ASSET CONDITION MEASUREMENT

ASSET CRITERIA AND SCORING SYSTEM

Asset Rating Score	Asset Age	Asset Condition	Asset Performance	Level of Maintenance
	(Percent of useful Life Remaining)	(Quality, Level of Maintenance Required)	(Reliability, Safety, Meets Industry Standards)	(Level of Preventive and Corrective Maintenance)
5 Excellent	Asset new or nearly new 75% - 100%	Asset new or like new; no visible defects	Asset meets or exceeds all performance and reliability metrics, industry standards	No unfunded or deferred maintenance activities
4 Good	Asset nearing or at its midlife point 50%-75%	Asset showing minimal signs of wear; some slight defects or deterioration	Asset generally meets performance and reliability metrics, industry standards	Corrective maintenance increasing; no skipped preventive or corrective maintenance
3 Adequate	Asset has passed its midlife point 25%-50%	Some moderately defective or deteriorated components; expected maintenance needs	Occasional performance and reliability issues; may be substandard in some areas	More frequent corrective maintenance required and some minor component failures
2 Marginal	Asset nearing or at end of its useful life 0%-25%	Increasing numbers of defects; deteriorating components; growing maintenance needs	Performance and reliability problems becoming more serious; sub-standard elements	Corrective maintenance activities frequently, including major components needing replacement or rehab
1 Poor	Asset passed its useful life	Asset in need of replacement or restoration; may have critically damaged components	Frequent performance and reliability problems; does not meet industry standards	Major component failures
0	Asset non-operable or unsafe			