

Amenity Conditions

Instructions

Please use the detailed definitions on the following pages to determine the condition of your amenities. Please choose the condition that *best* describes the current condition of each amenity.

In general, amenities in GOOD condition offer full functionality and do not need repairs. GOOD facilities have playable sports surfaces and equipment, working fixtures, and fully intact safety features (railings, fences, etc.). GOOD facilities may have minor cosmetic defects. GOOD facilities encourage area residents to use the park.

In general, amenities in FAIR condition are largely functional but need minor or moderate repairs. FAIR facilities have play surfaces, equipment, fixtures, and safety features that are operational and allow play, but have deficiencies or time periods where they are unusable. FAIR facilities remain important amenities for the neighborhood but may slightly discourage use of the park by residents.

In general, amenities in POOR condition are largely or completely unusable. They need major repairs to be functional. POOR facilities are park features that have deteriorated to the point where they are barely usable. Fields are too uneven for ball games, safety features are irreparably broken, buildings need structural retrofitting, etc. POOR facilities discourage residents from using the park.

GENERAL PARK INFRASTRUCTURE

GOOD



Primary park features, walkways, parking lots, and handrails are **ADA compliant**; **Ground Surfaces** are free of trip hazards or other obstacles and are in good repair. **Park Furniture** is fully functional and in good repair; **Lighting Fixtures** are in good repair and allow evening use of the park. **Parking Areas** have an even, consistent surface with visible striping. **Irrigation System** applies water efficiently. All heads, valves and controllers are in proper working order; any leaks are minor and infrequent. Drainage is functional and park is generally usable the day after rain. **Vegetation** is healthy and well maintained. Plant selection is appropriate for the park's location.

FAIR



Many park features, walkways, parking lots, and handrails are generally **ADA compliant**, but minor upgrades are needed; **Ground Surfaces** are uneven, cracked or otherwise damaged in some places, but are still usable. **Park Furniture** is slightly damaged but generally usable; **Lighting Fixtures** need repair or replacement in some areas; evening park use is limited but still possible. **Parking Areas** are damaged and worn, but usable. Striping is faded or non-existent in some places. **Irrigation System** is inefficient, parts of the park are either over- or under-watered. Some heads and valves may be damaged; system may have minor leaks. Controller is functional, but requires occasional repair. Drainage issues create muddy areas after a rain or after watering, but use is rarely affected. Erosion and/or flooding rarely cause damage to the park. **Vegetation** is generally healthy, with some areas of dead or dying plants. Some plantings are not well-matched to the park's location.

GENERAL PARK INFRASTRUCTURE

POOR



Significant portions of the park are not **ADA-compliant**; major upgrades are needed.; **Ground Surfaces** are uneven, cracked, and damaged. Pedestrians are forced off the path in multiple locations; **Park Furniture** is severely damaged and unusable; Lighting Fixtures are mostly in need of repair or replacement; evening park use is not possible; **Parking Area** has potholes, large cracks and other heavy damage. Lack of visible striping prevents efficient use of parking lot; **Irrigation System** is very inefficient with large parts of the park either over- or under watered; overspray creates noticeable run-off. Heads and valves require frequent repair or replacement; there are many leaks. Controller is damaged beyond repair, functions poorly or not at all. **Drainage** is poor and affects park use. Rain and irrigation create large muddy areas that limit use and damage surfaces; erosion and/or flooding cause damage regularly. **Vegetation** is overgrown, trampled, damaged, diseased or otherwise unhealthy. Plant selection is not appropriate for the park's location.

TENNIS COURTS

GOOD



Playing Surface is flat, clean, and playable. Markings are appropriate for regulation play. Net supports are adequate to support the net; *Drainage* functions well, with no pooling of water on the court; *Lighting Fixtures (if present)* are in good repair and allow evening play; *Enclosure (if present)* encloses the court on all sides; there are no gaps or missing sections.

FAIR



Playing Surface is playable but has some cracks, a slightly uneven surface, or paint that is chipped and worn. Net supports may be leaning but still hold up the net; *Drainage* issues leave the court susceptible to pooling of water that occasionally limits play; *Lighting Fixtures (if present)*: need some repair or replacement; evening play is possible but uneven lighting affects play; *Enclosure (if present)* is damaged in some sections, resulting in the occasional loss of tennis balls.

