

TERM Real Property Assessment Form

Agency:	
Inspector Name:	Inspection Date:
Facility Name:	Square Footage:
	Year Built:
Address/Location:	
Conditions on title (if any):	
Related Use (fixed route and/or demand response):	Percentage each use:

Describe briefly any improvements, expansions, and/or retrofits completed since the last inspection:

INSTRUCTIONS:

Select the appropriate rating for each secondary level component of the real property.

5	Excellent	- No visible defects, new or near new condition - May still be under warranty (if applicable)
4	Good	- Good condition, but no longer new - May be slightly defective or deteriorated, but is overall functional
3	Adequate	Moderately deteriorated or defective; but has not exceeded UL
2	Marginal	Defective or deteriorated in need of replacement; exceeded UL
1	Poor	Critically damaged or in need of immediate repair; well past UL

For further clarification and more specific definitions on the provided TERM definitions in Sections A-K, you may refer the FTA Conditioning guidebook, starting on p. 27.

<https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/regulations-and-guidance/asset-management/60361/tam-facility-performance-measure-reporting-guidebook-v1-2.pdf>

Section L is developed for TDOT Compliance purposes only, and will not be factored facility conditions for TAM.

For any area having an average rating less than “3”, please provide a brief explanation of the problem(s) and plans to address the issue(s)

A. Substructure	Basement		
	Foundation		

Comments:

B. Shell	Superstructure/Structural Frame		
	Roof		
	Exterior		
	Shell Appurtenances		

Comments:

C. Interiors	Partitions		
	Stairs		
	Finishes		
	Passenger Areas		

Comments:

D. Conveyance	Elevators		
	Escalators		
	Lifts		

Comments:

E. Plumbing	Fixtures		
	Water Supply		
	Sanitary Waste		
	Rain Water Drainage		

Comments:

F. HVAC	Energy Supply		
	Heating/Cooling generation and distribution		
	Testing, balancing, controls, and instrumentation		
	Chimneys and vents		

Comments:

G. Fire Protection	Sprinklers		
	Standpipes		
	Hydrants and other fire protection specialties		

Comments:

H. Electrical	Electrical Service & Distribution		
	Lighting & Branch wiring (interior/exterior)		
	Communications & Security		
	Other Electrical systems		

Comments:

I. Equipment	Equipment related to the function of the facility		
J. Fare Equipment	Equipment related to Fare Collection		
	Other major equipment related to the function of the facility		

Comments:

K. Site	Roadways/Driveways		
	Parking Lots		
	Pedestrian Areas		
	Site Development		
	Landscaping		
	Site Utilities		

Comments:

TDOT Safety/Compliance Scale

5: Excellent	• New construction, no visible defects
4: Good	• All areas are free of potential hazards. • Adequate supplies are stocked and available • Required safety and emergency items are present and evidence of inspections • Hazardous area and flammable materials appropriately labeled and identified
3: Adequate	• Most areas are free of hazards and adequately stocked with minimal supplies • More routine maintenance is needed. However, operations are still functioning as designed
2: Marginal	• Potential unsafe conditions are present in multiple areas of the facility. Serious considerations and plans need to be made to address and correct
1: Poor	• Critical deficiencies affecting function, health, or safety. Issues require immediate and/or swift action to avoid unsafe conditions.

L. Compliance/Safety	Emergency Items		
	Potential Hazards		
	ADA/Handicap Access		
	Fire Safety		
	Safety Information		
	Weather/Evacuation Plans		
	Mechanical/Machinery/Tools		

Comments:

Agency Inspector:

Comments:

TDOT Public Transportation Review:

Comments: