

STATE ALLOCATION BOARD
IMPLEMENTATION COMMITTEE MEETING
May 1, 2009

FACILITY INSPECTION TOOL REVISIONS

PURPOSE

To present revisions to the Facility Inspection Tool (FIT).

BACKGROUND

As part of the settlement agreement in the case of *Williams vs. California*, the Governor and Legislature implemented several accountability and performance measures for ensuring that all California school children have equal access to adequate school facilities and these facilities are maintained in good repair. The term "good repair" had consistently been used in various school facility sections of the Education Code (EC); however, this was the first time it has been defined in statute.

The initial definition was introduced by Senate Bill 550 (Chapter 900, Statutes of 2004 - Vasconcellos) that required the Office of Public School Construction (OPSC) to develop an Interim Evaluation Instrument to define good repair for school facilities. Subsequent legislation, Chapter 704, Statutes of 2006 [Assembly Bill (AB) 607 – Goldberg, provided the statutory definition of good repair. AB 607 required the OPSC to develop a permanent school facility inspection and evaluation instrument and include a rating system to evaluate each component and a method to provide for an overall summary of the conditions at each school. The State Allocation Board approved the permanent instrument, the FIT, in June 2007.

Serving as the uniform definition of good repair, the FIT is intended to be a visual inspection tool to be used by school officials, county offices of education, students, teachers, and parents to aid in ensuring that all California school children have access to clean, safe, and functional school facilities. The FIT includes 15 components and a rating system to evaluate each component, and a mechanism to determine the overall condition of the school. The following chart provides guidance on the various uses of the FIT.

Entity	Use
School Districts	<ul style="list-style-type: none">• Completing the school facility section of the School Accountability Report Card (SARC) for all district schools – Education Code (EC) 33126(b)• Establishing a Facilities Inspection System (FIS) after July 1, 2005 for all schools, if participating in the School Facility Program (SFP) or Deferred Maintenance Program (DMP) to ensure each school is maintained in "good repair" – EC 17070.75(e)
County Offices of Education	<ul style="list-style-type: none">• Completing the school facility section of the SARC for all schools – EC 33126(b)• Establishing a FIS after July 1, 2005 for all county operated schools, if participating in the SFP or DMP – EC Section 17070.75(e)• Oversight responsibilities at API deciles 1-3 schools – EC 1240(c)

AUTHORITY

EC Section 17002(d), amended as a result of AB 607, directs the OPSC on or before July 1, 2007 to develop a permanent school facility inspection and evaluation instrument that evaluates facility components on a scale of “good,” “fair,” or “poor,” and provides an overall summary of the conditions at each school on a scale of “exemplary,” “good,” “fair,” or “poor.” The full text of the Section is presented in Attachment A.

DISCUSSION

Workgroup for the Development of the Permanent Evaluation Instrument

In the spring of 2007, the OPSC formed a workgroup of experts and practitioners to assist in development of the permanent evaluation instrument. This group reconvened in the fall of 2008 to consider adjustments to the instrument based on results of inspections performed by the county offices of education. The proposed FIT revisions were discussed by the group and tested against actual inspection evaluations (or rating reductions) in order to align the scoring and ranking calculations to the site conditions noted by evaluators.

Justification for FIT Revisions

The development of the permanent evaluation tool involved extensive analysis on the methodology of inspections, layout of the checklist, development of instructions and guidance for users as well as the scoring and ranking system. The layout and methodology was tested during actual site inspections with assistance of representatives from several county offices of education.

While the law provided for guidelines for evaluation of certain facility components, there was no basis available to develop the scoring parameters other than common perceptions of what good, fair, or poor typically means. The ranking and scoring was also tested before final adoption of the FIT, but the test evaluations did not raise any concerns with the scoring and ranking systems at that time. However, subsequent application of the tool in the field, revealed an inherent positive bias. Thus, it became apparent that the structure of the tool and the ranking and scoring parameters need to be adjusted to align the evaluation results with realistic expectations of what constitutes good, fair or poor facility conditions.