POOR



Playing Surface is severely cracked or uneven and needs to be replaced; *Drainage* issues leave the court susceptible to major pooling of water that regularly limits play; *Lighting Fixtures (if present)* mostly need repair or replacement; evening play is not possible; *Enclosure (if present)* is damaged in most sections, some sections may be missing; the loss of tennis balls is common and affects play.

BASKETBALL COURTS

GOOD



Playing Surface is flat and playable with markings that allow users to easily follow rules of the game; *Hoop Supports* are vertical and intact. The backboard is intact and allows full play; *Drainage* functions well, with no pooling of water on court; *Lighting Fixtures (if present)* are in good repair and allow evening play.

FAIR



Playing Surface is playable but has some cracks, a slightly uneven surface, or markings that are chipped, worn, or missing; *Hoop Supports* lean or are slightly unstable and/or the backboard is damaged to the point that play is affected; *Drainage* issues leave the court susceptible to pooling water that occasionally limits play; *Lighting Fixtures (if present)* need some repair or replacement; evening play is possible but uneven lighting affects play.

POOR



Playing Surface is severely cracked or uneven and needs to be replaced; *Hoop Supports* are unstable, damaged or missing; post footing may be damaged; post needs replacement. Play is severely limited; *Drainage* issues leave the court susceptible to major pooling of water that regularly limits play; *Lighting Fixtures (if present)* mostly need repair or replacement; evening play is not possible.

BASEBALL FIELDS

GOOD



Field Surface is flat and obstacle-free. Permanent markings and bases/pitcher's mound are intact; **Irrigation System** applies water evenly and efficiently. All heads, valves and controllers are in proper working order; any leaks are minor and infrequent; **Drainage** is not an issue, infield and outfield are generally playable the day after rain. **Lighting Fixtures (if present)** are in good repair and allow evening play; **Fencing/backstop** prevent runaway baseballs and need no repairs; **Seating (if present)** is stable and in good repair (bleachers ad team benches).

FAIR



Field Surface is moderately uneven. Permanent markings are mostly intact; **Irrigation System** is inefficient, some heads and valves may be damaged; system may have minor leaks. Controller is functional, but requires occasional repair; **Drainage** issues cause muddy areas after a rain or watering, but play is rarely affected; **Lighting Fixtures (if present)** need some repair or replacement. Evening play is possible but affected by uneven lighting; **Fencing/backstop** is damaged in places but still maintains player and spectator safety. **Seating (if present)** is slightly damaged and/or worn, but retains functionality.

POOR



Field Surface is very uneven, play is impacted due to trip hazards. Missing markings make rule enforcement difficult; **Irrigation System** is very inefficient, over-spray creates noticeable run-off. Heads and valves need frequent repair or replacement; there are multiple leaks. Controller is damaged beyond repair, functions poorly or not at all; **Drainage** issues affect play. Rain and irrigation create large muddy areas that limit play and damage field surface; **Lighting Fixtures (if present)** mostly need repair or replacement; evening play is not possible; **Fencing/backstop** is substantially damaged, with holes/gaps that slow play and compromise safety; **Seating (if present)** is unstable and damaged to the point that it is not usable.

SOCCER FIELD - ARTIFICIAL TURF

GOOD



Field Surface is flat and obstacle-free, turf and infill density is consistent across the field. Permanent markings are fully intact and legible; *Irrigation System* applies water evenly and efficiently. All heads, valves and controllers are in proper working order; any leaks are minor and infrequent; *Drainage* is functional, water does not pool or flow at excessive rates; *Lighting Fixtures (if present)* are in good repair and allow evening play.

