosion, may have slight leaks but still operational RED: Feed Water System has significant damage or corrosion, noticeable leaks, and does not function properly	
CR-5365 - Record the condition of the Firebox/Fire Tubes	GREEN: Firebox has minimal damage or corrosion AMBER: Firebox has noticeable damage or corrosion, but no cracks or holes RED: Firebox has significant damage or corrosion, cracks or holes may be present	
CR-5370 - Record the condition of the Flue	GREEN: Flue has minimal damage, is secured and aligned properly, and fully operational AMBER: Flue has noticeable damage and corrosion, may be slightly loose or misaligned, but still operational RED: Flue has significant damage and corrosion, noticeably loose, misaligned, or missing, and/or operationally impaired	
CR-5530 - Record the condition of the Piping/Fittings/Valves	GREEN: Piping/fittings free of leaks, all connections are tight, valves operate properly, insulation is in place, minimal corrosion AMBER: Piping/Fittings show noticeable signs of corrosion, missing or damaged insulation, but connections are tight and no leaking RED: Piping/Fittings are damaged and leaking, valves are not functioning, significant internal scale and corrosion may lead to clogs	
CR-5540 - Record the condition of the Pressure Vessel	GREEN: Tank has little to no damage or corrosion, no leaks, insulation is intact where applicable, stable and secure AMBER: Tank has some damage or corrosion, insulation may be missing, very minor leaks may be present, but overall holds its contents, is stable and secure RED: Tank has noticeable damage, punctures, holes, and leaks, may be unstable or not fully secured	

ATTACHMENT J-1501000-03  
METER GROUP DESCRIPTIONS AND DIRECT CONDITION RATING GUIDANCE

<b>D3020901 - Boiler, Cast Iron, HW, Oil</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5060 - Record the condition of the Burner Assembly	GREEN: Burners have minimal damage or corrosion, but is fully operational AMBER: Burners have noticeable damage or corrosion, flame quality may need adjustment, but still operationally sound RED: Burners have significant damage or corrosion, may be loose or displaced, improper flame, and is not operationally sound	
CR-5200 - Record the condition of the Controls	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5365 - Record the condition of the Firebox/Fire Tubes	GREEN: Firebox has minimal damage or corrosion AMBER: Firebox has noticeable damage or corrosion, but no cracks or holes RED: Firebox has significant damage or corrosion, cracks or holes may be present	
CR-5370 - Record the condition of the Flue	GREEN: Flue has minimal damage, is secured and aligned properly, and fully operational AMBER: Flue has noticeable damage and corrosion, may be slightly loose or misaligned, but still operational RED: Flue has significant damage and corrosion, noticeably loose, misaligned, or missing, and/or operationally impaired	
CR-5380 - Record the condition of the Fuel System	GREEN: Little to no damage or corrosion, secure connections, no leaks, fully operational AMBER: Fuel System has noticeable damage or corrosion, but free of leaks, fully operational RED: Fuel System has significant damage or corrosion, significant leaking, and/or is operationally impaired	
CR-5530 - Record the condition of the Piping/Fittings/Valves	GREEN: Piping/fittings free of leaks, all connections are tight, valves operate properly, insulation is in place, minimal corrosion AMBER: Piping/Fittings show noticeable signs of corrosion, missing or damaged insulation, but connections are tight and no leaking RED: Piping/Fittings are damaged and leaking, valves are not functioning, significant internal scale and corrosion may lead to clogs	
CR-5540 - Record the condition of the Pressure Vessel	GREEN: Tank has little to no damage or corrosion, no leaks, insulation is intact where applicable, stable and secure AMBER: Tank has some damage or corrosion, insulation may be missing, very minor leaks may be present, but overall holds its contents, is stable and secure RED: Tank has noticeable damage, punctures, holes, and leaks, may be unstable or not fully secured	
CR-5690 - Record the condition of the Wiring/Connections	GREEN: Wiring is protected/insulated and connections are secure AMBER: Wiring is may be frayed but not exposed, connection are generally secure, no noticeable risk of unintentional grounding RED: Wiring is significantly deteriorated or frayed, connection are loose, or risk of unintentional grounding	

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<b>D3020902 - Boiler, Cast Iron, Steam, Oil</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5060 - Record the condition of the Burner Assembly	GREEN: Burners have minimal damage or corrosion, but is fully operational AMBER: Burners have noticeable damage or corrosion, flame quality may need adjustment, but still operationally sound RED: Burners have significant damage or corrosion, may be loose or displaced, improper flame, and is not operationally sound	
CR-5200 - Record the condition of the Controls	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5365 - Record the condition of the Firebox/Fire Tubes	GREEN: Firebox has minimal damage or corrosion AMBER: Firebox has noticeable damage or corrosion, but no cracks or holes RED: Firebox has significant damage or corrosion, cracks or holes may be present	
CR-5520 - Record the condition of the Pipes/Fittings/Valves	GREEN: Piping/fittings free of leaks, all connections are tight, valves operate properly, insulation is in place, minimal corrosion AMBER: Piping/Fittings show noticeable signs of corrosion, missing or damaged insulation, but connections are tight and no leaking RED: Piping/Fittings are damaged and leaking, valves are not functioning, significant internal scale and corrosion may lead to clogs	
CR-5540 - Record the condition of the Pressure Vessel	GREEN: Tank has little to no damage or corrosion, no leaks, insulation is intact where applicable, stable and secure AMBER: Tank has some damage or corrosion, insulation may be missing, very minor leaks may be present, but overall holds its contents, is stable and secure RED: Tank has noticeable damage, punctures, holes, and leaks, may be unstable or not fully secured	

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<b>D3030130 - Chiller, Reciprocating, Water Cooled</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5140 - Record the condition of the Compressor	GREEN: No excessive noise, vibration, or overheating from compressor, little to no damage and fully operational AMBER: Excessive Noise, Vibration, or overheating noticeable from compressor, but compressor is still functional RED: Unacceptable Noise, Vibration, or overheating from compressor, significant damage, and/or operationally impaired	
CR-5155 - Record the condition of the Condenser	GREEN: Minimal corrosion or fouling of the condenser/coils, no damage AMBER: Minimal to noticeable signs of corrosion on coils, or coils are clogged, still operational RED: Significant damage, corrosion or fouling of the condenser/coils, no damage, operationally impaired	
CR-5200 - Record the condition of the Controls	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5295 - Record the condition of the Enclosure	GREEN: Minimal damage and corrosion on Enclosure, fully secured AMBER: Noticeable damage/corrosion to Enclosure, Panels may be slightly detached, loose or displaced RED: Significant damage/corrosion to Enclosure, a number of panels are loose, displaced, or missing	
CR-5305 - Record the condition of the Evaporator	GREEN: Minimal corrosion or fouling of the evaporator/coils, no damage AMBER: Minimal to noticeable signs of corrosion on coils, or coils are clogged, still operational RED: Significant damage, corrosion or fouling of the evaporator/coils, operationally impaired	
CR-5530 - Record the condition of the Piping/Fittings/Valves	GREEN: Piping/fittings free of leaks, all connections are tight, valves operate properly, insulation is in place, minimal corrosion AMBER: Piping/Fittings show noticeable signs of corrosion, missing or damaged insulation, but connections are tight and no leaking RED: Piping/Fittings are damaged and leaking, valves are not functioning, significant internal scale and corrosion may lead to clogs	
CR-5565 - Record the condition of the Receiver Tank	GREEN: Tank has little to no damage or corrosion, no leaks, insulation is intact where applicable, stable and secure AMBER: Tank has some damage or corrosion, insulation may be mission, very minor leaks may be present, but overall holds its contents, is stable and secure RED: Tank has noticeable damage, punctures, holes, and leaks, may be unstable or not fully secured	

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<b>D3030135 - Chiller, Reciprocating, Air Cooled</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5140 - Record the condition of the Compressor	GREEN: No excessive noise, vibration, or overheating from compressor, little to no damage and fully operational AMBER: Excessive Noise, Vibration, or overheating noticeable from compressor, but compressor is still functional RED: Unacceptable Noise, Vibration, or overheating from compressor, significant damage, and/or operationally impaired	
CR-5155 - Record the condition of the Condenser	GREEN: Minimal corrosion or fouling of the condenser/coils, no damage AMBER: Minimal to noticeable signs of corrosion on coils, or coils are clogged, still operational RED: Significant damage, corrosion or fouling of the condenser/coils, no damage, operationally impaired	
CR-5175 - Record the condition of the Condenser Fan(s) Assembly	GREEN: Motor operates properly, free of excessive noise/vibration, or overheating AMBER: Motor exhibits unusual noise/vibration, but still operational, may require maintenance RED: Motor exhibits excessive noise/vibration, overheating, and/or operation is significantly impaired	
CR-5200 - Record the condition of the Controls	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5295 - Record the condition of the Enclosure	GREEN: Minimal damage and corrosion on Enclosure, fully secured AMBER: Noticeable damage/corrosion to Enclosure, Panels may be slightly detached, loose or displaced RED: Significant damage/corrosion to Enclosure, a number of panels are loose, displaced, or missing	
CR-5305 - Record the condition of the Evaporator	GREEN: Minimal corrosion or fouling of the evaporator/coils, no damage AMBER: Minimal to noticeable signs of corrosion on coils, or coils are clogged, still operational RED: Significant damage, corrosion or fouling of the evaporator/coils, operationally impaired	
CR-5520 - Record the condition of the Pipes/Fittings/Valves	GREEN: Piping/fittings free of leaks, all connections are tight, valves operate properly, insulation is in place, minimal corrosion AMBER: Piping/Fittings show noticeable signs of corrosion, missing or damaged insulation, but connections are tight and no leaking RED: Piping/Fittings are damaged and leaking, valves are not functioning, significant internal scale and corrosion may lead to clogs	
CR-5565 - Record the condition of the Receiver Tank	GREEN: Tank has little to no damage or corrosion, no leaks, insulation is intact where applicable, stable and secure AMBER: Tank has some damage or corrosion, insulation may be missing, very minor leaks may be present, but overall holds its contents, is stable and secure RED: Tank has noticeable damage, punctures, holes, and leaks, may be unstable or not fully secured	
CR-5690 - Record the condition of the Wiring/Connections	GREEN: Wiring is protected/insulated and connections are secure AMBER: Wiring is may be frayed but not exposed, connection are generally secure, no noticeable risk of unintentional grounding RED: Wiring is significantly deteriorated or frayed, connection are loose, or risk of unintentional grounding	

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<b>D3030140 - Chiller, Centrifugal, Water Cooled</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5110 - Record the condition of the Centrifugal Motor	GREEN: Motor operates properly, free of excessive noise/vibration, or overheating AMBER: Motor exhibits unusual noise/vibration, but still operational, may require maintenance RED: Motor exhibits excessive noise/vibration, overheating, and/or operation is significantly impaired	
CR-5140 - Record the condition of the Compressor	GREEN: No excessive noise, vibration, or overheating from compressor, little to no damage and fully operational AMBER: Excessive Noise, Vibration, or overheating noticeable from compressor, but compressor is still functional RED: Unacceptable Noise, Vibration, or overheating from compressor, significant damage, and/or operationally impaired	
CR-5155 - Record the condition of the Condenser	GREEN: Minimal corrosion or fouling of the condenser/coils, no damage AMBER: Minimal to noticeable signs of corrosion on coils, or coils are clogged, still operational RED: Significant damage, corrosion or fouling of the condenser/coils, no damage, operationally impaired	
CR-5210 - Record the condition of the Controls/Sensors	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5295 - Record the condition of the Enclosure	GREEN: Minimal damage and corrosion on Enclosure, fully secured AMBER: Noticeable damage/corrosion to Enclosure, Panels may be slightly detached, loose or displaced RED: Significant damage/corrosion to Enclosure, a number of panels are loose, displaced, or missing	
CR-5305 - Record the condition of the Evaporator	GREEN: Minimal corrosion or fouling of the evaporator/coils, no damage AMBER: Minimal to noticeable signs of corrosion on coils, or coils are clogged, still operational RED: Significant damage, corrosion or fouling of the evaporator/coils, operationally impaired	
CR-5530 - Record the condition of the Piping/Fittings/Valves	GREEN: Piping/fittings free of leaks, all connections are tight, valves operate properly, insulation is in place, minimal corrosion AMBER: Piping/Fittings show noticeable signs of corrosion, missing or damaged insulation, but connections are tight and no leaking RED: Piping/Fittings are damaged and leaking, valves are not functioning, significant internal scale and corrosion may lead to clogs	
CR-5565 - Record the condition of the Receiver Tank	GREEN: Tank has little to no damage or corrosion, no leaks, insulation is intact where applicable, stable and secure AMBER: Tank has some damage or corrosion, insulation may be missing, very minor leaks may be present, but overall holds its contents, is stable and secure RED: Tank has noticeable damage, punctures, holes, and leaks, may be unstable or not fully secured	

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<b>D3030145 - Chiller, Gas Absorption, Water Cooled</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5000 - Record the condition of the Absorber	GREEN: Absorber has minimal damage and corrosion, but no leaks AMBER: Absorber has noticeable damage and corrosion, but minimal leaks and is still operational RED: Absorber has significant damage and corrosion, and noticeable leaks, operationally impaired	
CR-5140 - Record the condition of the Compressor	GREEN: No excessive noise, vibration, or overheating from compressor, little to no damage and fully operational AMBER: Excessive Noise, Vibration, or overheating noticeable from compressor, but compressor is still functional RED: Unacceptable Noise, Vibration, or overheating from compressor, significant damage, and/or operationally impaired	
CR-5155 - Record the condition of the Condenser	GREEN: Minimal corrosion or fouling of the condenser/coils, no damage AMBER: Minimal to noticeable signs of corrosion on coils, or coils are clogged, still operational RED: Significant damage, corrosion or fouling of the condenser/coils, no damage, operationally impaired	
CR-5200 - Record the condition of the Controls	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5295 - Record the condition of the Enclosure	GREEN: Minimal damage and corrosion on Enclosure, fully secured AMBER: Noticeable damage/corrosion to Enclosure, Panels may be slightly detached, loose or displaced RED: Significant damage/corrosion to Enclosure, a number of panels are loose, displaced, or missing	
CR-5305 - Record the condition of the Evaporator	GREEN: Minimal corrosion or fouling of the evaporator/coils, no damage AMBER: Minimal to noticeable signs of corrosion on coils, or coils are clogged, still operational RED: Significant damage, corrosion or fouling of the evaporator/coils, operationally impaired	
CR-5430 - Record the condition of the Heat Generator	GREEN: Heating Element has little to no damage or corrosion, and is fully operational AMBER: Heating Element has noticeable damage or corrosion, but still operational RED: Heating Element has significant damage or corrosion, operationally impaired	
CR-5520 - Record the condition of the Pipes/Fittings/Valves	GREEN: Piping/fittings free of leaks, all connections are tight, valves operate properly, insulation is in place, minimal corrosion AMBER: Piping/Fittings show noticeable signs of corrosion, missing or damaged insulation, but connections are tight and no leaking RED: Piping/Fittings are damaged and leaking, valves are not functioning, significant internal scale and corrosion may lead to clogs	
CR-5555 - Record the condition of the Receiver	GREEN: Tank has little to no damage or corrosion, no leaks, insulation is intact where applicable, stable and secure AMBER: Tank has some damage or corrosion, insulation may be missing, very minor leaks may be present, but overall holds its contents, is stable and secure RED: Tank has noticeable damage, punctures, holes, and leaks, may be unstable or not fully secured	

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<b>D3030150 - Chiller, Steam Absorption, Water Cooled</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5000 - Record the condition of the Absorber	GREEN: Absorber has minimal damage and corrosion, but no leaks AMBER: Absorber has noticeable damage and corrosion, but minimal leaks and is still operational RED: Absorber has significant damage and corrosion, and noticeable leaks, operationally impaired	
CR-5140 - Record the condition of the Compressor	GREEN: No excessive noise, vibration, or overheating from compressor, little to no damage and fully operational AMBER: Excessive Noise, Vibration, or overheating noticeable from compressor, but compressor is still functional RED: Unacceptable Noise, Vibration, or overheating from compressor, significant damage, and/or operationally impaired	
CR-5155 - Record the condition of the Condenser	GREEN: Minimal corrosion or fouling of the condenser/coils, no damage AMBER: Minimal to noticeable signs of corrosion on coils, or coils are clogged, still operational RED: Significant damage, corrosion or fouling of the condenser/coils, no damage, operationally impaired	
CR-5200 - Record the condition of the Controls	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5295 - Record the condition of the Enclosure	GREEN: Minimal damage and corrosion on Enclosure, fully secured AMBER: Noticeable damage/corrosion to Enclosure, Panels may be slightly detached, loose or displaced RED: Significant damage/corrosion to Enclosure, a number of panels are loose, displaced, or missing	
CR-5305 - Record the condition of the Evaporator	GREEN: Minimal corrosion or fouling of the evaporator/coils, no damage AMBER: Minimal to noticeable signs of corrosion on coils, or coils are clogged, still operational RED: Significant damage, corrosion or fouling of the evaporator/coils, operationally impaired	
CR-5430 - Record the condition of the Heat Generator	GREEN: Heating Element has little to no damage or corrosion, and is fully operational AMBER: Heating Element has noticeable damage or corrosion, but still operational RED: Heating Element has significant damage or corrosion, operationally impaired	
CR-5520 - Record the condition of the Pipes/Fittings/Valves	GREEN: Piping/fittings free of leaks, all connections are tight, valves operate properly, insulation is in place, minimal corrosion AMBER: Piping/Fittings show noticeable signs of corrosion, missing or damaged insulation, but connections are tight and no leaking RED: Piping/Fittings are damaged and leaking, valves are not functioning, significant internal scale and corrosion may lead to clogs	
CR-5555 - Record the condition of the Receiver	GREEN: Tank has little to no damage or corrosion, no leaks, insulation is intact where applicable, stable and secure AMBER: Tank has some damage or corrosion, insulation may be missing, very minor leaks may be present, but overall holds its contents, is stable and secure RED: Tank has noticeable damage, punctures, holes, and leaks, may be unstable or not fully secured	

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<b>D3030310 - Cooling Tower, Galvanized</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5025 - Record the condition of the Basin/Sump	GREEN: Sump has minimal damage or corrosion, no leaking AMBER: Sump has noticeable damage or corrosion, but no leaking RED: Sump has significant damage or corrosion, and noticeable leaking, operationally impaired	
CR-5280 - Record the condition of the Electrodes	GREEN: Conductivity Electrodes have minimal damage and corrosion, secure connections and fully functional AMBER: Conductivity Electrodes have noticeable damage and corrosion, some loose connections but still functional RED: Conductivity Electrodes have significant damage and corrosion, loose or missing connections, operationally impaired	
CR-5325 - Record the condition of the Fan Assembly	GREEN: Fan blades are in balance and free of damage or corrosion AMBER: Excessive Noise/Vibration, but blades not bent or corroded, fully operational RED: Fans blades are out of balance, significantly bent or corroded, or fan is operationally impaired	
CR-5350 - Record the condition of the Fill Material	GREEN: Filter has minimal to no dirt and debris, free of damage AMBER: Filter shows noticeable signs of debris, but little to no damage allowing unobstructed flow RED: Air Filter clogged with dirt and debris, or shows signs of damage such as, punctures, tears, rips	
CR-5520 - Record the condition of the Pipes/Fittings/Valves	GREEN: Piping/fittings free of leaks, all connections are tight, valves operate properly, insulation is in place, minimal corrosion AMBER: Piping/Fittings show noticeable signs of corrosion, missing or damaged insulation, but connections are tight and no leaking RED: Piping/Fittings are damaged and leaking, valves are not functioning, significant internal scale and corrosion may lead to clogs	

