



MECHANICAL · HVAC

HVAC Asset Condition Report

Lifecycle assessment & capital expenditure planning

ASSET CONDITION

Site ref.: _____

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SITE / BUILDING	ADDRESS	CLIENT	PREPARED BY
DATE ASSESSED	LICENCE NO.	REVIEWED BY	REPORT NO.

1 Condition rating scale

5 Excellent As-new / near new **4 Good** Minor wear **3 Fair** Serviceable; ageing **2 Poor** Significant wear; plan replacement **1 End of life** Replace

Rate each asset and forecast the recommended replacement year and indicative capital cost.

2 Asset condition & CapEx forecast

ASSET / LOCATION	MAKE / MODEL	AGE (YRS)	CONDITION (1–5)	REMAINING LIFE (YRS)	REPLACE BY	EST. CAPEX (\$)

3 Condition notes & replacement recommendations

SUMMARY, KEY RISKS AND CAPEX FORECAST

✓ Defects, Notes & Sign-off

Outstanding defects / actions raised this visit:

ASSESSOR (NAME & SIGNATURE)

LICENCE NO.

DATE

Guidance only. Condition ratings and remaining-life estimates are professional assessments to support capital planning; actual life depends on use, environment and maintenance history. Cost estimates are indicative only.