FAIR



Field Surface is uneven, with small areas of flattened/worn pile and insufficient or compacted infill. Permanent markings are legible, but damaged; *Irrigation System* is inefficient, overspray creates run-off. Some heads and valves may be damaged; system may have minor leaks. Controller is functional, but requires occasional repair; *Drainage* issues create limited areas of pooling; play is rarely affected; *Lighting Fixtures (if present)* need some repair or replacement; evening play is possible but is affected by uneven lighting

POOR



Field Surface is damaged, with large areas of flattened/worn pile and insufficient and/or compacted infill. Failing seams are visible and impact play; *Irrigation System* is very inefficient; overspray creates noticeable run-off. Heads and valves require frequent repair or replacement; there are many leaks. Controller is damaged beyond repair, functions poorly or not at all; *Drainage* issues affect play, pooled or flowing water damages artificial turf and/or infill. *Lighting Fixtures (if present)* mostly need of repair or replacement; evening play is not possible.

SOCCER FIELD - GRASS

GOOD



Field Surface is generally flat, obstacle-free and evenly covered with grass; *Irrigation System* applies water evenly and efficiently. All heads, valves and controllers are in proper working order; any leaks are minor and infrequent; *Drainage* is functional, field is well-drained and is generally playable the day after rain; *Lighting Fixtures (if present)* are in good repair and allow evening play.

FAIR



Field Surface is slightly uneven, with minor depressions in some places. Grass is patchy in places; *Irrigation System* is inefficient, parts of the field are either over- or under-watered. Some heads and valves may be damaged; system may have minor leaks. Controller is functional, but requires occasional repair; *Drainage* issues cause muddy areas after a rain or after irrigating, but play is rarely affected; *Lighting Fixtures (if present)* need some repair or replacement; evening play is possible but uneven lighting affects play

POOR



Field Surface is uneven, with many depressions and large patches of bare dirt that impact play; *Irrigation System* is very inefficient with large parts of the field either over- or under watered; overspray creates noticeable run-off. Heads and valves require frequent repair or replacement; there are many leaks. Controller is damaged beyond repair, functions poorly or not at all; *Drainage* issues affect play. Rain and irrigation create large muddy areas that limit play and damage field surface. *Lighting Fixtures (if present)* are in need of repair or replacement; evening play is not possible.

OTHER MULTIPURPOSE FIELDS

GOOD



Field Surface is generally flat, obstacle-free and evenly covered with grass; *Irrigation System* applies water evenly and efficiently. All heads, valves and controllers are in proper working order; any leaks are minor and infrequent; *Drainage* is functional, field is well-drained and is generally playable the day after rain; *Lighting Fixtures (if present)* are in good repair and allow evening play.

FAIR



Field Surface is slightly uneven, with minor depressions in some places. Grass is patchy in places; *Irrigation System* is inefficient, parts of the field are either over- or under-watered. Some heads and valves may be damaged; system may have minor leaks. Controller is functional, but requires occasional repair; *Drainage* issues cause muddy areas after a rain or after irrigating, but play is rarely affected; *Lighting Fixtures (if present)* need some repair or replacement; evening play is possible but uneven lighting affects play

POOR



Field Surface is uneven, with many depressions and large patches of bare dirt that impact play; *Irrigation System* is very inefficient with large parts of the field either over- or under watered; overspray creates noticeable run-off. Heads and valves require frequent repair or replacement; there are many leaks. Controller is damaged beyond repair, functions poorly or not at all; *Drainage* issues affect play. Rain and irrigation create large muddy areas that limit play and damage field surface. *Lighting Fixtures (if present)* are in need of repair or replacement; evening play is not possible.

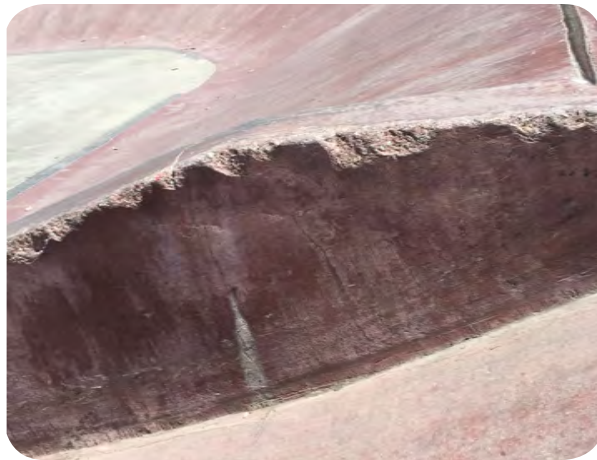
SKATE PARKS

GOOD



Skating Surface is smooth or textured where appropriate. Rails are in good repair. Drainage functions well, water is drained in a way that prevents safety hazards for skaters. *Lighting Fixtures (if present)* are in good repair and allow evening play. *Fencing (if present)* contains the skate park, protects adjacent park uses from runaway skate boards, and prevents small children from wandering into the skate park. *Safety Features* such as hand rails and ledges are fully intact, signage is legible.

FAIR



Skating Surface is chipped and has minor cracking. Rails are cracked or damaged in spots. Damage affects some uses, but not the entire skate park; *Drainage* issues occasionally force skaters to avoid specific bowls or ramps after rain. *Lighting Fixtures (if present)* need some repair or replacement; evening play is possible but uneven lighting affects play; *Fencing (if present)* is mostly intact but has gaps, or the gate is broken. *Safety Features* such as hand rails and ledges are mostly intact but need minor repairs; signage is damaged but mostly legible.

POOR



Skating Surface is severely cracked, chipped or otherwise damaged and poses safety hazards in multiple locations. Rails cannot be used safely. *Drainage* issues regularly prevent use of the facility; water commonly collects within the facility's depressions; Lighting Fixtures (if present) mostly need repair or replacement; evening play is not possible; *Fencing (if present)* is substantially damaged and cannot contain skating activities. Runaway skateboards impact adjacent park uses. *Safety Features* are severely damaged or deteriorated and require a comprehensive remodel of the facility to ensure safety of skaters, signage is illegible.

FITNESS ZONES (PAR COURSE)

GOOD



Equipment at all stations is in good repair and fully usable; *Instructional Signage* is intact and legible; *Paths/Ground Surfaces* are level and well drained. Users can easily walk between stations and access equipment.

FAIR



Equipment is mostly in good repair and fully usable; footing may be slightly exposed, but generally undamaged, required repairs are minor and do not prevent use; *Instructional Signage* is damaged, but is still mostly legible, footing may be slightly exposed; *Paths/Ground Surfaces* are slightly uneven, with depressions around equipment that expose footings, allow small amounts of water to pool and may limit access for some users.

POOR



Equipment is mostly damaged to the point that use is limited or not possible, some pieces may pose safety hazards to users, footings are exposed, unstable, and/or severely damaged. *Instructional Signage* is no longer legible, is structurally unsound, or missing completely. *Paths/Ground Surfaces* are uneven, present trip hazards, allow water to pool, and limit access.

PICNIC SHELTERS

GOOD



Structure is structurally sound; posts and roof or open-beam trellis are intact; **Ground Surface** is level, well-drained and clear of obstacles; **Lighting Fixtures (if present)** are in good repair and allow evening use of shelter. **Picnic Tables/Barbecues (if present)** are in good repair and fully functional.

FAIR



Structure is generally structurally sound, posts are generally intact, roof or open-beam trellis may need minor repairs for small leaks or damaged beams; **Ground Surface** is slightly uneven, paving (if present) has minor cracks or damage, water pools in some places. **Lighting Fixtures (if present)** may be in need of repair or replacement; evening use is possible but lighting is uneven; **Picnic Tables (if present)** are cracked or otherwise damaged, but still usable. **Barbecues (if present)** are rusted or bent, but can be used.

POOR



Structure is severely damaged, posts and roof or open-beam trellis are missing, or structurally unsound. Shelter no longer functions as intended; **Ground Surface** is uneven, paving (if present) has large cracks or is missing in places and limits access and use; pooling water impacts use. **Lighting Fixtures (if present)** are in need of repair or replacement; evening use is not possible; **Picnic Tables (if present)** are missing benches or are too damaged to use comfortably. **Barbecues (if present)** are missing grates or handles and have limited functionality. Exposed footings create tripping hazards or destabilize table or barbecue.

OPEN SPACE/LAWN AREAS

GOOD



Irrigation System applies water evenly and efficiently. All heads, valves and controllers are in proper working order; any leaks are minor and infrequent.; *Drainage* is functional, water does not pool or flow at excessive rates; *Lighting Fixtures (if present)* are in good repair and allow evening use; *Tables/Benches (if present)* are in good repair.