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<b>D3030320 - Cooling Tower, Fiberglass</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5025 - Record the condition of the Basin/Sump	GREEN: Sump has minimal damage or corrosion, no leaking AMBER: Sump has noticeable damage or corrosion, but no leaking RED: Sump has significant damage or corrosion, and noticeable leaking, operationally impaired	
CR-5280 - Record the condition of the Electrodes	GREEN: Conductivity Electrodes have minimal damage and corrosion, secure connections and fully functional AMBER: Conductivity Electrodes have noticeable damage and corrosion, some loose connections but still functional RED: Conductivity Electrodes have significant damage and corrosion, loose or missing connections, operationally impaired	
CR-5325 - Record the condition of the Fan Assembly	GREEN: Fan blades are in balance and free of damage or corrosion AMBER: Excessive Noise/Vibration, but blades not bent or corroded, fully operational RED: Fans blades are out of balance, significantly bent or corroded, or fan is operationally impaired	
CR-5350 - Record the condition of the Fill Material	GREEN: Filter has minimal to no dirt and debris, free of damage AMBER: Filter shows noticeable signs of debris, but little to no damage allowing unobstructed flow RED: Air Filter clogged with dirt and debris, or shows signs of damage such as, punctures, tears, rips	
CR-5520 - Record the condition of the Pipes/Fittings/Valves	GREEN: Piping/fittings free of leaks, all connections are tight, valves operate properly, insulation is in place, minimal corrosion AMBER: Piping/Fittings show noticeable signs of corrosion, missing or damaged insulation, but connections are tight and no leaking RED: Piping/Fittings are damaged and leaking, valves are not functioning, significant internal scale and corrosion may lead to clogs	

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<b>D3030330 - Cooling Tower, Stainless Steel</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5025 - Record the condition of the Basin/Sump	GREEN: Sump has minimal damage or corrosion, no leaking AMBER: Sump has noticeable damage or corrosion, but no leaking RED: Sump has significant damage or corrosion, and noticeable leaking, operationally impaired	
CR-5280 - Record the condition of the Electrodes	GREEN: Conductivity Electrodes have minimal damage and corrosion, secure connections and fully functional AMBER: Conductivity Electrodes have noticeable damage and corrosion, some loose connections but still functional RED: Conductivity Electrodes have significant damage and corrosion, loose or missing connections, operationally impaired	
CR-5325 - Record the condition of the Fan Assembly	GREEN: Fan blades are in balance and free of damage or corrosion AMBER: Excessive Noise/Vibration, but blades not bent or corroded, fully operational RED: Fans blades are out of balance, significantly bent or corroded, or fan is operationally impaired	
CR-5350 - Record the condition of the Fill Material	GREEN: Filter has minimal to no dirt and debris, free of damage AMBER: Filter shows noticeable signs of debris, but little to no damage allowing unobstructed flow RED: Air Filter clogged with dirt and debris, or shows signs of damage such as, punctures, tears, rips	
CR-5520 - Record the condition of the Pipes/Fittings/Valves	GREEN: Piping/fittings free of leaks, all connections are tight, valves operate properly, insulation is in place, minimal corrosion AMBER: Piping/Fittings show noticeable signs of corrosion, missing or damaged insulation, but connections are tight and no leaking RED: Piping/Fittings are damaged and leaking, valves are not functioning, significant internal scale and corrosion may lead to clogs	

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<b>D3030902 - Condenser, DX, Evaporative</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5325 - Record the condition of the Fan Assembly	GREEN: Fan blades are in balance and free of damage or corrosion AMBER: Excessive Noise/Vibration, but blades not bent or corroded, fully operational RED: Fans blades are out of balance, significantly bent or corroded, or fan is operationally impaired	
CR-5495 - Record the condition of the Louvers	GREEN: Louvers have minimal damage and corrosion, fully secured AMBER: Louvers have noticeable damage and corrosion, may be loose but still operational RED: Louvers have significant damage and corrosion, may be loose, missing, and/or operationally impaired	
CR-5515 - Record the condition of the Nozzles	GREEN: Nozzles show no signs of damage, corrosion, or clogging, fully operational AMBER: Nozzles have some damage, corrosion, or clogs, noticeable obstruction of flow, but operational RED: Nozzles have significant damage and corrosion, severely obstructed flow, operationally impaired	
CR-5615 - Record the condition of the Sump Pump	GREEN: Pump has minimal damage or corrosion, no unusual noise/vibration, no leaks, and is fully operational AMBER: Pump has noticeable damage or corrosion, slight leaking, unusual noise/vibration, but still operational RED: Pump has significant damage or corrosion, excessive noise/vibration, noticeable leaking, and/or is operationally impaired	
CR-5690 - Record the condition of the Wiring/Connections	GREEN: Wiring is protected/insulated and connections are secure AMBER: Wiring is may be frayed but not exposed, connection are generally secure, no noticeable risk of unintentional grounding RED: Wiring is significantly deteriorated or frayed, connection are loose, or risk of unintentional grounding	

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<b>D3030903 - Packaged DX Refrigerant System</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5140 - Record the condition of the Compressor	GREEN: No excessive noise, vibration, or overheating from compressor, little to no damage and fully operational AMBER: Excessive Noise, Vibration, or overheating noticeable from compressor, but compressor is still functional RED: Unacceptable Noise, Vibration, or overheating from compressor, significant damage, and/or operationally impaired	
CR-5175 - Record the condition of the Condenser Fan(s) Assembly	GREEN: Motor operates properly, free of excessive noise/vibration, or overheating AMBER: Motor exhibits unusual noise/vibration, but still operational, may require maintenance RED: Motor exhibits excessive noise/vibration, overheating, and/or operation is significantly impaired	
CR-5185 - Record the condition of the Condensing Coils	GREEN: Coils have minimal scaling and free of debris. AMBER: Coils are clogged, or show significant scaling and deterioration, but minimal damage. RED: Coils are clogged, show some signs of damage, or significant scaling and deterioration.	
CR-5200 - Record the condition of the Controls	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5530 - Record the condition of the Piping/Fittings/Valves	GREEN: Piping/fittings free of leaks, all connections are tight, valves operate properly, insulation is in place, minimal corrosion AMBER: Piping/Fittings show noticeable signs of corrosion, missing or damaged insulation, but connections are tight and no leaking RED: Piping/Fittings are damaged and leaking, valves are not functioning, significant internal scale and corrosion may lead to clogs	
CR-5690 - Record the condition of the Wiring/Connections	GREEN: Wiring is protected/insulated and connections are secure AMBER: Wiring is may be frayed but not exposed, connection are generally secure, no noticeable risk of unintentional grounding RED: Wiring is significantly deteriorated or frayed, connection are loose, or risk of unintentional grounding	

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<b>D3040106 - Air Handling Unit, Field Fabricated</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5120 - Record the condition of the Coils (Cooling)	GREEN: Coils have minimal scaling and free of debris. AMBER: Coils are clogged, or show significant scaling and deterioration, but minimal damage. RED: Coils are clogged, show some signs of damage, or significant scaling and deterioration.	
CR-5125 - Record the condition of the Coils (Heating)	GREEN: Coils have minimal scaling and free of debris. AMBER: Coils are clogged, or show significant scaling and deterioration, but minimal damage. RED: Coils are clogged, show some signs of damage, or significant scaling and deterioration.	
CR-5145 - Record the condition of the Condensate Piping	GREEN: Piping/fittings free of leaks, all connections are tight, valves operate properly, insulation is in place, minimal corrosion AMBER: Piping/Fittings show noticeable signs of corrosion, missing or damaged insulation, but connections are tight and no leaking RED: Piping/Fittings are damaged and leaking, valves are not functioning, significant internal scale and corrosion may lead to clogs	
CR-5210 - Record the condition of the Controls/Sensors	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5235 - Record the condition of the Dampers	GREEN: Damper has minimal damage, is secured and aligned properly, and fully operational AMBER: Damper has noticeable damage and corrosion, may be slightly loose or misaligned, but still operational RED: Damper has significant damage and corrosion, noticeably loose, misaligned, or missing, and/or operationally impaired	
CR-5260 - Record the condition of the Drain Pan	GREEN: Drain Pan has minimal damage or corrosion AMBER: Drain Pan has noticeable damage or corrosion, but no leaks RED: Drain Pan has significant damage or corrosion, and noticeable leaks	
CR-5295 - Record the condition of the Enclosure	GREEN: Minimal damage and corrosion on Enclosure, fully secured AMBER: Noticeable damage/corrosion to Enclosure, Panels may be slightly detached, loose or displaced RED: Significant damage/corrosion to Enclosure, a number of panels are loose, displaced, or missing	
CR-5330 - Record the condition of the Fan Assy	GREEN: Fan blades are in balance and free of damage or corrosion AMBER: Excessive Noise/Vibration, but blades not bent or corroded, fully operational RED: Fans blades are out of balance, significantly bent or corroded, or fan is operationally impaired	
CR-5530 - Record the condition of the Piping/Fittings/Valves	GREEN: Piping/fittings free of leaks, all connections are tight, valves operate properly, insulation is in place, minimal corrosion AMBER: Piping/Fittings show noticeable signs of corrosion, missing or damaged insulation, but connections are tight and no leaking RED: Piping/Fittings are damaged and leaking, valves are not functioning, significant internal scale and corrosion may lead to clogs	

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<b>D3040110 - Air Handling Unit, Central Station</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5120 - Record the condition of the Coils (Cooling)	GREEN: Coils have minimal scaling and free of debris. AMBER: Coils are clogged, or show significant scaling and deterioration, but minimal damage. RED: Coils are clogged, show some signs of damage, or significant scaling and deterioration.	
CR-5125 - Record the condition of the Coils (Heating)	GREEN: Coils have minimal scaling and free of debris. AMBER: Coils are clogged, or show significant scaling and deterioration, but minimal damage. RED: Coils are clogged, show some signs of damage, or significant scaling and deterioration.	
CR-5200 - Record the condition of the Controls	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5235 - Record the condition of the Dampers	GREEN: Damper has minimal damage, is secured and aligned properly, and fully operational AMBER: Damper has noticeable damage and corrosion, may be slightly loose or misaligned, but still operational RED: Damper has significant damage and corrosion, noticeably loose, misaligned, or missing, and/or operationally impaired	
CR-5260 - Record the condition of the Drain Pan	GREEN: Drain Pan has minimal damage or corrosion AMBER: Drain Pan has noticeable damage or corrosion, but no leaks RED: Drain Pan has significant damage or corrosion, and noticeable leaks	
CR-5295 - Record the condition of the Enclosure	GREEN: Minimal damage and corrosion on Enclosure, fully secured AMBER: Noticeable damage/corrosion to Enclosure, Panels may be slightly detached, loose or displaced RED: Significant damage/corrosion to Enclosure, a number of panels are loose, displaced, or missing	
CR-5340 - Record the condition of the Fan(s) Assembly	GREEN: Fan blades are in balance and free of damage or corrosion AMBER: Excessive Noise/Vibration, but blades not bent or corroded, fully operational RED: Fans blades are out of balance, significantly bent or corroded, or fan is operationally impaired	
CR-5495 - Record the condition of the Louvers	GREEN: Louvers have minimal damage and corrosion, fully secured AMBER: Louvers have noticeable damage and corrosion, may be loose but still operational RED: Louvers have significant damage and corrosion, may be loose, missing, and/or operationally impaired	
CR-5530 - Record the condition of the Piping/Fittings/Valves	GREEN: Piping/fittings free of leaks, all connections are tight, valves operate properly, insulation is in place, minimal corrosion AMBER: Piping/Fittings show noticeable signs of corrosion, missing or damaged insulation, but connections are tight and no leaking RED: Piping/Fittings are damaged and leaking, valves are not functioning, significant internal scale and corrosion may lead to clogs	

