Appendix C-1: Asset Condition Grades

The grading structure that is proposed to be used for condition grading of assets is based on a grading for each asset from 1 to 5 in which 1 is 'as new' and 5 is 'unusable', as shown in the table below:

Condition Indicator	Definition	Remaining Life
1	Sound construction of item, very good appearance and well maintained and operable under all relevant conditions.	Remaining life of component between 80% & 100% of the component life.
2	Sound construction of item but showing some signs of normal wear and tear. Well maintained, good condition and operable under all relevant conditions.	Remaining life of component between 60% & 79% of the component life.
3	Functionally sound components but with appearance significantly affected by deterioration.	Remaining life of component between 40% & 59% of the component life.
4	Deterioration has a significant effect on performance and appearance is very poor. Requires frequent maintenance and poses occasional safety issues. Item function but requires significant maintenance.	Remaining life of component between 20% & 39% of the component life.
5	Functionally unsound components and appearance is unacceptable. Structural problems having a detrimental effect on the performance of the asset. Item requires excessive maintenance and reliability problems affect asset performance.	Remaining life of component between 0% & 19% of the component life.