One of the main reasons that the positive bias of the FIT was highlighted by the county offices of education rather than individual school districts users, is the fact that the FIT provides an opportunity for the individual inspector to downgrade the school’s rating based on the following provision:

Although the FIT is designed to evaluate each school site within a reasonable range of facility conditions, it is possible that an evaluator may identify critical facility conditions that result in an Overall School Rating that does not reflect the urgency and severity of those deficiencies and/or does not match the rating’s Description in Part III. In such instances, the evaluator may reduce the resulting school score by one or more grade categories and describe the reasons for the reduction in the space provided for Comments and Rating Explanation.

Thus, in situations where the scoring calculation provides a good rating, while the county office of education inspection reveals multiple facility deficiencies, the inspector will downgrade the school’s rating. This puts significant pressure on the inspector and may lead to conflict defeating the purpose of the inspection as the method to improve school facility conditions.

Summary of Proposed FIT Revisions

Attachment B includes a partial copy of the existing FIT including the Evaluation Detail sheet and Totals and Ranking. Attachment C provides the Totals and Ranking sheet for the proposed FIT for reference.

The existing structure of the FIT includes the following 15 categories, which match the 15 components of good repair identified in statute:

1. Gas leaks
2. Mechanical Systems
3. Windows/Doors/Gates/Fences (Interior and exterior)
4. Interior Surfaces (Floors, Ceilings, Walls, and Window Casings)
5. Hazardous Materials (Interior and Exterior)
6. Structural Damage
7. Fire Safety
8. Electrical (Interior and Exterior)
9. Pest/Vermin Infestation
10. Drinking Fountains (Inside and Outside)
11. Restrooms
12. Sewer
13. Playground/School Grounds
14. Roofs
15. Overall Cleanliness

Inspectors noted that typical inspections reveal more deficiencies in certain categories and few or no deficiencies in certain others. For example, gas leaks are rarely noted during inspections, thus, creating a 100 percent rating for this category on the majority of inspections. Most deficiencies tend to occur in just four categories (Interior Surfaces, Fire Safety, Electrical and Overall Cleanliness) rather than across the spectrum of 15 categories.

To improve the scoring system, the workgroup proposes grouping of 15 categories into eight sections, as follows:

- A. Systems (Gas, Mechanical/HVAC; Sewer)
- B. Interior Surfaces
- C. Cleanliness (Overall Cleanliness; Pest/Vermin)
- D. Electrical Components
- E. Restroom/Fountains (Restrooms; Drinking Fountains)
- F. Safety (Fire Safety; Hazardous Materials)
- G. Structural (Structural Damage; Roofs/Gutters)
- H. External (Windows/Doors/Gates/Fences; Playgrounds/School Grounds)

Under the proposed method, each of the 15 categories will be evaluated based on percentage of system in good repair. Then, all the percentage rankings in one, two, or three categories grouped into one section, are averaged to determine the percentage of good repair. For example, when Overall Cleanliness is evaluated at 80 percent of good repair, Pest/Vermin Infestation is deemed at 100 percent (i.e. no deficiencies); the resulting percentage of good repair for C. Cleanliness is 90 percent. $[(80+100) / 2 = 90]$.

If any of the 15 categories noted an extreme deficiency, the entire category receives zero for the category rating. Similarly, when one or more categories are grouped into one of the eight sections, a section receives a zero and an automatic poor rating if there is an extreme deficiency noted anywhere in the grouping.

This approach changes the weighting that the various categories of facility components have on the overall score. In determining the overall rating for a school, the evaluation requires an

average of eight categories instead of 15. For example, under existing method, Interior Surfaces is one of the 15 categories for determination of the overall rating. Under the proposed method, Interior Surfaces represents one of eight categories, thus resulting in a greater weight, or influence, on the overall rating.