FAIR



Irrigation System is inefficient, overspray creates run-off. Some heads and valves may be damaged; system may have minor leaks. Controller is functional, but requires occasional repair; *Drainage* issues create limited areas of pooling; use is rarely affected; *Lighting Fixtures (if present)* need some repair or replacement; evening use is possible but is affected by uneven lighting; *Tables/Benches (if present)* are damaged but still usable.

POOR



Irrigation System is very inefficient; overspray creates noticeable run-off. Heads and valves require frequent repair or replacement; there are many leaks. Controller is damaged beyond repair, functions poorly or not at all; *Drainage* issues affect use, pooled or flowing water damages ground and vegetation. *Lighting Fixtures (if present)* mostly need of repair or replacement; evening use is not possible; *Tables/Benches (if present)* are so damaged they are generally unusable.

DOG PARK

GOOD



Fences/Gates fully enclose the dog park and are undamaged; Drainage functions well, the area is well-drained and is generally usable the day after rain. *Lighting Fixtures (if present)* are in good repair and allow evening use..

FAIR



Fences/Gates need minor repairs in some areas; gates function but have minor damage or holes; Drainage issues create muddy areas after a rain, but use is rarely affected; Lighting Fixtures (if present) may be in need of repair or replacement; evening use is possible but is affected by uneven lighting.

POOR



Fences/Gates have large sections in need of repair or replacement. Gates do not always function properly or need frequent repair to remain functional. *Drainage* is poor and affects use. Rain and/or irrigation create large muddy areas that limit use and damage the ground surface. *Lighting Fixtures (if present)* are mostly in need of repair or replacement; evening use is not possible.

PLAYGROUNDS

GOOD



Play Equipment is fully intact and generally compliant with safety standards. Equipment may have minor cosmetic flaws that do not affect use. *Safety Surfacing* is installed where recommended and well maintained. Surfacing meets safety standards. Edging and borders successfully contains sand, wood chips, or other loose material. *Drainage* is functional and the fi is generally usable the day after rain.

FAIR



Play Equipment is damaged in parts or missing minor pieces but the majority of the equipment is usable and compliant with safety standards. *Safety Surfacing* is installed where recommended but may need repair or replenishment to meet safety standards. Edging and borders only partially contain loose materials. *Drainage* issues create muddy areas or pooled water appear after a rain, but use is rarely affected.

POOR



Play Equipment needs major repairs or replacement to be compliant with safety standards. Damaged or missing components limit play opportunities. *Safety Surfacing* is absent or damaged beyond repair in multiple areas. Loose material is not contained and requires frequent replenishment. *Drainage* is poor and regularly affects use. Rain and/or irrigation create large areas of pooled water or mud that limit use and damage safety surfacing.

GOOD



Surface is even and free of damage; *Signage* is intact and legible. There is adequate wayfinding for users to navigate the trail. *Drainage* functions and trail is well-drained and generally usable the day after rain.

FAIR



Surface is uneven, with signs of wear and minor erosion on unpaved trails and cracks or damage on paved trails. *Signage* has damage or graffiti that affects its legibility. Poles are leaning or are unstable. *Drainage* issues cause some trail erosion during rain; muddy areas or pooled water appear after a rain, but use is only occasionally affected.

POOR



Surface of unpaved surfaces are highly eroded, worn, narrowed or uneven. Paved surfaces have large cracks and substantial damage. Users are force off-trail in areas. *Signage* is missing or is damaged to point of not being useful. Users are unable to easily navigate through the park. *Drainage* is poor, trails experience severe erosion during rain events and have sections with mud or pooling of water that are difficult or impossible to avoid. Users are forced off-trail in multiple locations when the trail is wet.

SPLASHPADS

GOOD



Plumbing/Drainage is fully operational and in good repair. *Nozzles/Spouts* are all operational and direct water in the intended manner; *Surface* of the splash pad is in good repair and meets safety requirements.

FAIR



Plumbing/Drainage needs repair on average once a month; minor drainage issues result in pooled water when splash pad is off. *Nozzles/Spouts* are mostly operational; damaged equipment does not impact use. *Surface* of splash pad has minor cracks or chips that need repair, but still meets safety requirements.