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<b>D3040114 - Air Handling Unit, Rooftop</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5120 - Record the condition of the Coils (Cooling)	GREEN: Coils have minimal scaling and free of debris. AMBER: Coils are clogged, or show significant scaling and deterioration, but minimal damage. RED: Coils are clogged, show some signs of damage, or significant scaling and deterioration.	
CR-5125 - Record the condition of the Coils (Heating)	GREEN: Coils have minimal scaling and free of debris. AMBER: Coils are clogged, or show significant scaling and deterioration, but minimal damage. RED: Coils are clogged, show some signs of damage, or significant scaling and deterioration.	
CR-5200 - Record the condition of the Controls	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5235 - Record the condition of the Dampers	GREEN: Damper has minimal damage, is secured and aligned properly, and fully operational AMBER: Damper has noticeable damage and corrosion, may be slightly loose or misaligned, but still operational RED: Damper has significant damage and corrosion, noticeably loose, misaligned, or missing, and/or operationally impaired	
CR-5260 - Record the condition of the Drain Pan	GREEN: Drain Pan has minimal damage or corrosion AMBER: Drain Pan has noticeable damage or corrosion, but no leaks RED: Drain Pan has significant damage or corrosion, and noticeable leaks	
CR-5295 - Record the condition of the Enclosure	GREEN: Minimal damage and corrosion on Enclosure, fully secured AMBER: Noticeable damage/corrosion to Enclosure, Panels may be slightly detached, loose or displaced RED: Significant damage/corrosion to Enclosure, a number of panels are loose, displaced, or missing	
CR-5340 - Record the condition of the Fan(s) Assembly	GREEN: Fan blades are in balance and free of damage or corrosion AMBER: Excessive Noise/Vibration, but blades not bent or corroded, fully operational RED: Fans blades are out of balance, significantly bent or corroded, or fan is operationally impaired	
CR-5495 - Record the condition of the Louvers	GREEN: Louvers have minimal damage and corrosion, fully secured AMBER: Louvers have noticeable damage and corrosion, may be loose but still operational RED: Louvers have significant damage and corrosion, may be loose, missing, and/or operationally impaired	
CR-5530 - Record the condition of the Piping/Fittings/Valves	GREEN: Piping/fittings free of leaks, all connections are tight, valves operate properly, insulation is in place, minimal corrosion AMBER: Piping/Fittings show noticeable signs of corrosion, missing or damaged insulation, but connections are tight and no leaking RED: Piping/Fittings are damaged and leaking, valves are not functioning, significant internal scale and corrosion may lead to clogs	

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<b>D3040220 - Fan System, Centrifugal In-Line</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5200 - Record the condition of the Controls	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5235 - Record the condition of the Dampers	GREEN: Damper has minimal damage, is secured and aligned properly, and fully operational AMBER: Damper has noticeable damage and corrosion, may be slightly loose or misaligned, but still operational RED: Damper has significant damage and corrosion, noticeably loose, misaligned, or missing, and/or operationally impaired	
CR-5295 - Record the condition of the Enclosure	GREEN: Minimal damage and corrosion on Enclosure, fully secured AMBER: Noticeable damage/corrosion to Enclosure, Panels may be slightly detached, loose or displaced RED: Significant damage/corrosion to Enclosure, a number of panels are loose, displaced, or missing	
CR-5330 - Record the condition of the Fan Assy	GREEN: Fan blades are in balance and free of damage or corrosion AMBER: Excessive Noise/Vibration, but blades not bent or corroded, fully operational RED: Fans blades are out of balance, significantly bent or corroded, or fan is operationally impaired	
CR-5690 - Record the condition of the Wiring/Connections	GREEN: Wiring is protected/insulated and connections are secure AMBER: Wiring is may be frayed but not exposed, connection are generally secure, no noticeable risk of unintentional grounding RED: Wiring is significantly deteriorated or frayed, connection are loose, or risk of unintentional grounding	

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<b>D3040230 - Fan System, Utility Set</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5330 - Record the condition of the Fan Assy	GREEN: Fan blades are in balance and free of damage or corrosion AMBER: Excessive Noise/Vibration, but blades not bent or corroded, fully operational RED: Fans blades are out of balance, significantly bent or corroded, or fan is operationally impaired	
CR-5630 - Record the condition of the Switches Controls	GREEN: Switches function properly AMBER: None RED: Switches do not function properly	
CR-5690 - Record the condition of the Wiring/Connections	GREEN: Wiring is protected/insulated and connections are secure AMBER: Wiring is may be frayed but not exposed, connection are generally secure, no noticeable risk of unintentional grounding RED: Wiring is significantly deteriorated or frayed, connection are loose, or risk of unintentional grounding	

<b>D3040240 - Fan System, Roof Exhaust</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5200 - Record the condition of the Controls	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5235 - Record the condition of the Dampers	GREEN: Damper has minimal damage, is secured and aligned properly, and fully operational AMBER: Damper has noticeable damage and corrosion, may be slightly loose or misaligned, but still operational RED: Damper has significant damage and corrosion, noticeably loose, misaligned, or missing, and/or operationally impaired	
CR-5295 - Record the condition of the Enclosure	GREEN: Minimal damage and corrosion on Enclosure, fully secured AMBER: Noticeable damage/corrosion to Enclosure, Panels may be slightly detached, loose or displaced RED: Significant damage/corrosion to Enclosure, a number of panels are loose, displaced, or missing	
CR-5330 - Record the condition of the Fan Assy	GREEN: Fan blades are in balance and free of damage or corrosion AMBER: Excessive Noise/Vibration, but blades not bent or corroded, fully operational RED: Fans blades are out of balance, significantly bent or corroded, or fan is operationally impaired	
CR-5690 - Record the condition of the Wiring/Connections	GREEN: Wiring is protected/insulated and connections are secure AMBER: Wiring is may be frayed but not exposed, connection are generally secure, no noticeable risk of unintentional grounding RED: Wiring is significantly deteriorated or frayed, connection are loose, or risk of unintentional grounding	

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<b>D3040330 - Circulating Pump, End Suction</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5045 - Record the condition of the Booster Pump, w/ Oil Reservoir	GREEN: Pump has minimal damage or corrosion, no unusual noise/vibration, no leaks, and is fully operational AMBER: Pump has noticeable damage or corrosion, slight leaking, unusual noise/vibration, but still operational RED: Pump has significant damage or corrosion, excessive noise/vibration, noticeable leaking, and/or is operationally impaired	

<b>D3040340 - Circulating Pump, Double Suction</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5045 - Record the condition of the Booster Pump, w/ Oil Reservoir	GREEN: Pump has minimal damage or corrosion, no unusual noise/vibration, no leaks, and is fully operational AMBER: Pump has noticeable damage or corrosion, slight leaking, unusual noise/vibration, but still operational RED: Pump has significant damage or corrosion, excessive noise/vibration, noticeable leaking, and/or is operationally impaired	

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<b>D3040610 - Heat Exchanger, Plate Type</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5200 - Record the condition of the Controls	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5375 - Record the condition of the Frame/Supports	GREEN: Supports have minimal damage and corrosion, are fully stable and secure AMBER: Supports have noticeable damage and corrosion, but still structurally stable and secure RED: Supports have significant damage and corrosion, and/or unstable or not secured	
CR-5465 - Record the condition of the Insulation	GREEN: Insulation has minimal deterioration, and is mostly in place where necessary AMBER: Insulation has noticeable deterioration, portions may be loose or displaced, but mostly intact RED: Insulation is significantly damaged, or large portions are displaced or missing	
CR-5530 - Record the condition of the Piping/Fittings/Valves	GREEN: Piping/fittings free of leaks, all connections are tight, valves operate properly, insulation is in place, minimal corrosion AMBER: Piping/Fittings show noticeable signs of corrosion, missing or damaged insulation, but connections are tight and no leaking RED: Piping/Fittings are damaged and leaking, valves are not functioning, significant internal scale and corrosion may lead to clogs	
CR-5570 - Record the condition of the Relief Valve	GREEN: Valve has little to no damage or corrosion, is fully operational AMBER: Valve shows some damage or corrosion, valve functions but may require calibration RED: Valve has significant damage or corrosion, is operationally impaired	
CR-5590 - Record the condition of the Steam Modulating Valve	GREEN: Valve has little to no damage or corrosion, is fully operational AMBER: Valve shows some damage or corrosion, valve functions but may require calibration RED: Valve has significant damage or corrosion, is operationally impaired	

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<b>D3040620 - Heat Exchanger, Shell Tube</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5200 - Record the condition of the Controls	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5375 - Record the condition of the Frame/Supports	GREEN: Supports have minimal damage and corrosion, are fully stable and secure AMBER: Supports have noticeable damage and corrosion, but still structurally stable and secure RED: Supports have significant damage and corrosion, and/or unstable or not secured	
CR-5465 - Record the condition of the Insulation	GREEN: Insulation has minimal deterioration, and is mostly in place where necessary AMBER: Insulation has noticeable deterioration, portions may be loose or displaced, but mostly intact RED: Insulation is significantly damaged, or large portions are displaced or missing	
CR-5530 - Record the condition of the Piping/Fittings/Valves	GREEN: Piping/fittings free of leaks, all connections are tight, valves operate properly, insulation is in place, minimal corrosion AMBER: Piping/Fittings show noticeable signs of corrosion, missing or damaged insulation, but connections are tight and no leaking RED: Piping/Fittings are damaged and leaking, valves are not functioning, significant internal scale and corrosion may lead to clogs	
CR-5570 - Record the condition of the Relief Valve	GREEN: Valve has little to no damage or corrosion, is fully operational AMBER: Valve shows some damage or corrosion, valve functions but may require calibration RED: Valve has significant damage or corrosion, is operationally impaired	
CR-5590 - Record the condition of the Steam Modulating Valve	GREEN: Valve has little to no damage or corrosion, is fully operational AMBER: Valve shows some damage or corrosion, valve functions but may require calibration RED: Valve has significant damage or corrosion, is operationally impaired	