The workgroup compared the inspection results using the new category groupings and found that the proposal improved the accuracy of the ratings; however, it did not eliminate situations, in which schools with notable deficiencies were able to receive a “good” or even an “exemplary” rating. Thus, the workgroup proposed to adjust the percentage scales that are used to determine category rankings and overall scoring. The proposed changes are as follows:

Category Ranking:

	Existing	Proposed
Good	85% – 100%	90% – 100%
Fair	67% – 84.99%	75% – 89.99%
Poor	0 – 66.99%	0 – 74.99%

Overall Rating:

	Existing	Proposed
Exemplary	98% – 100%	99% – 100%
Good	85% – 97.99%	90% – 98.99%
Fair	67% – 84.99%	75% – 89.99%
Poor	0 – 66.99%	0 – 74.99%

The workgroup recognized that the proposed adjustments to the rating scale will provide rating reductions to some school sites. However, it was also clear that, in the absence of adjustments, the value of the evaluation tool diminishes as it provides overly positive ratings and may not provide sufficient incentive for facility improvements to bring schools to a true condition of good repair.

Under this proposal, adjustment of scales from the top ensures high standards for Exemplary schools. The testing performed on actual inspection results indicated that it is still possible to achieve an exemplary rating, even with a slight adjustment to the rating scale for this category. Adjusting the scales from the bottom supports such standards by accounting for deficiencies. It is important to note, that a variety of different calculations and adjustments were tested to achieve an alignment between calculated facilities score and the independent rating (or rating reductions) provided by inspectors.

To illustrate the comparison, between the existing FIT structure and calculation methods and proposed adjustments, Attachment D includes three examples of actual inspection results, as calculated using existing and proposed methods.

RECOMMENDATION

Present the FIT revisions to the next available SAB meeting for adoption.

ATTACHMENT A

Education Code 17002.

The following terms wherever used or referred to in this chapter, shall have the following meanings, respectively, unless a different meaning appears from the context:

(a) "Apportionment" means a reservation of funds necessary to finance the cost of any project approved by the board for lease to an applicant school district.

(b) "Board" means the State Allocation Board.

(c) "Cost of project" includes, but is not limited to, the cost of all real estate property rights, and easements acquired, and the cost of developing the site and streets and utilities immediately adjacent thereto, the cost of construction, reconstruction, or modernization of buildings and the furnishing and equipping, including the purchase of educational technology hardware, of those buildings, the supporting wiring and cabling, and the technological modernization of existing buildings to support that hardware, the cost of plans, specifications, surveys, and estimates of costs, and other expenses that are necessary or incidental to the financing of the project. For purposes of this section, "educational technology hardware" includes, but is not limited to, computers, telephones, televisions, and video cassette recorders.

(d) (1) "Good repair" means the facility is maintained in a manner that assures that it is clean, safe, and functional as determined pursuant to a school facility inspection and evaluation instrument developed by the Office of Public School Construction and approved by the board or a local evaluation instrument that meets the same criteria. Until the school facility inspection and evaluation instrument is approved by the board, "good repair" means the facility is maintained in a manner that assures that it is clean, safe, and functional as determined by the interim evaluation instrument developed by the Office of Public School Construction or a local evaluation instrument that meets the same criteria as the interim evaluation instrument. The school facility inspection and evaluation instrument and local evaluation instruments that meet the minimum criteria of this subdivision shall not require capital enhancements beyond the standards to which the facility was designed and constructed. In order to provide that school facilities are reviewed to be clean, safe, and functional, the school facility inspection and evaluation instrument and local evaluation instruments shall include at least the following criteria:

(A) Gas systems and pipes appear and smell safe, functional, and free of leaks.

(B) (i) Mechanical systems, including heating, ventilation, and air-conditioning systems, are functional and unobstructed.

(ii) Appear to supply adequate amount of air to all classrooms, work spaces, and facilities.

(iii) Maintain interior temperatures within normally acceptable ranges.

(C) Doors and windows are intact, functional and open, close, and lock as designed, unless there is a valid reason they should not function as designed.

(D) Fences and gates are intact, functional, and free of holes and other conditions that could present a safety hazard to pupils, staff, or others. Locks and other security hardware function as designed.