POOR



Plumbing/Drainage needs major repairs to make the splash pad functional; the facility is closed for major portions of the summer. Drainage issues prevent safe operation. *Nozzles/Spouts* are mostly damaged or non-functioning; use of splash pad is reduced. *Surface* of splash pad has large cracks or other damage that present safety hazards. Water pools where it should drain away or drains where it should pool.

SWIMMING POOLS

GOOD



Deck is in good repair and meets safety and public health requirements; *Building (if present)* is in good repair; plumbing fixtures, lockers, and office are fully functional. *Plaster* is in good repair and pool is free of leaks. *Coping* is intact and meets safety and public health requirements. *Equipment* is in good repair and fully functional. *Fencing* meets all safety requirements and is in good repair. *Lighting fixtures (if present)* are in good repair and allow evening use of the pool.

FAIR



Deck has minor cracks, but meets safety and public health requirements. *Building (if present)* needs minor repairs; some plumbing fixtures, lockers and/or office equipment need repair or replacement. *Plaster* has minor cracks, pitting and wear, but is generally in good repair and free of obvious leaks. Some tiles may be missing. *Coping* is cracked or damaged in areas and needs repair. *Equipment* repairs cause unscheduled pool closure several times a year. *Fencing* is damaged and has visible repairs but still meets safety requirements. *Lighting Fixtures (if present)* may be in need of repair or replacement; evening pool use is still possible.

POOR



Deck is severely cracked/damaged, does not meet safety and public health requirements. *Building (if present)* needs major repairs; most plumbing fixtures, lockers and/or office equipment need repair or replacement. *Plaster* has major damage; pool leaks, tiles are cracked and missing in multiple locations. *Coping* is damaged or missing in multiple locations. *Equipment* repairs cause unscheduled pool closure many times a year; equipment operates sub-optimally when functioning. *Fencing* needs major repairs and no longer meets safety requirements. *Lighting fixtures (if present)* are in need of repair or replacement; evening pool use is not possible.

GYMNASIUM

GOOD



Playing Surface is fully functional. It has an even, smooth surface and markings are legible; *HVAC Systems* are fully operational and energy efficient. *ADA requirements* are met throughout the building, including restrooms. *Building Envelope* (roof, walls, windows, doors, etc.) is fully functional and intact; *Plumbing System* is fully functional and in good repair; *Electrical System* is code compliant and in good repair. *Lighting Fixtures* all function and are in good repair.

FAIR



Playing Surface needs minor repairs such as new painted markings or resurfacing; *HVAC System* is mostly functional but requires regular repairs and minor replacements. Equipment is moderately energy efficient. *ADA requirements* are met in the majority of the building, but upgrades are needed to reach full compliance. *Building Envelope* needs minor repairs such as new paint, some window/door replacements, or minor roof repairs. *Plumbing System* needs minor repair or replacement of some fixtures; *Electrical System* is code compliant but needs occasional repair. Lighting Fixtures need some repairs or replacements.

POOR



Playing Surface needs to be replaced; it has deteriorated beyond reasonable repair. *HVAC System* needs frequent repairs and replacement of parts. System is not energy efficient. *ADA requirements* are not met in the majority of the building; significant upgrades are needed. *Building Envelope* needs major repairs such as seismic retrofitting, foundation work, all new windows/doors, or a new roof. *Plumbing System* needs major repair or replacement of most fixtures. *Electrical System* is not code compliant and needs rewiring and replacing. Lighting Fixtures mostly need repair or replacement.