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<b>D3050170 - Split Systems With Air Cooled Condensing Units</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5120 - Record the condition of the Coils (Cooling)	GREEN: Coils have minimal scaling and free of debris. AMBER: Coils are clogged, or show significant scaling and deterioration, but minimal damage. RED: Coils are clogged, show some signs of damage, or significant scaling and deterioration.	
CR-5125 - Record the condition of the Coils (Heating)	GREEN: Coils have minimal scaling and free of debris. AMBER: Coils are clogged, or show significant scaling and deterioration, but minimal damage. RED: Coils are clogged, show some signs of damage, or significant scaling and deterioration.	
CR-5140 - Record the condition of the Compressor	GREEN: No excessive noise, vibration, or overheating from compressor, little to no damage and fully operational AMBER: Excessive Noise, Vibration, or overheating noticeable from compressor, but compressor is still functional RED: Unacceptable Noise, Vibration, or overheating from compressor, significant damage, and/or operationally impaired	
CR-5155 - Record the condition of the Condenser	GREEN: Minimal corrosion or fouling of the condenser/coils, no damage AMBER: Minimal to noticeable signs of corrosion on coils, or coils are clogged, still operational RED: Significant damage, corrosion or fouling of the condenser/coils, no damage, operationally impaired	
CR-5175 - Record the condition of the Condenser Fan(s) Assembly	GREEN: Motor operates properly, free of excessive noise/vibration, or overheating AMBER: Motor exhibits unusual noise/vibration, but still operational, may require maintenance RED: Motor exhibits excessive noise/vibration, overheating, and/or operation is significantly impaired	
CR-5200 - Record the condition of the Controls	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5260 - Record the condition of the Drain Pan	GREEN: Drain Pan has minimal damage or corrosion AMBER: Drain Pan has noticeable damage or corrosion, but no leaks RED: Drain Pan has significant damage or corrosion, and noticeable leaks	
CR-5460 - Record the condition of the Indoor Fan Motor Assembly	GREEN: Motor operates properly, free of excessive noise/vibration, or overheating AMBER: Motor exhibits unusual noise/vibration, but still operational, may require maintenance RED: Motor exhibits excessive noise/vibration, overheating, and/or operation is significantly impaired	
CR-5530 - Record the condition of the Piping/Fittings/Valves	GREEN: Piping/fittings free of leaks, all connections are tight, valves operate properly, insulation is in place, minimal corrosion AMBER: Piping/Fittings show noticeable signs of corrosion, missing or damaged insulation, but connections are tight and no leaking RED: Piping/Fittings are damaged and leaking, valves are not functioning, significant internal scale and corrosion may lead to clogs	
CR-5690 - Record the condition of the Wiring/Connections	GREEN: Wiring is protected/insulated and connections are secure AMBER: Wiring is may be frayed but not exposed, connection are generally secure, no noticeable risk of unintentional grounding RED: Wiring is significantly deteriorated or frayed, connection are loose, or risk of unintentional grounding	

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<b>D3050185 - Computer Room Cooling Units</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5120 - Record the condition of the Coils (Cooling)	GREEN: Coils have minimal scaling and free of debris. AMBER: Coils are clogged, or show significant scaling and deterioration, but minimal damage. RED: Coils are clogged, show some signs of damage, or significant scaling and deterioration.	
CR-5125 - Record the condition of the Coils (Heating)	GREEN: Coils have minimal scaling and free of debris. AMBER: Coils are clogged, or show significant scaling and deterioration, but minimal damage. RED: Coils are clogged, show some signs of damage, or significant scaling and deterioration.	
CR-5150 - Record the condition of the Condensate Pump	GREEN: Pump has minimal damage or corrosion, no unusual noise/vibration, no leaks, and is fully operational AMBER: Pump has noticeable damage or corrosion, slight leaking, unusual noise/vibration, but still operational RED: Pump has significant damage or corrosion, excessive noise/vibration, noticeable leaking, and/or is operationally impaired	
CR-5210 - Record the condition of the Controls/Sensors	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5260 - Record the condition of the Drain Pan	GREEN: Drain Pan has minimal damage or corrosion AMBER: Drain Pan has noticeable damage or corrosion, but no leaks RED: Drain Pan has significant damage or corrosion, and noticeable leaks	
CR-5295 - Record the condition of the Enclosure	GREEN: Minimal damage and corrosion on Enclosure, fully secured AMBER: Noticeable damage/corrosion to Enclosure, Panels may be slightly detached, loose or displaced RED: Significant damage/corrosion to Enclosure, a number of panels are loose, displaced, or missing	
CR-5330 - Record the condition of the Fan Assy	GREEN: Fan blades are in balance and free of damage or corrosion AMBER: Excessive Noise/Vibration, but blades not bent or corroded, fully operational RED: Fans blades are out of balance, significantly bent or corroded, or fan is operationally impaired	
CR-5450 - Record the condition of the Humidifier	GREEN: Pan has minimal damage or corrosion AMBER: Pan has noticeable damage or corrosion, but no leaks RED: Pan has significant damage or corrosion, and noticeable leaks	
CR-5530 - Record the condition of the Piping/Fittings/Valves	GREEN: Piping/fittings free of leaks, all connections are tight, valves operate properly, insulation is in place, minimal corrosion AMBER: Piping/Fittings show noticeable signs of corrosion, missing or damaged insulation, but connections are tight and no leaking RED: Piping/Fittings are damaged and leaking, valves are not functioning, significant internal scale and corrosion may lead to clogs	

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<b>D3050201 - Packaged A/C, Air Cooled, Elec Heat</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5120 - Record the condition of the Coils (Cooling)	GREEN: Coils have minimal scaling and free of debris. AMBER: Coils are clogged, or show significant scaling and deterioration, but minimal damage. RED: Coils are clogged, show some signs of damage, or significant scaling and deterioration.	
CR-5125 - Record the condition of the Coils (Heating)	GREEN: Coils have minimal scaling and free of debris. AMBER: Coils are clogged, or show significant scaling and deterioration, but minimal damage. RED: Coils are clogged, show some signs of damage, or significant scaling and deterioration.	
CR-5140 - Record the condition of the Compressor	GREEN: No excessive noise, vibration, or overheating from compressor, little to no damage and fully operational AMBER: Excessive Noise, Vibration, or overheating noticeable from compressor, but compressor is still functional RED: Unacceptable Noise, Vibration, or overheating from compressor, significant damage, and/or operationally impaired	
CR-5155 - Record the condition of the Condenser	GREEN: Minimal corrosion or fouling of the condenser/coils, no damage AMBER: Minimal to noticeable signs of corrosion on coils, or coils are clogged, still operational RED: Significant damage, corrosion or fouling of the condenser/coils, no damage, operationally impaired	
CR-5175 - Record the condition of the Condenser Fan(s) Assembly	GREEN: Motor operates properly, free of excessive noise/vibration, or overheating AMBER: Motor exhibits unusual noise/vibration, but still operational, may require maintenance RED: Motor exhibits excessive noise/vibration, overheating, and/or operation is significantly impaired	
CR-5200 - Record the condition of the Controls	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5260 - Record the condition of the Drain Pan	GREEN: Drain Pan has minimal damage or corrosion AMBER: Drain Pan has noticeable damage or corrosion, but no leaks RED: Drain Pan has significant damage or corrosion, and noticeable leaks	
CR-5275 - Record the condition of the Duct Connectors	GREEN: Ductwork has little to no damage or corrosion, insulation is intact and there are no holes, leaks, or blockages AMBER: Ductwork has noticeable damage or corrosion, but minimal leaks or blockages RED: Ductwork has significant damage or corrosion, holes, punctures, leaks, or blockages. Operation is severely impaired	
CR-5295 - Record the condition of the Enclosure	GREEN: Minimal damage and corrosion on Enclosure, fully secured AMBER: Noticeable damage/corrosion to Enclosure, Panels may be slightly detached, loose or displaced RED: Significant damage/corrosion to Enclosure, a number of panels are loose, displaced, or missing	
CR-5330 - Record the condition of the Fan Assy	GREEN: Fan blades are in balance and free of damage or corrosion AMBER: Excessive Noise/Vibration, but blades not bent or corroded, fully operational RED: Fans blades are out of balance, significantly bent or corroded, or fan is operationally impaired	

<b>D3050201 - Packaged A/C, Air Cooled, Elec Heat</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5530 - Record the condition of the Piping/Fittings/Valves	<p>GREEN: Piping/fittings free of leaks, all connections are tight, valves operate properly, insulation is in place, minimal corrosion</p> <p>AMBER: Piping/Fittings show noticeable signs of corrosion, missing or damaged insulation, but connections are tight and no leaking</p> <p>RED: Piping/Fittings are damaged and leaking, valves are not functioning, significant internal scale and corrosion may lead to clogs</p>	
CR-5690 - Record the condition of the Wiring/Connections	<p>GREEN: Wiring is protected/insulated and connections are secure</p> <p>AMBER: Wiring is may be frayed but not exposed, connection are generally secure, no noticeable risk of unintentional grounding</p> <p>RED: Wiring is significantly deteriorated or frayed, connection are loose, or risk of unintentional grounding</p>	