(E) Interior surfaces, including walls, floors, and ceilings, are free of safety hazards from tears, holes, missing floor and ceiling tiles, torn carpet, water damage, or other cause. Ceiling tiles are intact. Surfaces display no evidence of mold or mildew.

(F) Hazardous and flammable materials are stored properly. No evidence of peeling, chipping, or cracking paint is apparent. No indicators of mold, mildew, or asbestos exposure are evident. There is no apparent evidence of hazardous materials that may pose a threat to the health and safety of pupils or staff.

(G) Structures, including posts, beams, supports for portable classrooms and ramps, and other structural building members appear intact, secure, and functional as designed. Ceilings and floors are not sloping or sagging beyond their intended design. There is no visible evidence of severe cracks, dry rot, mold, or damage that undermines structural components.

(H) Fire sprinklers, fire extinguishers, emergency alarm systems, and all emergency equipment and systems appear to be functioning properly. Fire alarm pull stations are clearly visible. Fire extinguishers are current and placed in all required areas, including every classroom and assembly area. Emergency exits are clearly marked and unobstructed.

(I) Electrical systems, components, and equipment, including switches, junction boxes, panels, wiring, outlets, and light fixtures, are securely enclosed, properly covered and guarded from pupil access, and appear to be working properly.

(J) Lighting appears to be adequate and working properly. Lights do not flicker, dim, or malfunction, and there is no unusual hum or noise from light fixtures. Exterior lights onsite appear to be working properly.

(K) No visible or odorous indicators of pest or vermin infestation are evident.

(L) Interior and exterior drinking fountains are functional, accessible, and free of leaks. Drinking fountain water pressure is adequate. Fountain water is clear and without unusual taste or odor, and moss, mold, or excessive staining is not evident.

(M) (i) Restrooms and restroom fixtures are functional.

(ii) Appear to be maintained and stocked with supplies regularly.

(iii) Appear to be accessible to pupils during the schoolday.

(iv) Appear to be in compliance with Section 35292.5.

(N) The sanitary sewer system controls odor as designed, displays no signs of stoppage, backup, or flooding, in the facilities or on school grounds, and appears to be functioning properly.

(O) Roofs, gutters, roof drains, and downspouts appear to be functioning properly and are free of visible damage and evidence of disrepair when observed from the ground inside and outside of the building.

(P) The school grounds do not exhibit signs of drainage problems, such as visible evidence of flooded areas, eroded soil, water damage to asphalt playgrounds or parking areas, or clogged storm drain inlets.

(Q) Playground equipment and exterior fixtures, seating, tables, and equipment are functional and free of significant cracks, trip hazards, holes, deterioration that affects functionality or safety, and other health and safety hazards.

(R) School grounds, fields, walkways, and parking lot surfaces are free of significant cracks, trip hazards, holes, deterioration that affects functionality or safety, and other health and safety hazards.

(S) Overall cleanliness of the school grounds, buildings, common areas, and individual rooms demonstrates that all areas appear to have been cleaned regularly, and are free of accumulated refuse and unabated graffiti. Restrooms, drinking fountains, and food preparation or serving areas appear to have been cleaned each day that the school is in session.

(2) (A) On or before January 1, 2007, the Office of Public School Construction shall develop the school facility inspection and evaluation instrument and instructions for users. The school facility inspection and evaluation instrument and local evaluation instruments that meet the minimum criteria of this subdivision shall include a system that will evaluate each facility, based on the criteria listed in paragraph (1), on a scale of "good," "fair," or "poor," as developed by the Office of Public School Construction, and provide an overall summary of the conditions at each school on a scale of "exemplary," "good," "fair," or "poor."

(B) On or before July 1, 2007, the Office of Public School Construction, in consultation with county offices of education, shall define objective criteria for determining the overall summary of the conditions of schools.

(C) For purposes of this paragraph, "users" means local educational agencies that participate in either of the programs established pursuant to this chapter, Chapter 12.5 (commencing with Section 17070.10), or Section 17582.

(e) "Lease" includes a lease with an option to purchase.