COMMUNITY CENTER/REC CENTER

GOOD



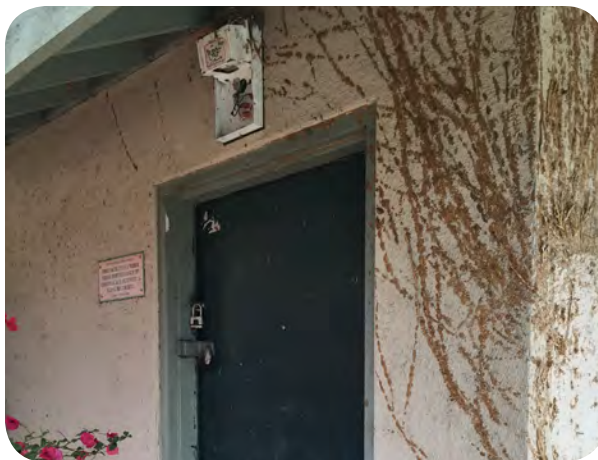
HVAC Systems are fully operational and energy efficient. *ADA requirements* are met throughout the building, including restrooms. *Building Envelope* (roof, walls, windows, doors, etc.) is fully functional and intact; *Plumbing System* is fully functional and in good repair; *Electrical System* is code compliant and in good repair. *Lighting Fixtures* all function and are in good repair.

FAIR



HVAC System is mostly functional but requires regular repairs and minor replacements. Equipment is moderately energy efficient. *ADA requirements* are met in the majority of the building, but upgrades are needed to reach full compliance. *Building Envelope* needs minor repairs such as new paint, some window/door replacements, or minor roof repairs. *Plumbing System* needs minor repair or replacement of some fixtures; *Electrical System* is code compliant but needs occasional repair. *Lighting Fixtures* need some repairs or replacements.

POOR



HVAC System needs frequent repairs and replacement of parts. System is not energy efficient. *ADA requirements* are not met in the majority of the building; significant upgrades are needed. *Building Envelope* needs major repairs such as seismic retrofitting, foundation work, all new windows/doors, or a new roof. *Plumbing System* needs major repair or replacement of most fixtures. *Electrical System* is not code compliant and needs rewiring and replacing. *Lighting Fixtures* mostly need repair or replacement.

SENIOR CENTER

GOOD



HVAC Systems are fully operational and energy efficient. *ADA requirements* are met throughout the building, including restrooms. *Building Envelope* (roof, walls, windows, doors, etc.) is fully functional and intact; *Plumbing System* is fully functional and in good repair; *Electrical System* is code compliant and in good repair. *Lighting Fixtures* all function and are in good repair.

FAIR



HVAC System is mostly functional but requires regular repairs and minor replacements. Equipment is moderately energy efficient. *ADA requirements* are met in the majority of the building, but upgrades are needed to reach full compliance. *Building Envelope* needs minor repairs such as new paint, some window/door replacements, or minor roof repairs. *Plumbing System* needs minor repair or replacement of some fixtures; *Electrical System* is code compliant but needs occasional repair. *Lighting Fixtures* need some repairs or replacements.

POOR



HVAC System needs frequent repairs and replacement of parts. System is not energy efficient. *ADA requirements* are not met in the majority of the building; significant upgrades are needed. *Building Envelope* needs major repairs such as seismic retrofitting, foundation work, all new windows/doors, or a new roof. *Plumbing System* needs major repair or replacement of most fixtures. *Electrical System* is not code compliant and needs rewiring and replacing. *Lighting Fixtures* mostly need repair or replacement.

FREESTANDING RESTROOMS

GOOD



The restrooms are fully compliant with *ADA requirements*; *Building Envelope* (roof, walls, windows, and doors) is fully functional and intact. *Plumbing System* is fully functional and in good repair. *Electrical System* is code compliant and in good repair. *Lighting Fixtures (if present)* are functional and in good repair.

FAIR



The restrooms are generally comply with *ADA requirements*, but upgrades are needed to reach full compliance; *Building Envelope* needs minor repairs such as new paint, some window/door replacements, or minor roof repairs. *Plumbing System* is generally reliable and in good repair, some fixtures need repair or replacement, but most are in good working order. *Electrical System* is code compliant but needs occasional repair. Lighting Fixtures (if present) need some repair or replacement.

POOR



The restrooms are not compliant with *ADA requirements*; significant upgrades are needed. *Building Envelope* needs major repairs such as seismic retrofitting, foundation work, all new windows/doors, or a new roof; *Plumbing System* has leaks or otherwise needs frequent repair, the majority of fixtures need repair or replacement; *Electrical System* is not code compliant and needs rewiring and replacing. *Lighting Fixtures (if present)* mostly need to be repaired or replaced.