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<b>D3050203 - Packaged A/C, Air Cooled, HW Heat</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5120 - Record the condition of the Coils (Cooling)	GREEN: Coils have minimal scaling and free of debris. AMBER: Coils are clogged, or show significant scaling and deterioration, but minimal damage. RED: Coils are clogged, show some signs of damage, or significant scaling and deterioration.	
CR-5125 - Record the condition of the Coils (Heating)	GREEN: Coils have minimal scaling and free of debris. AMBER: Coils are clogged, or show significant scaling and deterioration, but minimal damage. RED: Coils are clogged, show some signs of damage, or significant scaling and deterioration.	
CR-5140 - Record the condition of the Compressor	GREEN: No excessive noise, vibration, or overheating from compressor, little to no damage and fully operational AMBER: Excessive Noise, Vibration, or overheating noticeable from compressor, but compressor is still functional RED: Unacceptable Noise, Vibration, or overheating from compressor, significant damage, and/or operationally impaired	
CR-5155 - Record the condition of the Condenser	GREEN: Minimal corrosion or fouling of the condenser/coils, no damage AMBER: Minimal to noticeable signs of corrosion on coils, or coils are clogged, still operational RED: Significant damage, corrosion or fouling of the condenser/coils, no damage, operationally impaired	
CR-5175 - Record the condition of the Condenser Fan(s) Assembly	GREEN: Motor operates properly, free of excessive noise/vibration, or overheating AMBER: Motor exhibits unusual noise/vibration, but still operational, may require maintenance RED: Motor exhibits excessive noise/vibration, overheating, and/or operation is significantly impaired	
CR-5200 - Record the condition of the Controls	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5260 - Record the condition of the Drain Pan	GREEN: Drain Pan has minimal damage or corrosion AMBER: Drain Pan has noticeable damage or corrosion, but no leaks RED: Drain Pan has significant damage or corrosion, and noticeable leaks	
CR-5275 - Record the condition of the Duct Connectors	GREEN: Ductwork has little to no damage or corrosion, insulation is intact and there are no holes, leaks, or blockages AMBER: Ductwork has noticeable damage or corrosion, but minimal leaks or blockages RED: Ductwork has significant damage or corrosion, holes, punctures, leaks, or blockages. Operation is severely impaired	
CR-5295 - Record the condition of the Enclosure	GREEN: Minimal damage and corrosion on Enclosure, fully secured AMBER: Noticeable damage/corrosion to Enclosure, Panels may be slightly detached, loose or displaced RED: Significant damage/corrosion to Enclosure, a number of panels are loose, displaced, or missing	
CR-5330 - Record the condition of the Fan Assy	GREEN: Fan blades are in balance and free of damage or corrosion AMBER: Excessive Noise/Vibration, but blades not bent or corroded, fully operational RED: Fans blades are out of balance, significantly bent or corroded, or fan is operationally impaired	

<b>D3050203 - Packaged A/C, Air Cooled, HW Heat</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5530 - Record the condition of the Piping/Fittings/Valves	<p>GREEN: Piping/fittings free of leaks, all connections are tight, valves operate properly, insulation is in place, minimal corrosion</p> <p>AMBER: Piping/Fittings show noticeable signs of corrosion, missing or damaged insulation, but connections are tight and no leaking</p> <p>RED: Piping/Fittings are damaged and leaking, valves are not functioning, significant internal scale and corrosion may lead to clogs</p>	
CR-5690 - Record the condition of the Wiring/Connections	<p>GREEN: Wiring is protected/insulated and connections are secure</p> <p>AMBER: Wiring is may be frayed but not exposed, connection are generally secure, no noticeable risk of unintentional grounding</p> <p>RED: Wiring is significantly deteriorated or frayed, connection are loose, or risk of unintentional grounding</p>	

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<b>D3050210 - Packaged A/C, Water Cooled, Elec Heat</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5120 - Record the condition of the Coils (Cooling)	GREEN: Coils have minimal scaling and free of debris. AMBER: Coils are clogged, or show significant scaling and deterioration, but minimal damage. RED: Coils are clogged, show some signs of damage, or significant scaling and deterioration.	
CR-5125 - Record the condition of the Coils (Heating)	GREEN: Coils have minimal scaling and free of debris. AMBER: Coils are clogged, or show significant scaling and deterioration, but minimal damage. RED: Coils are clogged, show some signs of damage, or significant scaling and deterioration.	
CR-5140 - Record the condition of the Compressor	GREEN: No excessive noise, vibration, or overheating from compressor, little to no damage and fully operational AMBER: Excessive Noise, Vibration, or overheating noticeable from compressor, but compressor is still functional RED: Unacceptable Noise, Vibration, or overheating from compressor, significant damage, and/or operationally impaired	
CR-5155 - Record the condition of the Condenser	GREEN: Minimal corrosion or fouling of the condenser/coils, no damage AMBER: Minimal to noticeable signs of corrosion on coils, or coils are clogged, still operational RED: Significant damage, corrosion or fouling of the condenser/coils, no damage, operationally impaired	
CR-5200 - Record the condition of the Controls	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5260 - Record the condition of the Drain Pan	GREEN: Drain Pan has minimal damage or corrosion AMBER: Drain Pan has noticeable damage or corrosion, but no leaks RED: Drain Pan has significant damage or corrosion, and noticeable leaks	
CR-5295 - Record the condition of the Enclosure	GREEN: Minimal damage and corrosion on Enclosure, fully secured AMBER: Noticeable damage/corrosion to Enclosure, Panels may be slightly detached, loose or displaced RED: Significant damage/corrosion to Enclosure, a number of panels are loose, displaced, or missing	
CR-5330 - Record the condition of the Fan Assy	GREEN: Fan blades are in balance and free of damage or corrosion AMBER: Excessive Noise/Vibration, but blades not bent or corroded, fully operational RED: Fans blades are out of balance, significantly bent or corroded, or fan is operationally impaired	
CR-5530 - Record the condition of the Piping/Fittings/Valves	GREEN: Piping/fittings free of leaks, all connections are tight, valves operate properly, insulation is in place, minimal corrosion AMBER: Piping/Fittings show noticeable signs of corrosion, missing or damaged insulation, but connections are tight and no leaking RED: Piping/Fittings are damaged and leaking, valves are not functioning, significant internal scale and corrosion may lead to clogs	
CR-5690 - Record the condition of the Wiring/Connections	GREEN: Wiring is protected/insulated and connections are secure AMBER: Wiring is may be frayed but not exposed, connection are generally secure, no noticeable risk of unintentional grounding RED: Wiring is significantly deteriorated or frayed, connection are loose, or risk of unintentional grounding	

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METER GROUP DESCRIPTIONS AND DIRECT CONDITION RATING GUIDANCE

<b>D3050220 - Packaged A/C, Water Cooled, HW Heat</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5120 - Record the condition of the Coils (Cooling)	GREEN: Coils have minimal scaling and free of debris. AMBER: Coils are clogged, or show significant scaling and deterioration, but minimal damage. RED: Coils are clogged, show some signs of damage, or significant scaling and deterioration.	
CR-5125 - Record the condition of the Coils (Heating)	GREEN: Coils have minimal scaling and free of debris. AMBER: Coils are clogged, or show significant scaling and deterioration, but minimal damage. RED: Coils are clogged, show some signs of damage, or significant scaling and deterioration.	
CR-5140 - Record the condition of the Compressor	GREEN: No excessive noise, vibration, or overheating from compressor, little to no damage and fully operational AMBER: Excessive Noise, Vibration, or overheating noticeable from compressor, but compressor is still functional RED: Unacceptable Noise, Vibration, or overheating from compressor, significant damage, and/or operationally impaired	
CR-5155 - Record the condition of the Condenser	GREEN: Minimal corrosion or fouling of the condenser/coils, no damage AMBER: Minimal to noticeable signs of corrosion on coils, or coils are clogged, still operational RED: Significant damage, corrosion or fouling of the condenser/coils, no damage, operationally impaired	
CR-5200 - Record the condition of the Controls	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5260 - Record the condition of the Drain Pan	GREEN: Drain Pan has minimal damage or corrosion AMBER: Drain Pan has noticeable damage or corrosion, but no leaks RED: Drain Pan has significant damage or corrosion, and noticeable leaks	
CR-5295 - Record the condition of the Enclosure	GREEN: Minimal damage and corrosion on Enclosure, fully secured AMBER: Noticeable damage/corrosion to Enclosure, Panels may be slightly detached, loose or displaced RED: Significant damage/corrosion to Enclosure, a number of panels are loose, displaced, or missing	
CR-5330 - Record the condition of the Fan Assy	GREEN: Fan blades are in balance and free of damage or corrosion AMBER: Excessive Noise/Vibration, but blades not bent or corroded, fully operational RED: Fans blades are out of balance, significantly bent or corroded, or fan is operationally impaired	
CR-5530 - Record the condition of the Piping/Fittings/Valves	GREEN: Piping/fittings free of leaks, all connections are tight, valves operate properly, insulation is in place, minimal corrosion AMBER: Piping/Fittings show noticeable signs of corrosion, missing or damaged insulation, but connections are tight and no leaking RED: Piping/Fittings are damaged and leaking, valves are not functioning, significant internal scale and corrosion may lead to clogs	
CR-5690 - Record the condition of the Wiring/Connections	GREEN: Wiring is protected/insulated and connections are secure AMBER: Wiring is may be frayed but not exposed, connection are generally secure, no noticeable risk of unintentional grounding RED: Wiring is significantly deteriorated or frayed, connection are loose, or risk of unintentional grounding	