(f) "Project" means the facility being constructed or acquired by the state for rental to the applicant school district and may include the reconstruction or modernization of existing buildings, construction of new buildings, the grading and development of sites, acquisition of sites therefore and any easements or rights-of-way pertinent thereto or necessary for its full use including the development of streets and utilities.

(g) "Property" includes all property, real, personal or mixed, tangible or intangible, or any interest therein necessary or desirable for carrying out the purposes of this chapter.

ATTACHMENT B

STATE OF CALIFORNIA
FACILITY INSPECTION TOOL
SCHOOL FACILITY CONDITIONS EVALUATION
(NEW 06/07)

PART II: EVALUATION DETAIL Date of Inspection: _____ School Name: _____ Page _____ of _____

SECTION 1	SECTION 2	SECTION 3	SECTION 4	SECTION 5	SECTION 6	SECTION 7	SECTION 8	SECTION 9	SECTION 10	SECTION 11	SECTION 12	SECTION 13	SECTION 14	SECTION 15
GAS LEAKS	MECH/RVAC	WINDOWS/ DOORS GATES/FENCES	INTERIOR SURFACES	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	FIRE SAFETY	ELECTRICAL	PEST/VERMIN INFESTATION	DRINKING FOUNTAINS	RESTROOMS	SEWER	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	OVERALL CLEANLINESS
COMMENTS:														
COMMENTS:														
COMMENTS:														
COMMENTS:														
COMMENTS:														
COMMENTS:														
COMMENTS:														

Marks: ✓ = Good Repair; **D** = Deficiency; **X** = Extreme Deficiency; **NA** = Not Applicable

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION	COUNTY	
SCHOOL SITE	SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE
INSPECTOR'S NAME	INSPECTOR'S TITLE	NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)
TIME OF INSPECTION	WEATHER CONDITION AT TIME OF INSPECTION	

PART III: CATEGORY TOTALS AND RANKING

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	SECTION 1	SECTION 2	SECTION 3	SECTION 4	SECTION 5	SECTION 6	SECTION 7	SECTION 8	SECTION 9	SECTION 10	SECTION 11	SECTION 12	SECTION 13	SECTION 14	SECTION 15
		GAS LEAKS	MECH/HVAC	WINDOWS/DOORS/GATES/FENCES	INTERIOR SURFACES	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	FIRE SAFETY	ELECTRICAL	PEST/VERMIN INFESTATION	DRINKING FOUNTAINS	RESTROOMS	SEWER	ROOFS	PLAYGROUND/SCHOOL GROUNDS	OVERALL CLEANLINESS
↓	Number of "✓"'s:															
	Number of "D"'s:															
	Number of "A"'s:															
	Number of "NA"'s:															
	Percent of System in Good Repair															
	Number of ✓'s divided by (Total Areas - "NA"'s)															
	Rank (Circle One)															
	Good = 85%-100%	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD
	Fair = 67%-84.99%	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR
	Poor = 0%-66.99%	POOR	POOR	POOR	POOR	POOR	POOR	POOR	POOR	POOR	POOR	POOR	POOR	POOR	POOR	POOR

Note: An extreme deficiency in any section automatically results in a "poor" ranking for that category and a zero for "Percent of System in Good Repair."

OVERALL RATING: DETERMINE AVERAGE PERCENTAGE OF 15 CATEGORIES ABOVE → SCHOOL RATING* →

*For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
98% - 100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	Exemplary
85% - 97.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	Good
67% - 84.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	Fair
0% - 66.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout campus.	Poor

COMMENTS AND RATING EXPLANATION:

ATTACHMENT C

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION _____ COUNTY _____

SCHOOL SITE _____ SCHOOL TYPE (GRADE LEVELS) _____ NUMBER OF CLASSROOMS ON SITE _____

INSPECTOR'S NAME _____ INSPECTOR'S TITLE _____ NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE) _____