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METER GROUP DESCRIPTIONS AND DIRECT CONDITION RATING GUIDANCE

<b>D3050255 - Thru-Wall A/C Unit</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5120 - Record the condition of the Coils (Cooling)	GREEN: Coils have minimal scaling and free of debris. AMBER: Coils are clogged, or show significant scaling and deterioration, but minimal damage. RED: Coils are clogged, show some signs of damage, or significant scaling and deterioration.	
CR-5125 - Record the condition of the Coils (Heating)	GREEN: Coils have minimal scaling and free of debris. AMBER: Coils are clogged, or show significant scaling and deterioration, but minimal damage. RED: Coils are clogged, show some signs of damage, or significant scaling and deterioration.	
CR-5140 - Record the condition of the Compressor	GREEN: No excessive noise, vibration, or overheating from compressor, little to no damage and fully operational AMBER: Excessive Noise, Vibration, or overheating noticeable from compressor, but compressor is still functional RED: Unacceptable Noise, Vibration, or overheating from compressor, significant damage, and/or operationally impaired	
CR-5155 - Record the condition of the Condenser	GREEN: Minimal corrosion or fouling of the condenser/coils, no damage AMBER: Minimal to noticeable signs of corrosion on coils, or coils are clogged, still operational RED: Significant damage, corrosion or fouling of the condenser/coils, no damage, operationally impaired	
CR-5175 - Record the condition of the Condenser Fan(s) Assembly	GREEN: Motor operates properly, free of excessive noise/vibration, or overheating AMBER: Motor exhibits unusual noise/vibration, but still operational, may require maintenance RED: Motor exhibits excessive noise/vibration, overheating, and/or operation is significantly impaired	
CR-5200 - Record the condition of the Controls	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5260 - Record the condition of the Drain Pan	GREEN: Drain Pan has minimal damage or corrosion AMBER: Drain Pan has noticeable damage or corrosion, but no leaks RED: Drain Pan has significant damage or corrosion, and noticeable leaks	
CR-5460 - Record the condition of the Indoor Fan Motor Assembly	GREEN: Motor operates properly, free of excessive noise/vibration, or overheating AMBER: Motor exhibits unusual noise/vibration, but still operational, may require maintenance RED: Motor exhibits excessive noise/vibration, overheating, and/or operation is significantly impaired	
CR-5530 - Record the condition of the Piping/Fittings/Valves	GREEN: Piping/fittings free of leaks, all connections are tight, valves operate properly, insulation is in place, minimal corrosion AMBER: Piping/Fittings show noticeable signs of corrosion, missing or damaged insulation, but connections are tight and no leaking RED: Piping/Fittings are damaged and leaking, valves are not functioning, significant internal scale and corrosion may lead to clogs	
CR-5690 - Record the condition of the Wiring/Connections	GREEN: Wiring is protected/insulated and connections are secure AMBER: Wiring is may be frayed but not exposed, connection are generally secure, no noticeable risk of unintentional grounding RED: Wiring is significantly deteriorated or frayed, connection are loose, or risk of unintentional grounding	

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METER GROUP DESCRIPTIONS AND DIRECT CONDITION RATING GUIDANCE

<b>D3050260 - Thru-Wall Heat Pump</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5120 - Record the condition of the Coils (Cooling)	GREEN: Coils have minimal scaling and free of debris. AMBER: Coils are clogged, or show significant scaling and deterioration, but minimal damage. RED: Coils are clogged, show some signs of damage, or significant scaling and deterioration.	
CR-5125 - Record the condition of the Coils (Heating)	GREEN: Coils have minimal scaling and free of debris. AMBER: Coils are clogged, or show significant scaling and deterioration, but minimal damage. RED: Coils are clogged, show some signs of damage, or significant scaling and deterioration.	
CR-5140 - Record the condition of the Compressor	GREEN: No excessive noise, vibration, or overheating from compressor, little to no damage and fully operational AMBER: Excessive Noise, Vibration, or overheating noticeable from compressor, but compressor is still functional RED: Unacceptable Noise, Vibration, or overheating from compressor, significant damage, and/or operationally impaired	
CR-5155 - Record the condition of the Condenser	GREEN: Minimal corrosion or fouling of the condenser/coils, no damage AMBER: Minimal to noticeable signs of corrosion on coils, or coils are clogged, still operational RED: Significant damage, corrosion or fouling of the condenser/coils, no damage, operationally impaired	
CR-5175 - Record the condition of the Condenser Fan(s) Assembly	GREEN: Motor operates properly, free of excessive noise/vibration, or overheating AMBER: Motor exhibits unusual noise/vibration, but still operational, may require maintenance RED: Motor exhibits excessive noise/vibration, overheating, and/or operation is significantly impaired	
CR-5200 - Record the condition of the Controls	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5260 - Record the condition of the Drain Pan	GREEN: Drain Pan has minimal damage or corrosion AMBER: Drain Pan has noticeable damage or corrosion, but no leaks RED: Drain Pan has significant damage or corrosion, and noticeable leaks	
CR-5460 - Record the condition of the Indoor Fan Motor Assembly	GREEN: Motor operates properly, free of excessive noise/vibration, or overheating AMBER: Motor exhibits unusual noise/vibration, but still operational, may require maintenance RED: Motor exhibits excessive noise/vibration, overheating, and/or operation is significantly impaired	
CR-5530 - Record the condition of the Piping/Fittings/Valves	GREEN: Piping/fittings free of leaks, all connections are tight, valves operate properly, insulation is in place, minimal corrosion AMBER: Piping/Fittings show noticeable signs of corrosion, missing or damaged insulation, but connections are tight and no leaking RED: Piping/Fittings are damaged and leaking, valves are not functioning, significant internal scale and corrosion may lead to clogs	
CR-5690 - Record the condition of the Wiring/Connections	GREEN: Wiring is protected/insulated and connections are secure AMBER: Wiring is may be frayed but not exposed, connection are generally secure, no noticeable risk of unintentional grounding RED: Wiring is significantly deteriorated or frayed, connection are loose, or risk of unintentional grounding	

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<b>D5010240 - Switchgear</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5030 - Record the condition of the Batteries	GREEN: Batteries provide adequate power to the device. AMBER: None. RED: Batteries do not provide adequate power to the device.	
CR-5055 - Record the condition of the Breakers/Fuses	GREEN: Breaker successfully trips when circuit is overloaded/shorted out. Fuse is not burnt out. AMBER: Breaker has been tripped RED: Breaker does not successfully trip when circuit is overloaded/shorted out. Fuse is burnt out.	
CR-5475 - Record the condition of the Interlock	GREEN: Interlocks have no damage, none are loose or missing AMBER: A small number of interlocks are damaged, loose, or missing RED: Significant number of interlocks are damaged, loose or missing	
CR-5500 - Record the condition of the Meters	GREEN: Meters show no damage, are fully operational and properly calibrated AMBER: Meter show some damage, are fully functional but may need calibration RED: Meter has significant damage, does not function properly	

<b>D5010901 - Transfer Switch</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5245 - Record the condition of the Disconnect/Safety Switch	GREEN: Disconnect/Safety Switch is present and works properly AMBER: None RED: Disconnect/Safety Switch is missing or not functional	
CR-5295 - Record the condition of the Enclosure	GREEN: Minimal damage and corrosion on Enclosure, fully secured AMBER: Noticeable damage/corrosion to Enclosure, Panels may be slightly detached, loose or displaced RED: Significant damage/corrosion to Enclosure, a number of panels are loose, displaced, or missing	
CR-5405 - Record the condition of the Ground System	GREEN: No damage to grounding system, all connections are secure, fully operational AMBER: Slight damage or corrosion, but connections are secure and Grounding System is operational RED: Significant damage or corrosion, loose or missing connections, inadequately grounded	

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<b>D5010902 - Transformer</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5070 - Record the condition of the Bushings/Insulators	GREEN: Busings/Insulators show little to no signs of damage or wear, fully operational AMBER: Bushings/Insulators have noticeable damage or wear, but still operational RED: Busings/Insulators have significant damage or wear, operationally impaired	
CR-5335 - Record the condition of the Fan(s)	GREEN: Fan blades are in balance and free of damage or corrosion AMBER: Excessive Noise/Vibration, but blades not bent or corroded, fully operational RED: Fans blades are out of balance, significantly bent or corroded, or fan is operationally impaired	
CR-5390 - Record the condition of the Gaskets/Seals	GREEN: Gaskets/Seals are fully intact, no leaks AMBER: Gaskets/Seals experience slight leaking RED: Gaskets/Seals show noticeable signs of leaks	
CR-5405 - Record the condition of the Ground System	GREEN: No damage to grounding system, all connections are secure, fully operational AMBER: Slight damage or corrosion, but connections are secure and Grounding System is operational RED: Significant damage or corrosion, loose or missing connections, inadequately grounded	
CR-5510 - Record the condition of the Motor Rotor	GREEN: Motor Rotor has minimal wear, fully functional AMBER: Motor Rotor has noticeable signs of wear, still operational RED: Motor Rotor shows excessive signs of wear or damage, operationally impaired	
CR-5535 - Record the condition of the Pressure Relief Valve	GREEN: Valve has little to no damage or corrosion, is fully operational AMBER: Valve shows some damage or corrosion, valve functions but may require calibration RED: Valve has significant damage or corrosion, is operationally impaired	

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METER GROUP DESCRIPTIONS AND DIRECT CONDITION RATING GUIDANCE

<b>D5010905 - Capacitor Bank</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5295 - Record the condition of the Enclosure	GREEN: Minimal damage and corrosion on Enclosure, fully secured AMBER: Noticeable damage/corrosion to Enclosure, Panels may be slightly detached, loose or displaced RED: Significant damage/corrosion to Enclosure, a number of panels are loose, displaced, or missing	
CR-5335 - Record the condition of the Fan(s)	GREEN: Fan blades are in balance and free of damage or corrosion AMBER: Excessive Noise/Vibration, but blades not bent or corroded, fully operational RED: Fans blades are out of balance, significantly bent or corroded, or fan is operationally impaired	
CR-5405 - Record the condition of the Ground System	GREEN: No damage to grounding system, all connections are secure, fully operational AMBER: Slight damage or corrosion, but connections are secure and Grounding System is operational RED: Significant damage or corrosion, loose or missing connections, inadequately grounded	
CR-5650 - Record the condition of the Transformer	GREEN: Transformer has shows little to no sign of damage, no excessive noise or vibration or overheating, fully operational AMBER: Transformer shows some noticeable damage, and excessive noise or vibration, but no overheating and is operational RED: Transformer shows significant damage, is overheated, and/or is significantly operationally impaired	
CR-5690 - Record the condition of the Wiring/Connections	GREEN: Wiring is protected/insulated and connections are secure AMBER: Wiring is may be frayed but not exposed, connection are generally secure, no noticeable risk of unintentional grounding RED: Wiring is significantly deteriorated or frayed, connection are loose, or risk of unintentional grounding	

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METER GROUP DESCRIPTIONS AND DIRECT CONDITION RATING GUIDANCE

<b>D5010906 - Panelboards</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5055 - Record the condition of the Breakers/Fuses	GREEN: Breaker successfully trips when circuit is overloaded/shorted out. Fuse is not burnt out. AMBER: Breaker has been tripped RED: Breaker does not successfully trip when circuit is overloaded/shorted out. Fuse is burnt out.	
CR-5245 - Record the condition of the Disconnect/Safety Switch	GREEN: Disconnect/Safety Switch is present and works properly AMBER: None RED: Disconnect/Safety Switch is missing or not functional	
CR-5295 - Record the condition of the Enclosure	GREEN: Minimal damage and corrosion on Enclosure, fully secured AMBER: Noticeable damage/corrosion to Enclosure, Panels may be slightly detached, loose or displaced RED: Significant damage/corrosion to Enclosure, a number of panels are loose, displaced, or missing	
CR-5690 - Record the condition of the Wiring/Connections	GREEN: Wiring is protected/insulated and connections are secure AMBER: Wiring is may be frayed but not exposed, connection are generally secure, no noticeable risk of unintentional grounding RED: Wiring is significantly deteriorated or frayed, connection are loose, or risk of unintentional grounding	

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METER GROUP DESCRIPTIONS AND DIRECT CONDITION RATING GUIDANCE

<b>D5030910 - Communication/Alarm Systems</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5015 - Record the condition of the Annunciator/Control Panel	GREEN: Annunciator/Control Panel has minimal damage, alarm component fully operational AMBER: Annunciator/Control Panel has minimal signs of wear, but alarm component functions properly RED: Annunciator/Control Panel has noticeable damage, and/or alarm component does not function properly	
CR-5020 - Record the condition of the Audible/Visual Alarm Device	GREEN: Alarms function properly AMBER: None RED: Alarms do not function properly	
CR-5030 - Record the condition of the Batteries	GREEN: Batteries provide adequate power to the device. AMBER: None. RED: Batteries do not provide adequate power to the device.	
CR-5240 - Record the condition of the Detectors	GREEN: Detectors function properly AMBER: None RED: Detectors do not function properly	
CR-5625 - Record the condition of the Switches	GREEN: Switches function properly AMBER: None RED: Switches do not function properly	
CR-5690 - Record the condition of the Wiring/Connections	GREEN: Wiring is protected/insulated and connections are secure AMBER: Wiring is may be frayed but not exposed, connection are generally secure, no noticeable risk of unintentional grounding RED: Wiring is significantly deteriorated or frayed, connection are loose, or risk of unintentional grounding	

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METER GROUP DESCRIPTIONS AND DIRECT CONDITION RATING GUIDANCE

<b>D5090210 - Generators</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5030 - Record the condition of the Batteries	GREEN: Batteries provide adequate power to the device. AMBER: None. RED: Batteries do not provide adequate power to the device.	
CR-5200 - Record the condition of the Controls	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5220 - Record the condition of the Cooling System/Radiator	GREEN: Radiator has minimal damage and corrosion, Fins are straight allowing good airflow, Flow rate is adequate AMBER: Radiator has noticeable damage and corrosion, some Fins are bent but still allow good airflow though system, Flow rate is less than usual, but still functional RED: Radiator has significant damage and corrosion, many fins are bent and preventing air flow, Flow is blocked or slowed, operationally impaired	
CR-5300 - Record the condition of the Engine	GREEN: Engine operates properly, free of excessive noise/vibration, no fluid leaks or overheating AMBER: Engine exhibits unusual noise/vibration, minor fluid leaks but still operational, may require maintenance RED: Engine exhibits excessive noise/vibration, overheating, noticeable fluid leaks, and/or operation is significantly impaired	
CR-5315 - Record the condition of the Exhaust System	GREEN: Exhaust has minimal damage and corrosion, suppresses engine noise AMBER: Exhaust has noticeable damage and corrosion, engine noise is louder than usual RED: Exhaust has significant damage and corrosion, engine noise not being surprised	
CR-5385 - Record the condition of the Fuel Tank and Pump	GREEN: Fuel Tank and Pump has little to no damage, no leaks, fully operational AMBER: Fuel Tank and Pump has some noticeable damage, but no leaks and fully operationa RED: Fuel Tank and Pump has significant damage and corrosion, may have leaks, or is operationally impaired	
CR-5400 - Record the condition of the Generator	GREEN: Generator is fully operational, no excess noise, vibration, or overheating AMBER: Generator exhibits excess noise or vibration, but no overheating and is still operational RED: Generator exhibits excess noise, vibration, or overheating, and/or is operationally impaired	
CR-5530 - Record the condition of the Piping/Fittings/Valves	GREEN: Piping/fittings free of leaks, all connections are tight, valves operate properly, insulation is in place, minimal corrosion AMBER: Piping/Fittings show noticeable signs of corrosion, missing or damaged insulation, but connections are tight and no leaking RED: Piping/Fittings are damaged and leaking, valves are not functioning, significant internal scale and corrosion may lead to clogs	
CR-5585 - Record the condition of the Silencer/Muffler	GREEN: Silencer/Muffler has minimal damage and corrosion, baffles effectively suppress exhaust noise AMBER: Silencer/Muffler has noticeable damage / corrosion, exhaust noise is unusually loud, still functional RED: Silencer/Muffler has significant damage / corrosion, exhaust noise is excessively loud, not functional	

<b>D5090210 - Generators</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5690 - Record the condition of the Wiring/Connections	<p>GREEN: Wiring is protected/insulated and connections are secure</p> <p>AMBER: Wiring is may be frayed but not exposed, connection are generally secure, no noticeable risk of unintentional grounding</p> <p>RED: Wiring is significantly deteriorated or frayed, connection are loose, or risk of unintentional grounding</p>	

ATTACHMENT J-1501000-03  
METER GROUP DESCRIPTIONS AND DIRECT CONDITION RATING GUIDANCE

<b>D5090901 - Emergency Lighting</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5075 - Record the condition of the Cabinet	GREEN: Minimal damage or corrosion on enclosure, fully secured AMBER: Noticeable damage/corrosion to enclosure, may be slightly detached, loose or displaced RED: Significant damage/corrosion to enclosure, loose, displaced, or missing	
CR-5290 - Record the condition of the Encasement/Deflector	GREEN: Encasement/Deflector has minimal damage or deterioration, and is fully secured AMBER: Encasement/Deflector has noticeable damage or deterioration, some panels may be loose or displaced RED: Encasement/Deflector has significant damage, panels are displaced or missing	
CR-5480 - Record the condition of the Lamps/Lamp Heads	GREEN: Lamps/Lamp Heads have minimal damage or deterioration, are secure, and fully operational AMBER: Lamps/Lamp Heads have noticeable damage or deterioration, some may be loose, but still operational RED: Lamps/Lamp Heads have significant damage or deterioration, a significant number may be loose or missing, and/or operationally impaired	
CR-5690 - Record the condition of the Wiring/Connections	GREEN: Wiring is protected/insulated and connections are secure AMBER: Wiring is may be frayed but not exposed, connection are generally secure, no noticeable risk of unintentional grounding RED: Wiring is significantly deteriorated or frayed, connection are loose, or risk of unintentional grounding	

<b>D5090904 - Uninterruptible Power Supply</b>		
<b>Meter &amp; Description</b>	<b>Direct Condition Rating Guidance</b>	<b>Condition</b>
CR-5030 - Record the condition of the Batteries	GREEN: Batteries provide adequate power to the device. AMBER: None. RED: Batteries do not provide adequate power to the device.	
CR-5035 - Record the condition of the Battery Rack	GREEN: Battery Rack shows little to no signs of corrosion or damage. AMBER: Battery Rack shows minimal to noticeable corrosion or damage, but rack is structurally sound RED: Battery Rack shows significant signs of corrosion and/or the rack is significantly damaged, rack is structurally unsound.	
CR-5195 - Record the condition of the Control Panel	GREEN: Controls function properly AMBER: Controls need calibrating RED: Controls are damaged and/or not operational	
CR-5295 - Record the condition of the Enclosure	GREEN: Minimal damage and corrosion on Enclosure, fully secured AMBER: Noticeable damage/corrosion to Enclosure, Panels may be slightly detached, loose or displaced RED: Significant damage/corrosion to Enclosure, a number of panels are loose, displaced, or missing	
CR-5680 - Record the condition of the UPS Alarm System	GREEN: UPS Alarm System functions properly AMBER: None RED: UPS Alarm System does not function properly	

ATTACHMENT J-1502000-04  
GENERAL DIRECT CONDITION RATING GUIDANCE

Rating	SRM Needs	Rating Definition
Green (+)	Sustainment consisting of possible preventive maintenance (where applicable).	Entire component-section or component-section sample free of observable or known distress. (Brand New)
Green	Sustainment consisting of possible preventive maintenance (where applicable) and minor repairs (corrective Green (-) maintenance) to possibly few or some subcomponents.	No component-section or sample serviceability or reliability reduction. Some, but not all, minor (noncritical) subcomponents may suffer from slight degradation <u>or</u> few major (critical) subcomponents may suffer from slight degradation.
Green (-)		Slight or no serviceability or reliability reduction overall to the component-section or sample. Some, but not all, minor (non-critical) subcomponents may suffer from minor degradation or more than one major (critical) subcomponent may suffer from slight degradation.
Rating	SRM Needs	Rating Definition
Amber (+)	Sustainment or restoration to any of the following: <ul style="list-style-type: none"> <li>• Minor repairs to several subcomponents</li> <li>• Significant repair, rehabilitation, or replacement of one or more subcomponents, but not enough to encompass the component-section as a whole</li> <li>• Combinations thereof.</li> </ul>	Component-section or sample serviceability or reliability is degraded, but adequate. A very few, major (critical) subcomponents may suffer from moderate deterioration with perhaps a few minor (non-critical) subcomponents suffering from severe deterioration.
Amber		Component-section or sample serviceability or reliability is definitely impaired. Some, but not a majority, major (critical) subcomponents may suffer from moderate deterioration with perhaps many minor (non-critical) subcomponents suffering from severe deterioration.
Amber (-)		Component-section or sample has significant serviceability or reliability loss. Most subcomponents may suffer from moderate degradation <u>or</u> a few major (critical) subcomponents may suffer from severe degradation.
Rating	SRM Needs	Rating Definition
Red (+)	Sustainment or restoration required consisting of major repair, rehabilitation, or replacement to the component – section as a whole.	Significant serviceability or reliability reduction in component-section or sample. A majority of subcomponents are severely degraded and others may have varying degrees of degradation.
Red		Severe serviceability or reliability reduction in component-section or sample such that it is barely able to perform. Most subcomponents are severely degraded.
Red (-)		Overall component-section degradation is total. Few, if any, subcomponents salvageable. Complete loss of component-section or sample serviceability.