TIME OF INSPECTION _____ WEATHER CONDITION AT TIME OF INSPECTION _____

PART III: CATEGORY TOTALS AND RANKING

TOTAL NUMBER OF AREAS EVALUATED	A. SYSTEMS				B. INTERIOR	C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL	H. EXTERNAL	
	GAS LEAKS	MECH/HVAC	SEWER	OVERALL CLEANLINESS		PEST/VERMIN INFESTATION	ELECTRICAL		RESTROOMS	SINKS/FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS		STRUCTURAL DAMAGE	ROOFS
Number of "✓"'s:															
Number of "D"'s:															
Number of "X"'s:															
Number of N/A's:															
Percent of System in Good Repair Number of "✓"'s divided by (Total Areas - "NA"'s)															
Total Percent per Category (ave. of above)															
Rank (Circle one) Good = 90%-100% Fair = 75%-89.99% Poor = 0%-74.99%															

Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING: _____ **DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE** → **SCHOOL RATING*** → _____

*For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	Exemplary
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	Good
75%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	Fair
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	Poor

COMMENTS AND RATING EXPLANATION:

EXISTING

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION XYZ Unified		COUNTY ABC
SCHOOL SITE Lincoln Elementary		SCHOOL TYPE (GRADE LEVELS) Elementary
INSPECTOR'S NAME		NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)
INSPECTOR'S TITLE		
TIME OF INSPECTION		WEATHER CONDITION AT TIME OF INSPECTION

PART III: CATEGORY TOTALS AND RANKING

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	SECTION 1	SECTION 2	SECTION 3	SECTION 4	SECTION 5	SECTION 6	SECTION 7	SECTION 8	SECTION 9	SECTION 10	SECTION 11	SECTION 12	SECTION 13	SECTION 14	SECTION 15
		GAS LEAKS	MECH/HVAC	WINDOWS/ DOORS/ GATES/FENCES	INTERIOR SURFACES	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	FIRE SAFETY	ELECTRICAL	PEST/TERMIN INFESTATION	DRINKING FOUNTAINS	RESTROOMS	SEWER	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	OVERALL CLEANLINESS
28	Number of "V"s:	28	28	26	26	27	26	26	20	28	28	11	28	26	28	28
	Number of "D"s:	0	0	0	0	1	0	0	6	0	0	0	0	0	0	0
	Number of "X"s:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Number of N/As:	0	0	2	2	0	2	2	2	0	0	17	0	2	0	0
	Percent of System in Good Repair Number of "V"s divided by (Total Areas - "NA"s)	100%	100%	100%	100%	96%	100%	100%	77%	100%	100%	100%	100%	100%	100%	100%
	Rank (Circle one) Good = 85%-100% Fair = 67%-84.99% Poor = 0%-66.99%	Good	Good	Good	Good	Good	Good	Good	Fair	Good	Good	Good	Good	Good	Good	Good

Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Percent of System in Good Repair".

OVERALL RATING: DETERMINE AVERAGE PERCENTAGE OF 15 CATEGORIES ABOVE → 98.22% → SCHOOL RATING* → Exemplary

*For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
98%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	Exemplary
85%-97.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	Good
67%-84.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	Fair
0%-66.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	Poor

COMMENTS AND RATING EXPLANATION:

PROPOSED

SCHOOL DISTRICT/COUNTY/OFFICE OF EDUCATION		COUNTY	ABC
XYZ Unified		SCHOOL TYPE (GRADE LEVELS)	Elementary
Lincoln Elementary		NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
INSPECTOR'S NAME		INSPECTOR'S TITLE	
TIME OF INSPECTION		WEATHER CONDITION AT TIME OF INSPECTION	

PART III: CATEGORY TOTALS AND RANKING

TOTAL NUMBER OF AREAS EVALUATED	A. SYSTEMS			B. INTERIOR		C. CLEANLINESS		D. ELECTRICAL		E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
	GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/TERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/SCHOOL GROUNDS	WINDOWS/DOORS/GATES/FENCES		
28	28	26	28	26	28	28	20	11	28	26	27	26	26	28	28	28	28
Number of "V"s:	0	0	0	0	0	0	6	0	0	0	1	0	0	0	0	0	0
Number of "D"s:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Number of "X"s:	0	2	0	2	0	0	2	17	0	2	0	2	2	0	0	0	0
Number of N/As:	100%	100%	100%	100%	100%	100%	77%	100%	100%	100%	96%	100%	100%	100%	100%	100%	100%
Percent of System in Good Repair	100%																
Number of "V"s divided by (Total Areas - "NA"s)	100%																
Total Percent per Category	100%																
Rank (Circle one)	GOOD																
GOOD = 90%-100%	GOOD																
FAIR = 75%-89.99%	FAIR																
POOR = 0%-74.99%	POOR																

Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING:	DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE	96.89%	SCHOOL RATING*	GOOD
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*For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75 %-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION XYZ Unified		COUNTY ABC
SCHOOL SITE Lincoln Intermediate		SCHOOL TYPE (GRADE LEVELS) Middle
INSPECTOR'S NAME		NUMBER OF CLASSROOMS ON SITE
INSPECTOR'S TITLE		NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)
TIME OF INSPECTION		WEATHER CONDITION AT TIME OF INSPECTION

PART III: CATEGORY TOTALS AND RANKING

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	SECTION 1	SECTION 2	SECTION 3	SECTION 4	SECTION 5	SECTION 6	SECTION 7	SECTION 8	SECTION 9	SECTION 10	SECTION 11	SECTION 12	SECTION 13	SECTION 14	SECTION 15
		GAS LEAKS	MECH/HVAC	WINDOWS/DOORS/GATEFENCES	INTERIOR SURFACES	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	FIRE SAFETY	ELECTRICAL	PEST/VERMIN INFESTATION	DRINKING FOUNTAINS	RESTROOMS	SEWER	ROOFS	PLAYGROUND/SCHOOL GROUNDS	OVERALL CLEANLINESS
45	Number of "v"s:	45	40	40	29	40	41	18	26	45	21	8	45	45	42	36
45	Number of "D"s:	0	4	4	15	4	4	26	19	0	3	0	0	0	3	9
	Number of "X"s:	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0
	Number of N/As:	0	1	1	1	1	0	0	0	0	21	37	0	0	0	0
	Percent of System in Good Repair Number of "v"s divided by (Total Areas - "NA"s)	100%	91%	91%	66%	91%	91%	0%	58%	100%	88%	100%	100%	100%	93%	80%
	Rank (Circle one) Good = 85%-100% Fair = 67%-84.99% Poor = 0%-66.99%	Good	Good	Good	Poor	Good	Good	Poor	Poor	Good	Good	Good	Good	Good	Good	Fair

Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Percent of System in Good Repair".

OVERALL RATING: DETERMINE AVERAGE PERCENTAGE OF 15 CATEGORIES ABOVE → **83.22%** SCHOOL RATING* → **Fair**

*For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
98%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	Exemplary
85%-97.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	Good
67%-84.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	Fair
0%-66.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	Poor

COMMENTS AND RATING EXPLANATION:

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY
XYZ Unified		ABC
SCHOOL SITE	SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE
Lincoln Intermediate	Middle	
INSPECTOR'S NAME	NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
TIME OF INSPECTION	WEATHER CONDITION AT TIME OF INSPECTION	

PART III: CATEGORY TOTALS AND RANKING

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR		C. CLEANLINESS		D. ELECTRICAL		E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES		
↓	Number of "v"s:	45	40	45	29	36	45	26	8	21	18	40	41	45	42	40		
	Number of "D"s:	0	4	0	15	9	0	19	0	3	26	4	4	0	3	4		
	Number of "X"s:	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0		
	Number of N/As:	0	1	0	1	0	0	0	37	21	0	1	0	0	0	1		
	Percent of System in Good Repair Number of "v"s divided by (Total Areas - "NA"s)	100%	91%	100%	66%	80%	100%	58%	100%	88%	X	91%	91%	100%	93%	91%		
	Total Percent per Category	97%		90%	66%	90%	58%	94%	96%	X	96%	96%	96%	92%				
	Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%	GOOD		GOOD	POOR	GOOD	POOR	GOOD	POOR	POOR	POOR	GOOD	GOOD	GOOD	GOOD	GOOD		

Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING: DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE → 74.01% → SCHOOL RATING* → POOR

*For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75 %-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY	ABC
SCHOOL SITE		SCHOOL TYPE (GRADE LEVELS)	High
Inspector's Name		Inspector's Title	NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)
Time of Inspection		Weather Condition at Time of Inspection	
Number of Classrooms on Site			

PART III: CATEGORY TOTALS AND RANKING

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	SECTION 1	SECTION 2	SECTION 3	SECTION 4	SECTION 5	SECTION 6	SECTION 7	SECTION 8	SECTION 9	SECTION 10	SECTION 11	SECTION 12	SECTION 13	SECTION 14	SECTION 15
		GAS LEAKS	MECH/HVAC	WINDOWS/DOORS/GATES/FENCES	INTERIOR SURFACES	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	FIRE SAFETY	ELECTRICAL	PEST/VERMIN INFESTATION	DRINKING FOUNTAINS	RESTROOMS	SEWER	ROOFS	PLAYGROUND/SCHOOL GROUNDS	OVERALL CLEANLINESS
↓	Number of "✓"'s:	65	64	64	51	65	65	60	50	65	35	17	65	65	65	61
	Number of "D"'s:	0	1	1	14	0	0	5	15	0	1	0	0	0	0	4
	Number of "X"'s:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Number of N/A's:	0	0	0	0	0	0	0	0	0	29	48	0	0	0	0
	Percent of System in Good Repair Number of "✓"'s divided by (Total Areas - "NA"'s)	100%	98%	98%	78%	100%	100%	92%	77%	100%	97%	100%	100%	100%	100%	94%
	Rank (Circle one) Good = 85%-100% Fair = 67%-84.99% Poor = 0%-66.99%	Good	Good	Good	Fair	Good	Good	Good	Fair	Good	Good	Good	Good	Good	Good	Good

Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Percent of System in Good Repair".

OVERALL RATING:

DETERMINE AVERAGE PERCENTAGE OF 15 CATEGORIES ABOVE	95.71%	SCHOOL RATING*	→	Good
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*For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
98%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	Exemplary
85%-97.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	Good
67%-84.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	Fair
0%-66.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	Poor

COMMENTS AND RATING EXPLANATION:

PROPOSED

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY	
XYZ Unified		ABC	
SCHOOL SITE		SCHOOL TYPE (GRADE LEVELS)	
Lincoln High		High	
INSPECTOR'S NAME		NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
INSPECTOR'S TITLE			
TIME OF INSPECTION		WEATHER CONDITION AT TIME OF INSPECTION	

PART III: CATEGORY TOTALS AND RANKING

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR INTERIOR SURFACES	C. CLEANLINESS		D. ELECTRICAL		E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECH/HVAC	SEWER		OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES	
↓	Number of "v"s:	65	64	65	51	61	65	50	17	35	60	65	65	65	64		
	Number of "D"s:	0	1	0	14	4	0	15	0	1	5	0	0	0	1		
	Number of "X"s:	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Number of N/As:	0	0	0	0	0	0	0	48	29	0	0	0	0	0		
	Percent of System in Good Repair (Number of "v"s divided by (Total Areas - "NA"s))	100%	98%	100%	78%	94%	100%	77%	100%	97%	92%	100%	100%	100%	98%		
	Total Percent per Category	99%		97%	78%	97%	77%	99%	96%	100%	100%	100%	100%	99%			
	Rank (Circle one)	GOOD		GOOD	FAIR	GOOD	FAIR	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD			
	GOOD = 90%-100%																
	FAIR = 75%-89.99%																
	POOR = 0%-74.99%																

Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING:	DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE	SCHOOL RATING*
	93.22%	GOOD

*For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75 %-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:
